



LAND SPACE NOW AVAILABLE

Sale Price: \$2,600,000

Lot Size: 13.19 Acres

TIF District No

Zoning: C-5 Automotive and Commercial
Recreation District

Market: Carter County

Sub Market: Ardmore

Cross Streets: Midway between Oklahoma City
and DFW. Ninety miles from
each.

PROPERTY OVERVIEW

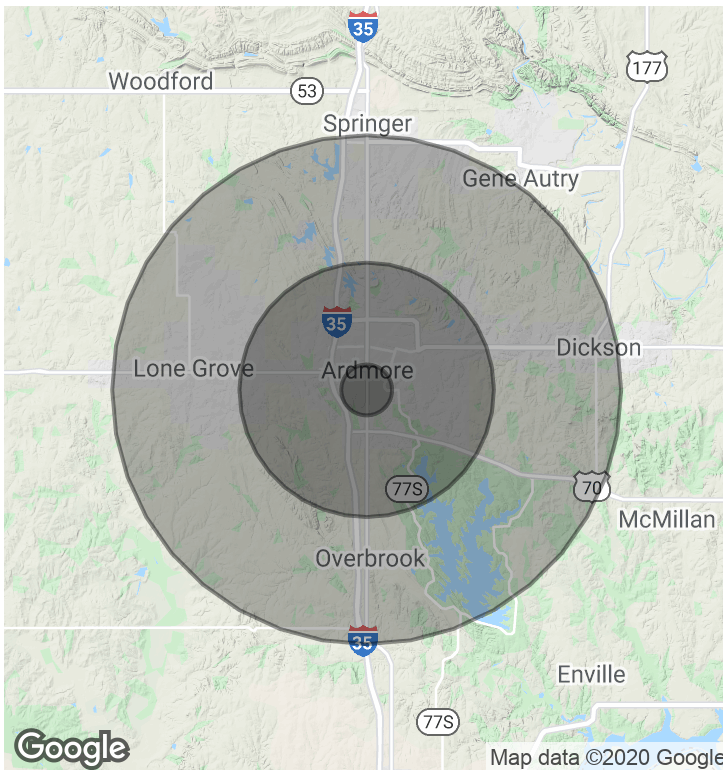
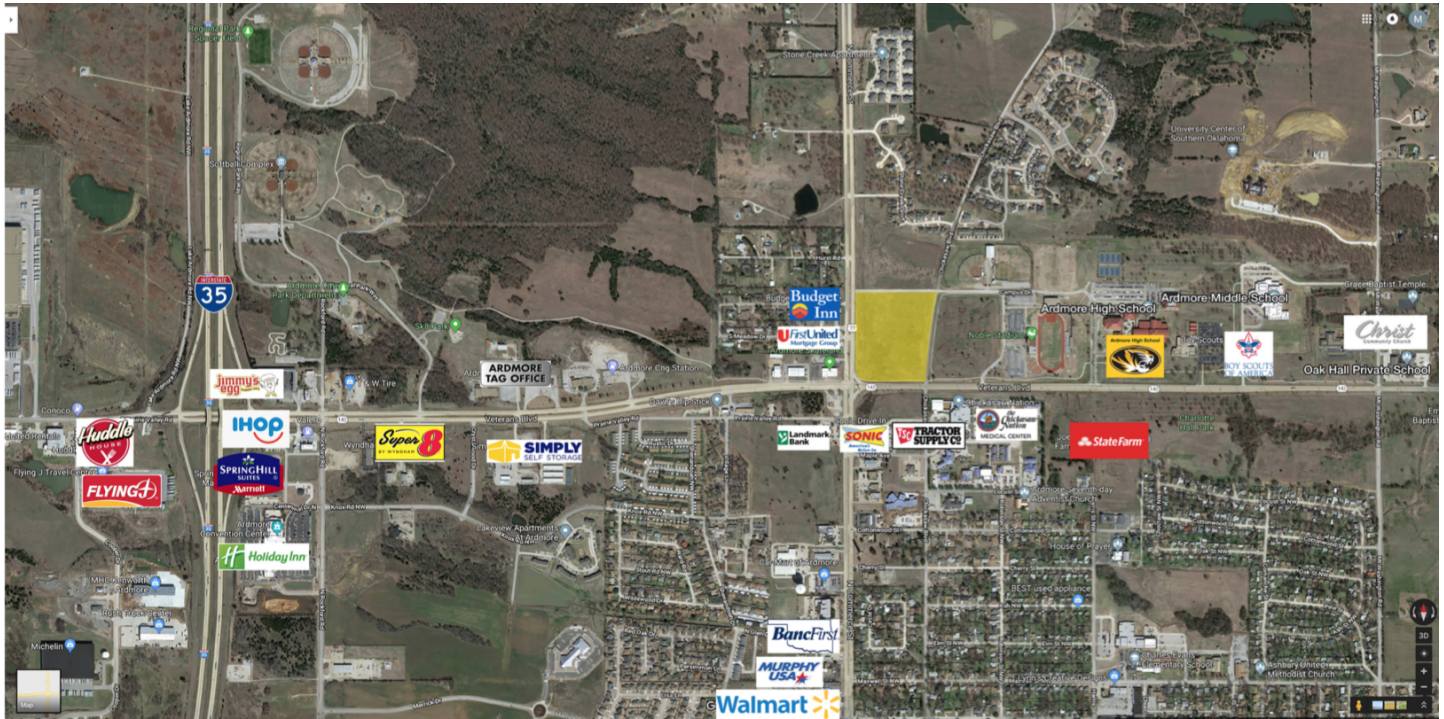
13.19 acres zoned C-5 Commercial. Major Intersect of two retail corridors. Rapidly developing area for both commercial, medical and residential properties.

LOCATION OVERVIEW

Located less than one mile east of the Interchange of I-35 and Veterans Boulevard. The NE corner of a major intersection of two major thoroughfares in north Ardmore. Adjacent to Ardmore Performing Arts Center (to be built), Ardmore High School, 5,000 seat sports stadium, Ardmore Middle School, Oakdale Hall Private School and University Center (103 Acre \$15,000,000 campus under construction). Total student and faculty is approximately 3,600 people. The Chickasaw Health Center Complex is across Veterans Boulevard to the south. Atwoods Farm and Ranch Store is under construction to the north of the site. A new street will divide the Subject property from Atwoods.

Ardmore notable employers (non-governmental):

Michelin Tires	1850 Employees
Mercy Hospital	985 Employees
Dollar General Distribution	750 Employees
Samuel Roberts Noble Foundation	325 Employees
Valero Refinery	300 Employees
Flanders Filters	250 Employees
Best Buy Distribution	230 Employees



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	39,846
Population Density	39,846
Median Age	37.2
Median Age (Male)	35.6
Median Age (Female)	39.9
Total Households	14,876
# of Persons Per HH	2.7
Average HH Income	\$52,550
Average House Value	\$101,458

TRAFFIC COUNTS (per ACOG)

Veterans Blvd.	East	#10,100
Veterans Blvd.	West	#11,600
Commerce St.	South Only	#9,000
		022119

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