



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

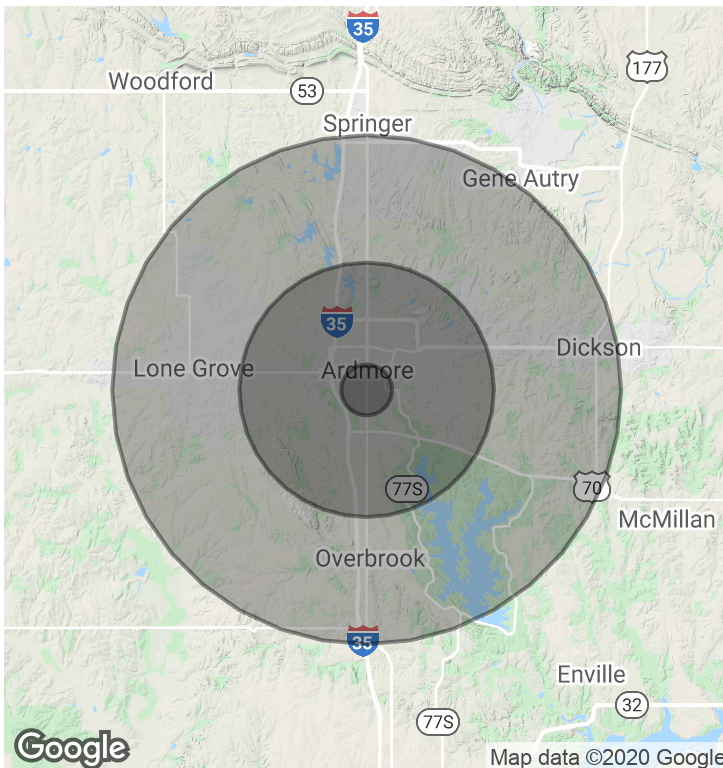
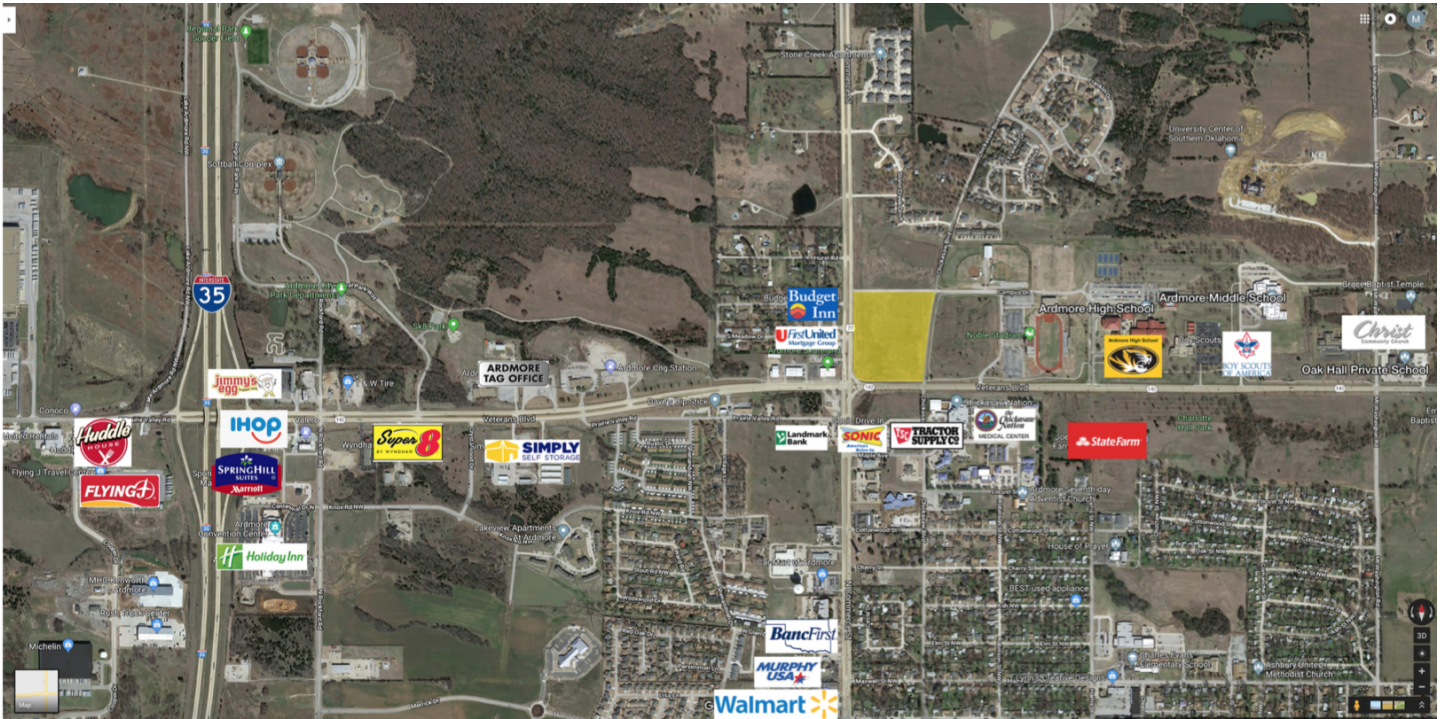
Located less than one mile east of the Interchange of I-35 and Veterans Boulevard. The NE corner of a major intersection of two major thoroughfares in north Ardmore. Adjacent to Ardmore Performing Arts Center (to be built), Ardmore High School, 5,000 seat sports stadium, Ardmore Middle School, Oakdale 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

Veterans Boulevard (HWY 199) and Commerce Street (HWY 77)

Ardmore, OK 73401



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

CORDELL C. BROWN, CCIM, CIPS
 405.239.1222
 cbrown@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.