

Durant Retreat & Hospitality Property

FOR SALE

5122 State Road 70E, Durant, OK 74701



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EDWARDS**
AND COMPANY

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PROPERTY DESCRIPTION

Income producing hospitality property featuring four guest cabins, a primary residence, event venue and approximately 32 acres located just minutes from Choctaw Casino & Resort.

Designed to support multiple revenue streams, the property offers accommodations for overnight guests, event attendees, weekend retreats, corporate gatherings and destination travelers seeking a more personalized experience than traditional lodging options.

With millions of annual visitors to Choctaw Casino & Resort and continued tourism growth driven by Lake Texoma and regional development, the property is strategically positioned to benefit from increasing demand for boutique accommodations and event driven destinations.

This unique offering combines hospitality, lodging and event capabilities within a single property, creating an attractive opportunity for investors, retreat operators, wedding venue owners and short term rental entrepreneurs.

PROPERTY HIGHLIGHTS

- Four rental Cabins
- Main Residence
- Event Venue | Barn
- Pond

OFFERING SUMMARY

Sale Price:	\$975,000
Number of Units:	6
Lot Size:	32 Acres +/-
Building Size:	5,000 SF

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BRYAN COUNTY DEMOGRAPHICS

Durant, Oklahoma serves as the regional hub for Bryan County and the surrounding Southeastern Oklahoma trade area, with a population approaching 50,000 residents. Bryan County currently has approximately 51,000 residents, 18,400 households, a median household income of approximately \$57,225, and a median age of 37. The market continues to benefit from the regional draw of Choctaw Casino & Resort, Choctaw Nation Headquarters, Lake Texoma tourism, and the US 69/75 corridor.

Sources:

Data USA – Bryan County, Oklahoma Demographics

U.S. Census Bureau / American Community Survey Estimates

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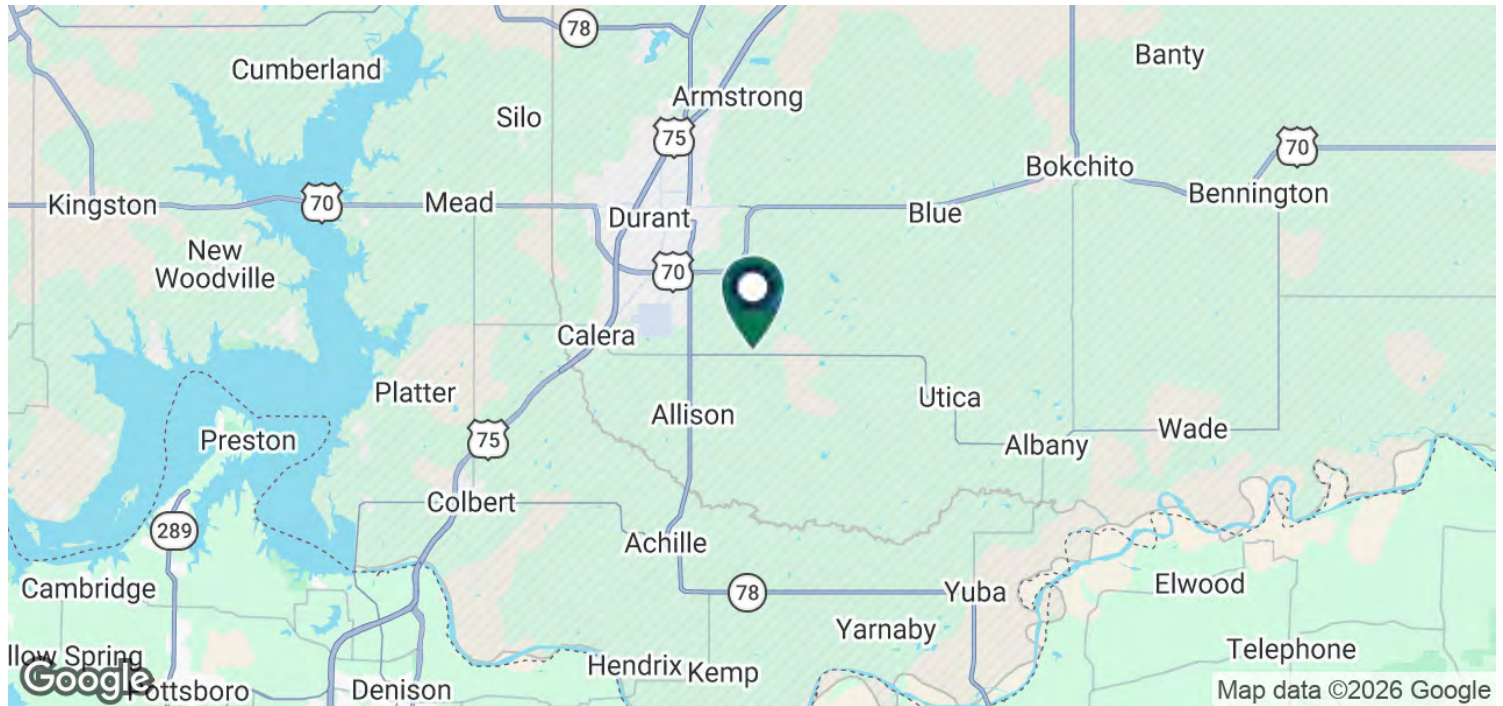
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Southeastern Oklahoma Population Growth Trends

County	Population 2020	Population 2021	Population 2022	Population 2023	Population 2024	Population 2025	Growth 2020-2025
Bryan County	46,067	46,850	47,620	48,510	49,580	50,520	9.67%
Carter County	48,003	48,120	48,310	48,520	48,740	48,950	1.97%
Love County	10,146	10,210	10,320	10,430	10,590	10,780	6.25%
Atoka County	14,143	14,165	14,296	14,311	14,420	14,510	2.59%
Johnston County	10,272	10,310	10,380	10,440	10,520	10,610	3.29%

Source: U.S. Census Bureau annual county population estimates and regional trend data.

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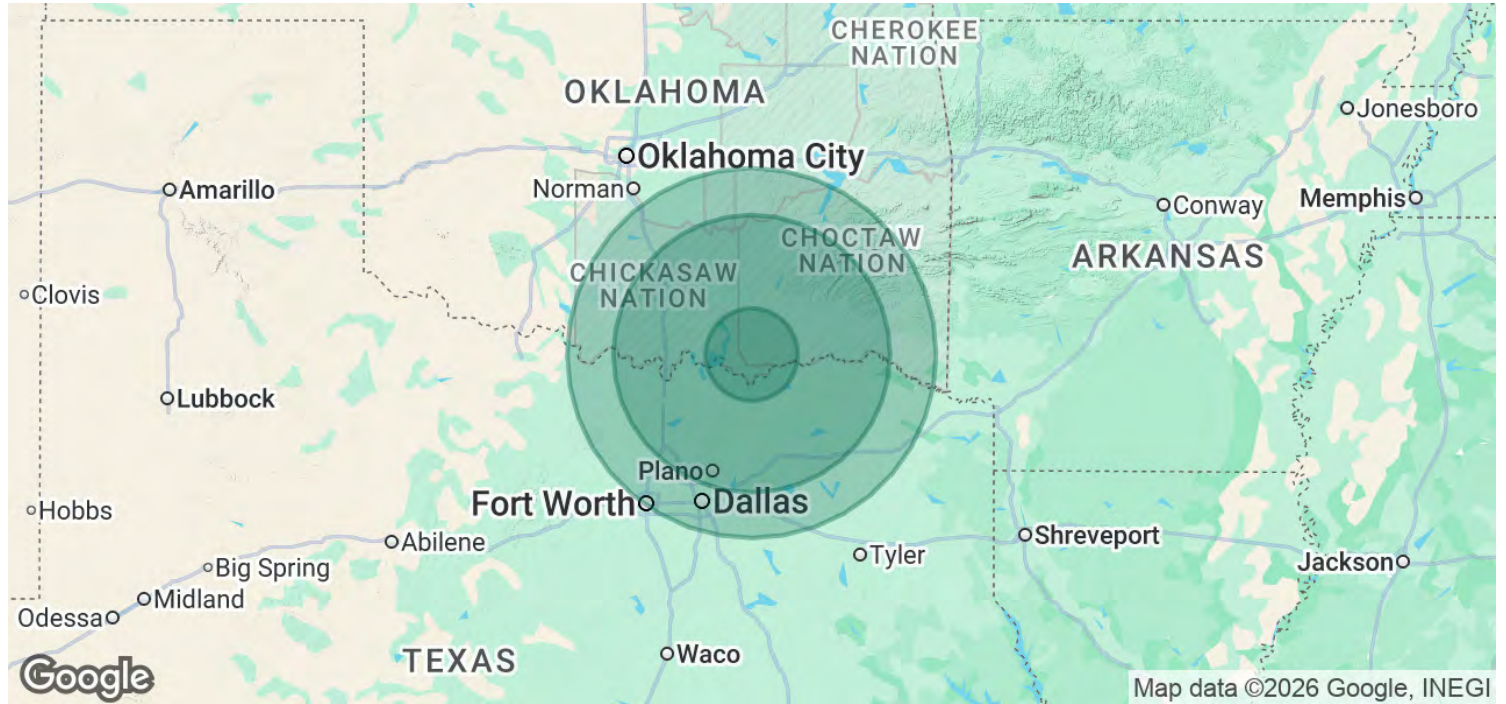
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POPULATION	25 MILES	75 MILES	100 MILES
Total Population	133,894	3,304,307	7,437,808
Average Age	40.6	38.3	37.0
Average Age (Male)	38.7	37.4	36.2
Average Age (Female)	41.1	38.9	37.8

HOUSEHOLDS & INCOME	25 MILES	75 MILES	100 MILES
Total Households	51,386	1,219,214	2,726,945
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$80,876	\$125,537	\$117,015
Average House Value	\$210,940	\$395,522	\$375,058

2023 American Community Survey (ACS)

06122026

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