



## Details

<b>Sale Price:</b>	\$1,050,000
<b>Lot Size:</b>	3.04 Acres

## Highlights

- Crossroads #7, Block 3, Lots 4 and 5 (Irregular)
- Exceptional traffic exposure
- Zoning - C1
- Parcel ID #100074003

## Overview

This 3.04 acre commercial land parcel located on Holiday Drive in Ardmore, Oklahoma offers an excellent opportunity for retail or service development within one of the city's most visible commercial corridors. Zoned C1, the site supports a wide range of commercial uses including retail, restaurant, hospitality, and service oriented businesses.

Positioned near Interstate 35, the property benefits from exceptional visibility and accessibility with traffic counts exceeding approximately 31,400 vehicles per day. The location captures both local traffic and regional travelers moving between Dallas and Oklahoma City, placing the site along one of the most traveled corridors in southern Oklahoma.

The parcel is level and previously developed, providing a practical foundation for new construction with frontage along Holiday Drive. Surrounding development includes hospitality, automotive services, restaurants, and national retailers, reinforcing the corridor as a strong commercial destination for both the Ardmore trade area and interstate travelers.

With strong interstate exposure, convenient access, and flexible commercial zoning, this site presents a compelling opportunity for retailers and developers seeking high visibility along the I35 corridor.

**Brandy Rundel**

brundel@priceedwards.com  
405.990.5337

**Rosha Wood**

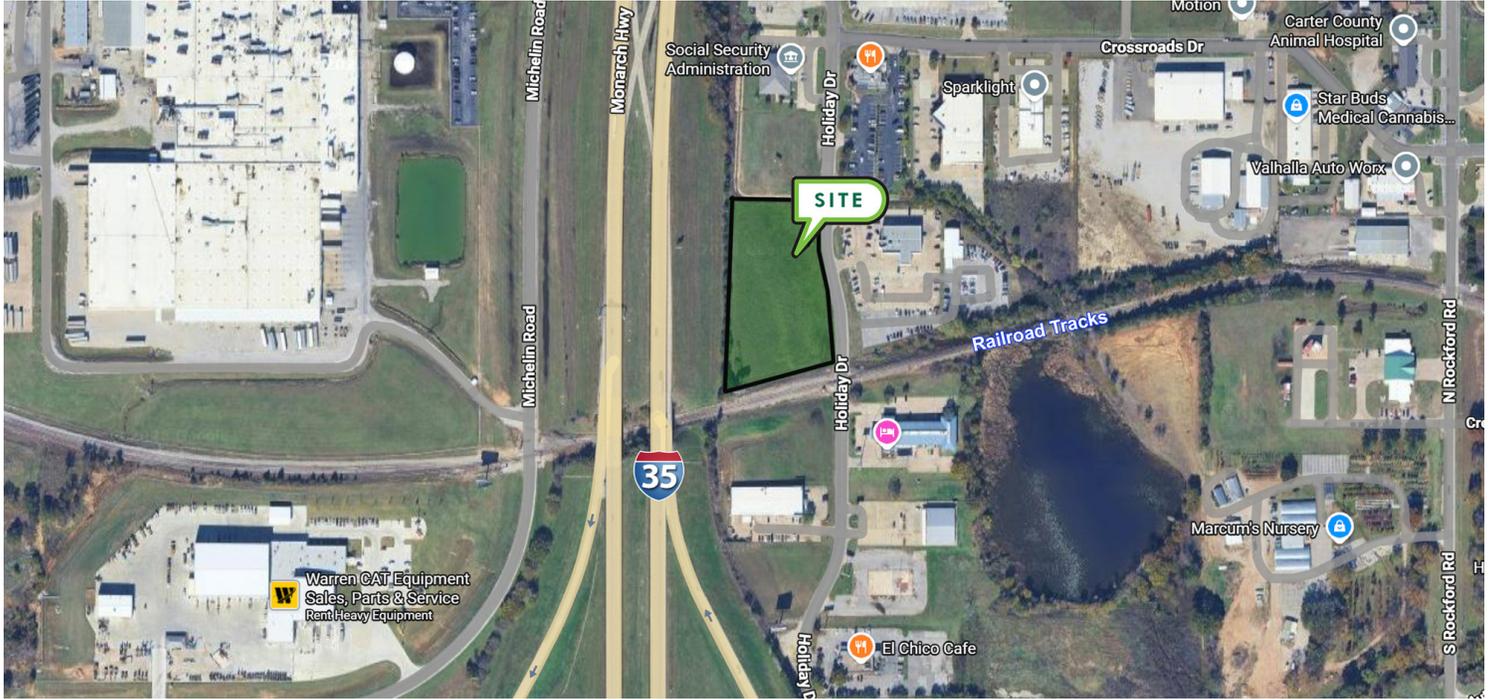
rwood@priceedwards.com  
405.239.1219

**PRICE  
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AND COMPANY

**FOR SALE**

Holiday Dr, Ardmore, OK 73401 | 3.04 ACRES - LAND

\$1,050,000



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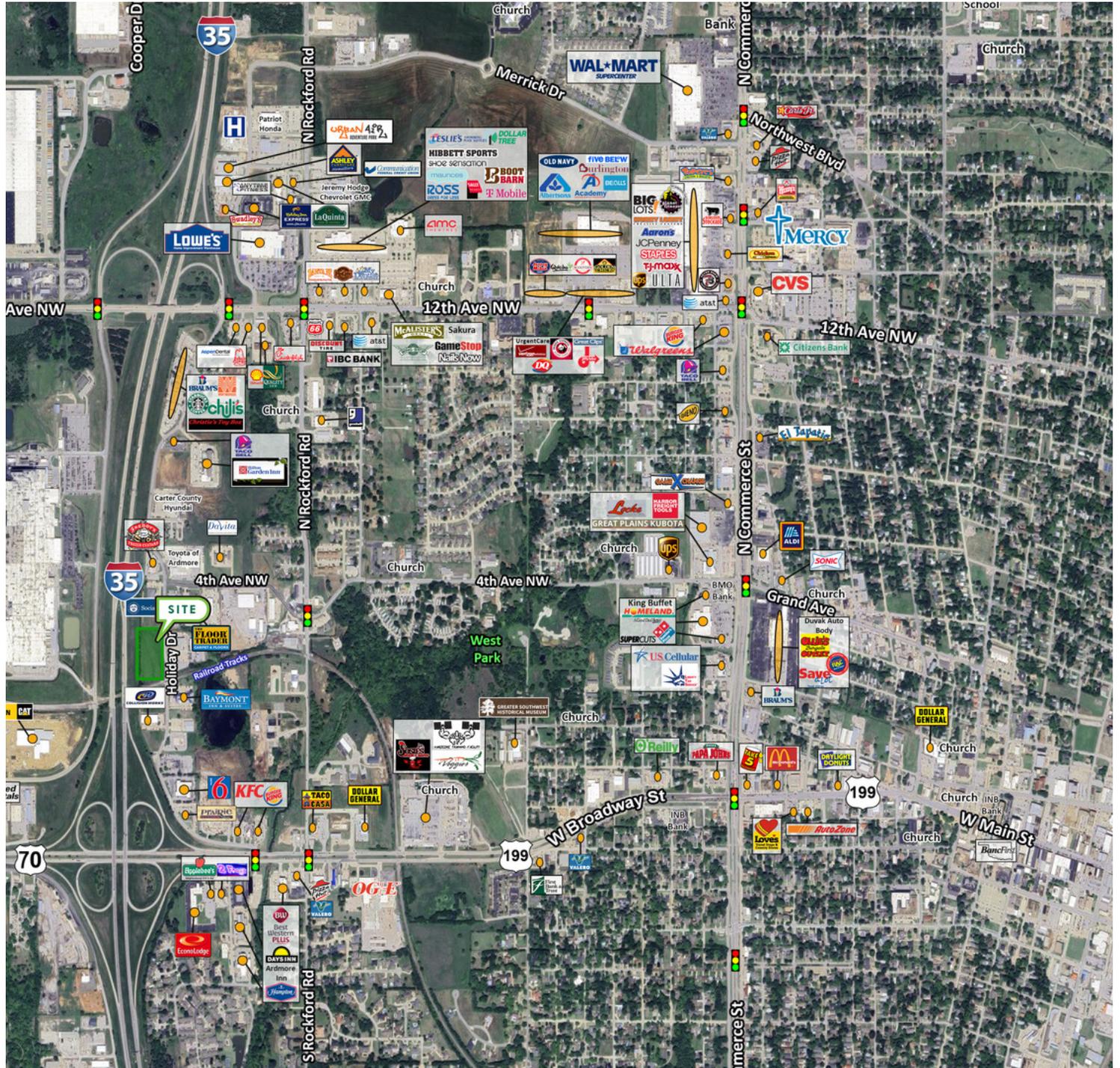
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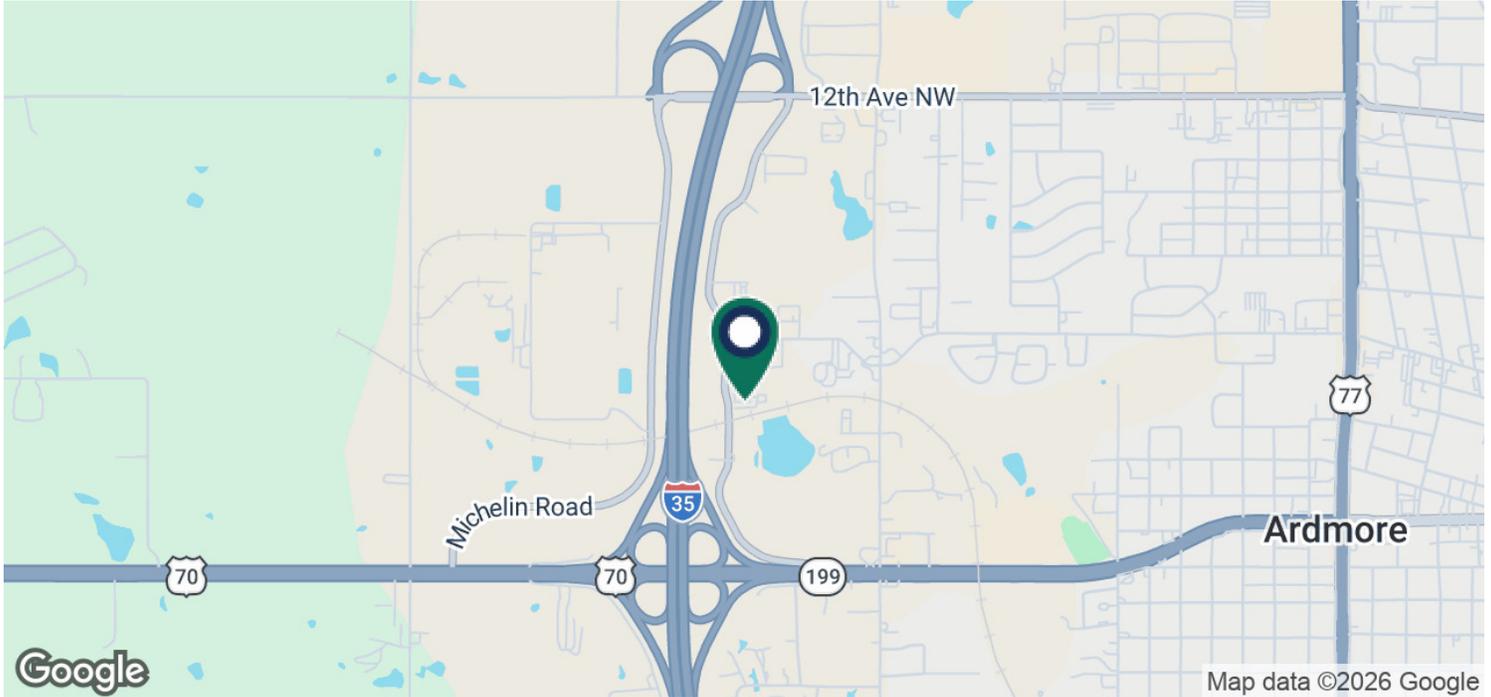


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	3,075	20,963	26,576
<b>Average Age</b>	39.4	37.1	37.4
<b>Average Age (Male)</b>	38.7	35.0	35.4
<b>Average Age (Female)</b>	41.0	40.5	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	1,253	8,089	10,345
<b># of Persons per HH</b>	2.5	2.6	2.6
<b>Average HH Income</b>	\$86,339	\$72,921	\$78,540
<b>Average House Value</b>	\$249,892	\$192,783	\$202,064
<i>2023 American Community Survey (ACS)</i>			<i>03162026</i>

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