



**LAND SPACE NOW AVAILABLE**

Sale Price:	\$1,200,000
Lot Size:	20.0 Acres
Zoning:	Unincorporated
Sub Market:	Caddo, Oklahoma
Cross Streets:	County Rd 3760 & US Hwy 75
Traffic Count:	44,400
Utilities	Rural Water System & septic tanks

**PROPERTY OVERVIEW**

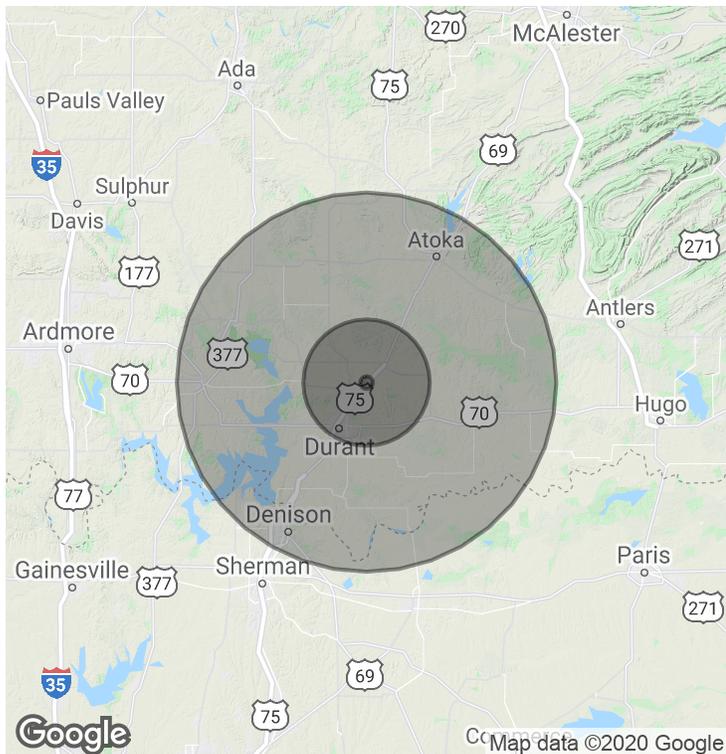
Prime fuel service location at the northeast corner of HWY 75 & Hat Powell Road in Caddo, Oklahoma. Optimum ingress/egress to the highway with extended service ramps. Neighboring City of Durant, Oklahoma is home to Southeastern Oklahoma State University, Headquarter of the Choctaw Nation, Cardinal Glass, CMC Steel, UPS Hub and Big Lots Distribution Center. This growth stretching along the Texoma Gateway off Highway 75 is fundamentally attributed to the large industrial base facilitating the need for heavily traveled transport routes.

**LOCATION OVERVIEW**

This site offers tremendous visibility to highly traveled US 69 / HWY 75, which carries over 44,000 vehicles per day. Cattle pens and structures will be removed by the Seller as part of the sale of the property.

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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	104,897
Population Density	104,897
Median Age	39.0
Median Age (Male)	37.5
Median Age (Female)	40.6
Total Households	41,215
# of Persons Per HH	2.5
Average HH Income	\$48,401
Average House Value	\$113,375

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