

# PRICE EDWARDS AND CO.

FOR  
SALE

## JOHNSON CORNER – 7820 E MAIN

CUSHING, OK 74023



### TRE DUPUY

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### Sale Price

\$8,712,000



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### PROPERTY DESCRIPTION

Johnson Corner presents a rare opportunity to acquire ±80 acres at the high-traffic intersection of State Hwy 33 and Hwy 99. The property offers exceptional visibility, flexible access options, and positioning within multiple incentive zones including a Federal Opportunity Zone, Enterprise Zone, and Sac & Fox Nation Zone. Located between Cushing (regional oil hub and employment center of ±20,000 people) and Drumright (home to Central Technology Center and truck driver training programs), the site is ideally suited for a wide range of commercial uses. Development possibilities include Travel Center, Fuel Station, C-Store, Restaurant, Hotel, RV Park, Casino, Retail Strip Center, Industrial Park, or Flex Space. The property features a blend of native pasture and timber with largely flat topography and is supported by existing electric and natural gas utilities.

### OFFERING SUMMARY

<b>Lot Size:</b>	80 Acres - will divide
<b>Sale Price:</b>	\$8,712,000
<b>Front +/- 20 AC:</b>	\$3,484,000
<b>Back +/- 60 AC:</b>	\$5,227,200
<b>Incentive Zones:</b>	Federal Opportunity Zone, Enterprise Zone, Sac & Fox Nation Zone

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
<b>Total Households</b>	1,805	6,801	9,961
<b>Total Population</b>	4,343	18,141	26,296

#### TRE DUPUY

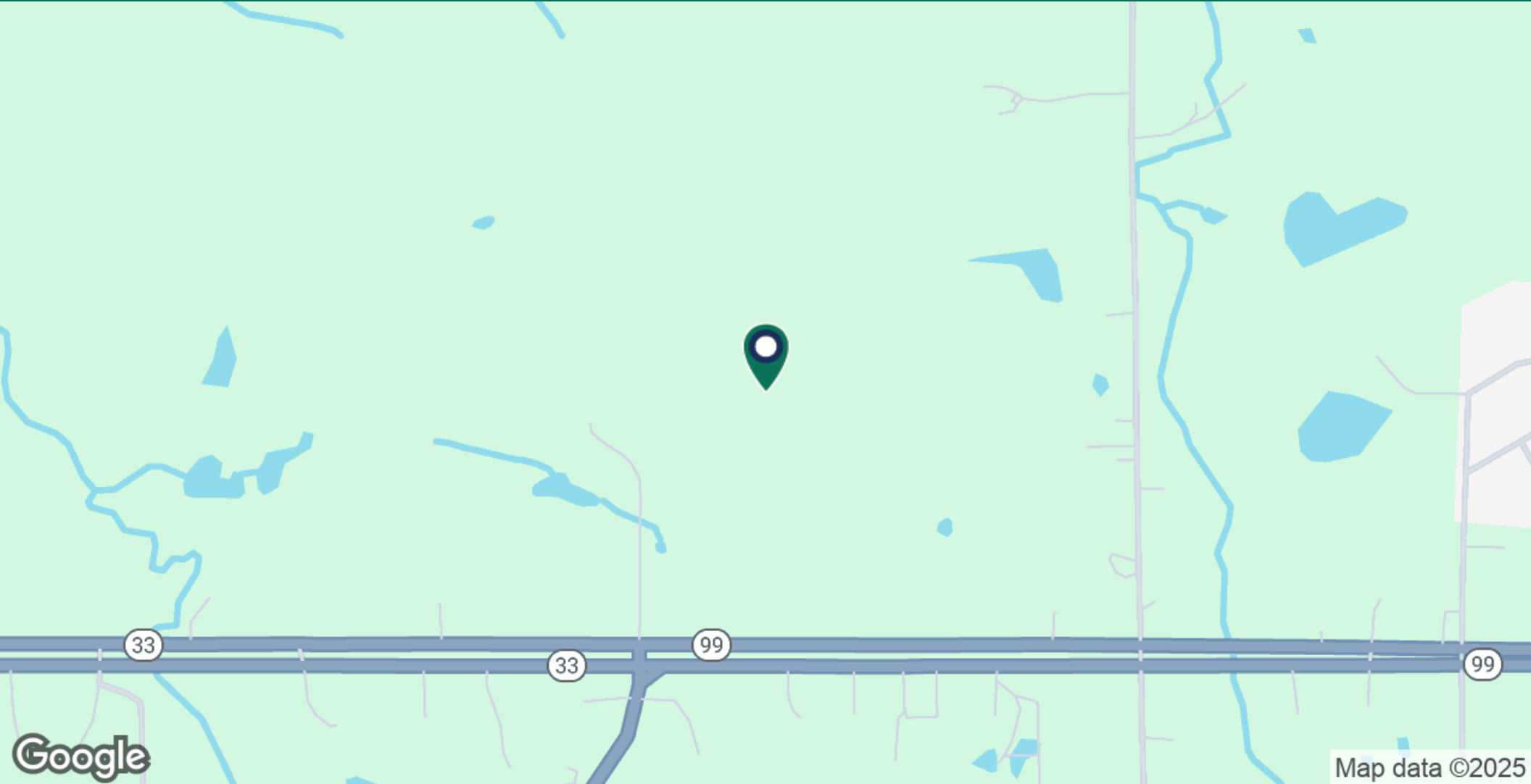
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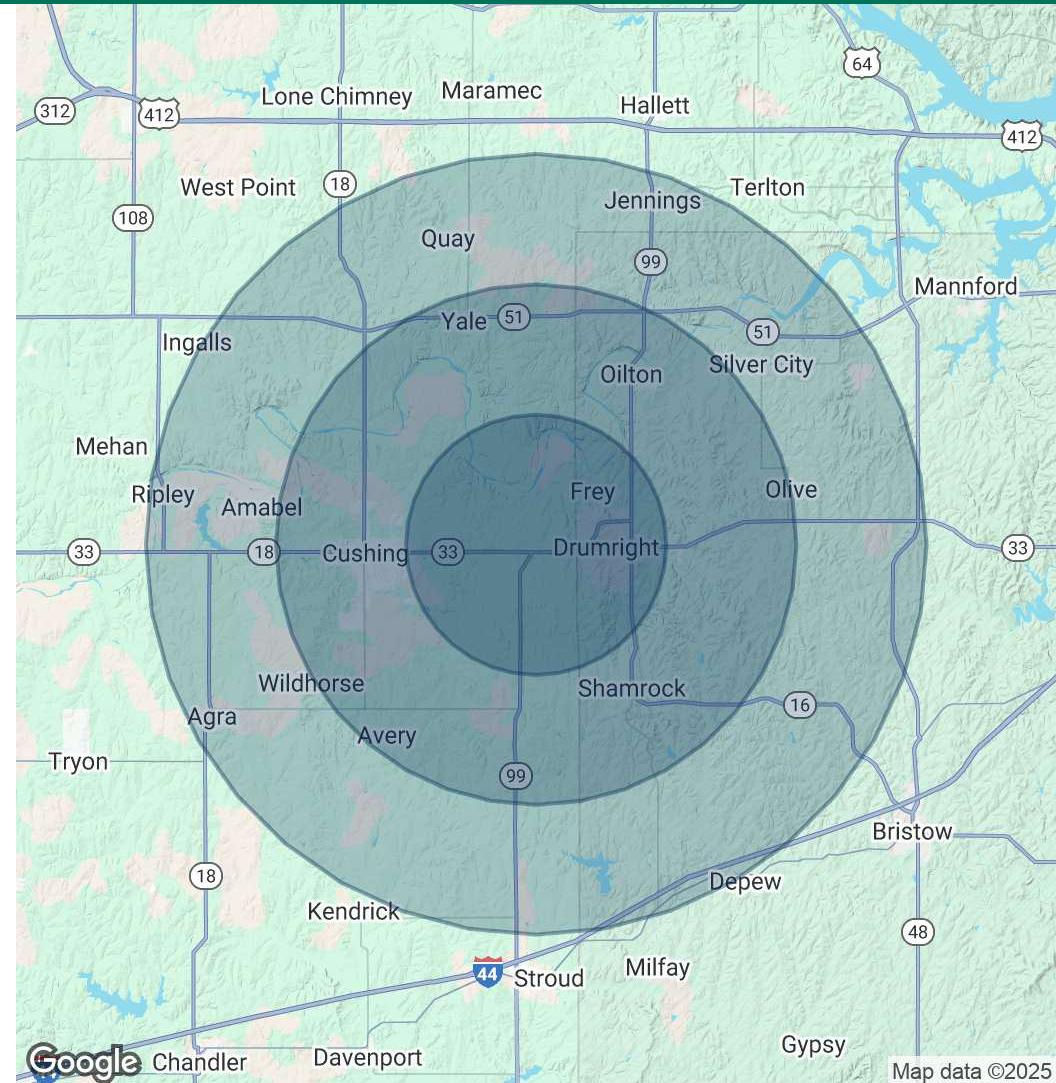


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	4,343	18,141	26,296
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,805	6,801	9,961
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$64,038	\$64,885	\$69,323
Average House Value	\$184,759	\$200,401	\$211,253

Demographics data derived from AlphaMap



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