

### OFFERING SUMMARY

Sale Price:	\$930,000
Lot Size:	4 Acres MOL
Price / Acre:	\$232,500
Zoning:	County
Submarket:	Durant

### PROPERTY OVERVIEW

County zoned land located on US Highway 70, just minutes from downtown Durant and US Highway 75/79.

Highway 70 is a two lane highway and carries over 11,000 vehicles per day. It is the primary traffic corridor for travel from Ardmore to Broken Bow. Highway 75/69 is a four lane highway and carries over 26,000 vehicles per day. It is the primary traffic corridor from Texas.

### PROPERTY HIGHLIGHTS

- 150 feet of frontage along US Highway 70
- Direct access to US Highway 70 and US Highway 75/69
- Conveniently located less than five minutes from the Choctaw Casino and area retailers
- New residential development adjacent to the property
- Utilities on-site

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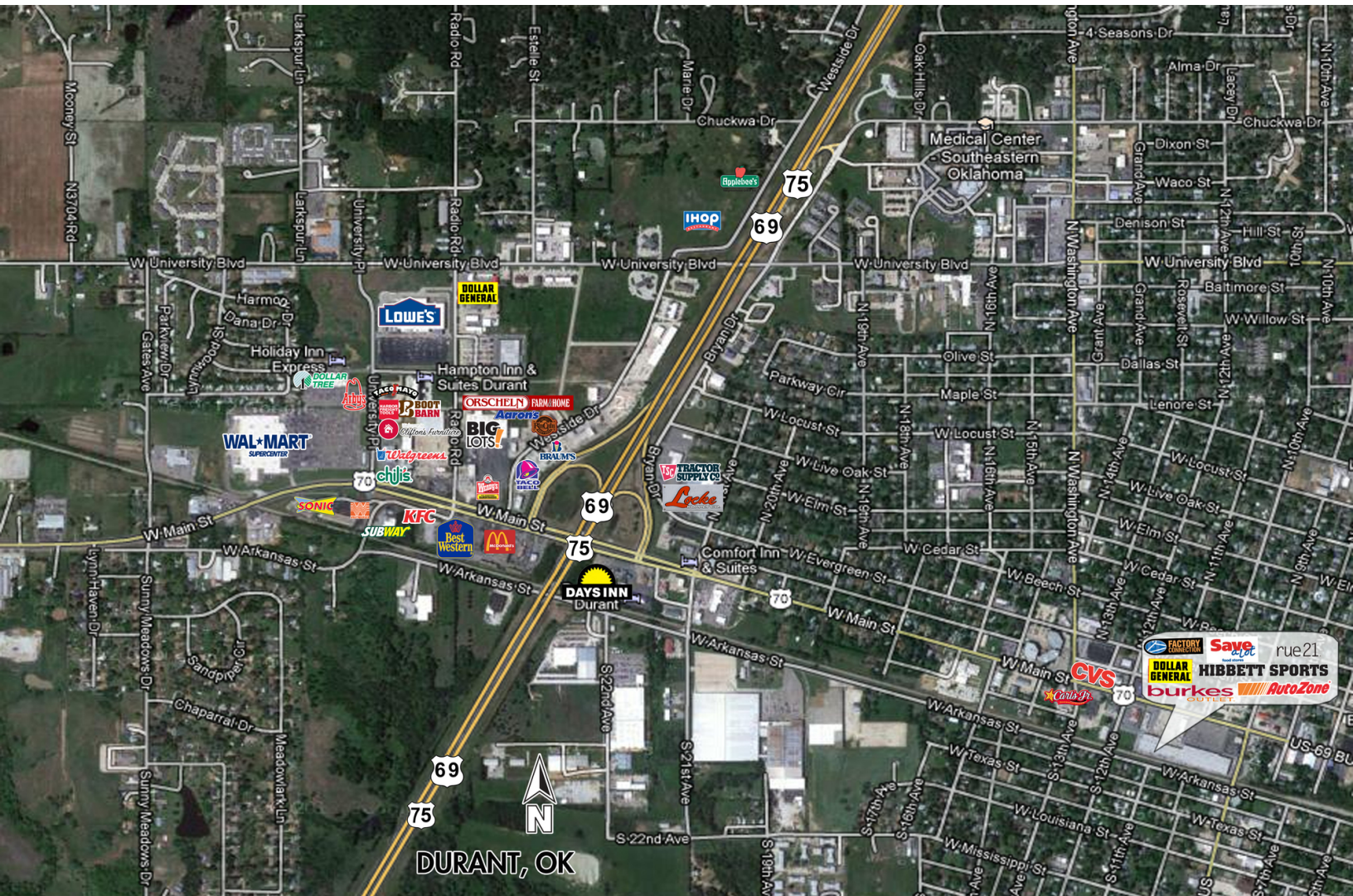
Zoomed in overhead aerial of parcel

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# Prime Development Land for Sale

4 Acres in Durant, Oklahoma



Aerial photograph of surrounding retailers

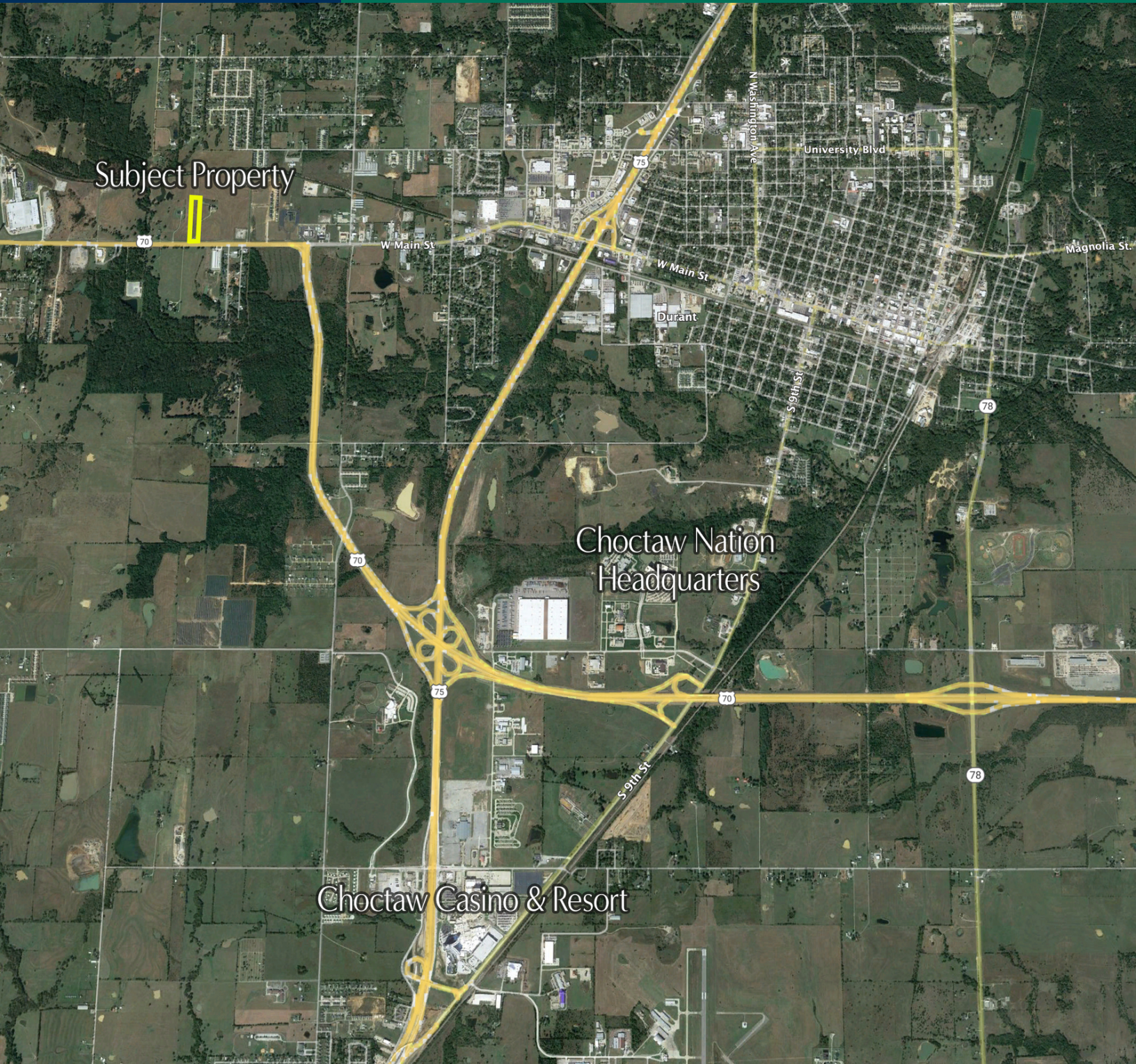
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Subject Property

Choctaw Nation  
Headquarters

Choctaw Casino & Resort

Aerial photograph of proximity to Choctaw Casino & Resort

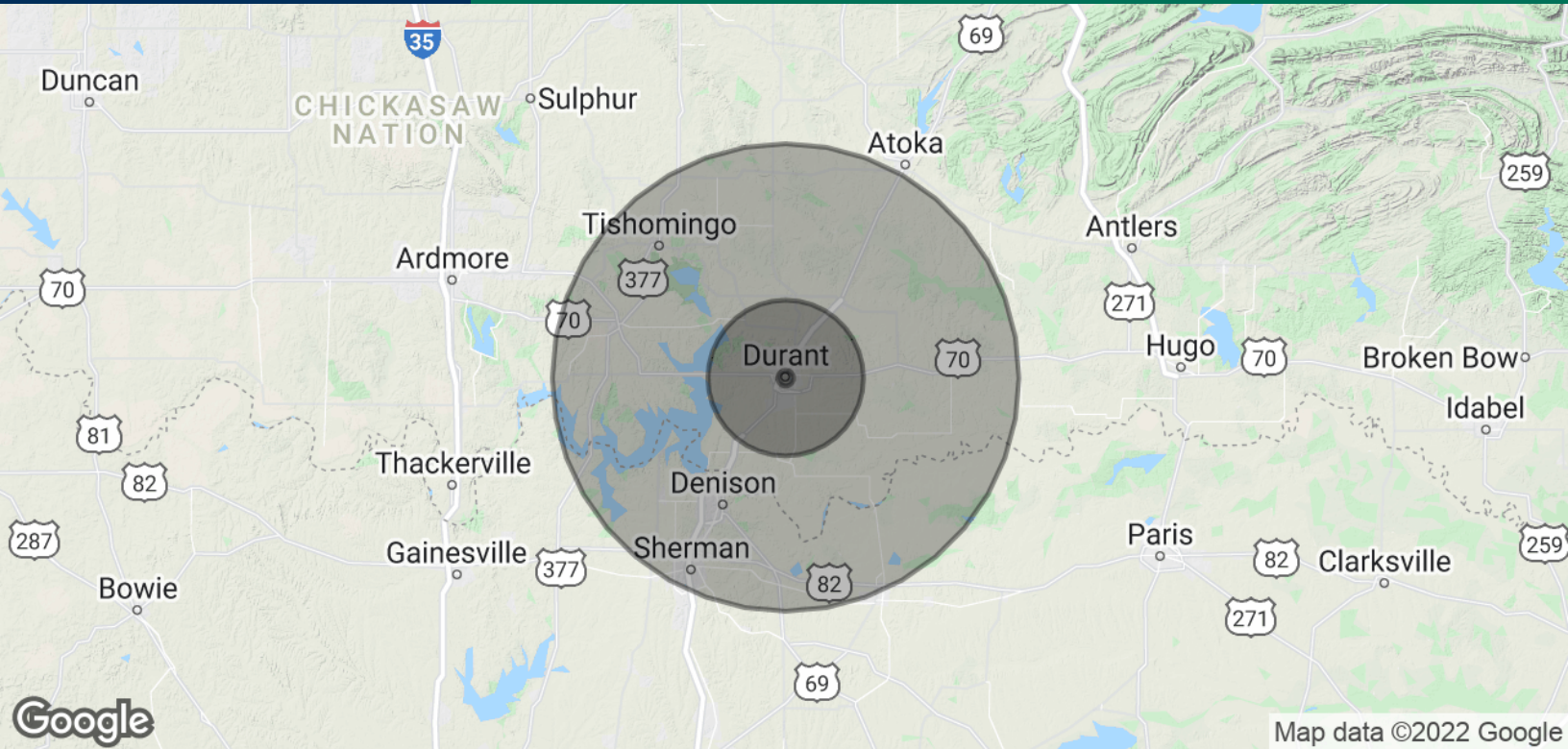
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## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	164	166,459	676,315
Average Age	41.2	36.8	35.7
Average Age (Male)	42.2	34.7	34.4
Average Age (Female)	39.8	38.5	36.9

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	64	69,750	268,399
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$49,597	\$53,694	\$62,949
Average House Value		\$138,905	\$164,977

\* Demographic data derived from 2010 US Census

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