

Mini Ranch & Horse Property | Durant

FOR SALE

5122 State Road 70E, Durant, OK 74701



Brandy Rundel

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**PRICE
EDWARDS**
AND COMPANY

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PROPERTY DESCRIPTION

Live, Work & Ride.

This unique mini ranch opportunity features a country market building, horse barn, two round pens and approximately 4 acres with valuable highway frontage just west of Durant.

The property offers an ideal setting for horse owners, hobby ranchers, trainers or buyers seeking a future homesite with existing improvements already in place. The country market building provides flexibility for retail, agricultural, workshop, storage or future residential conversion opportunities, subject to buyer verification.

Conveniently located near Durant, Choctaw Casino & Resort and Lake Texoma, this property combines rural lifestyle appeal with excellent accessibility and visibility along State Road 70E.

PROPERTY HIGHLIGHTS

- Country Market
- Horse Barn
- 2 Round Pens
- Approximately 4 Acres
- Highway Frontage

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	2
Lot Size:	4 Acres +/-
Building Size:	5,000 SF

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charm meets the sovereign culture of Oklahoma's Tribal Nations



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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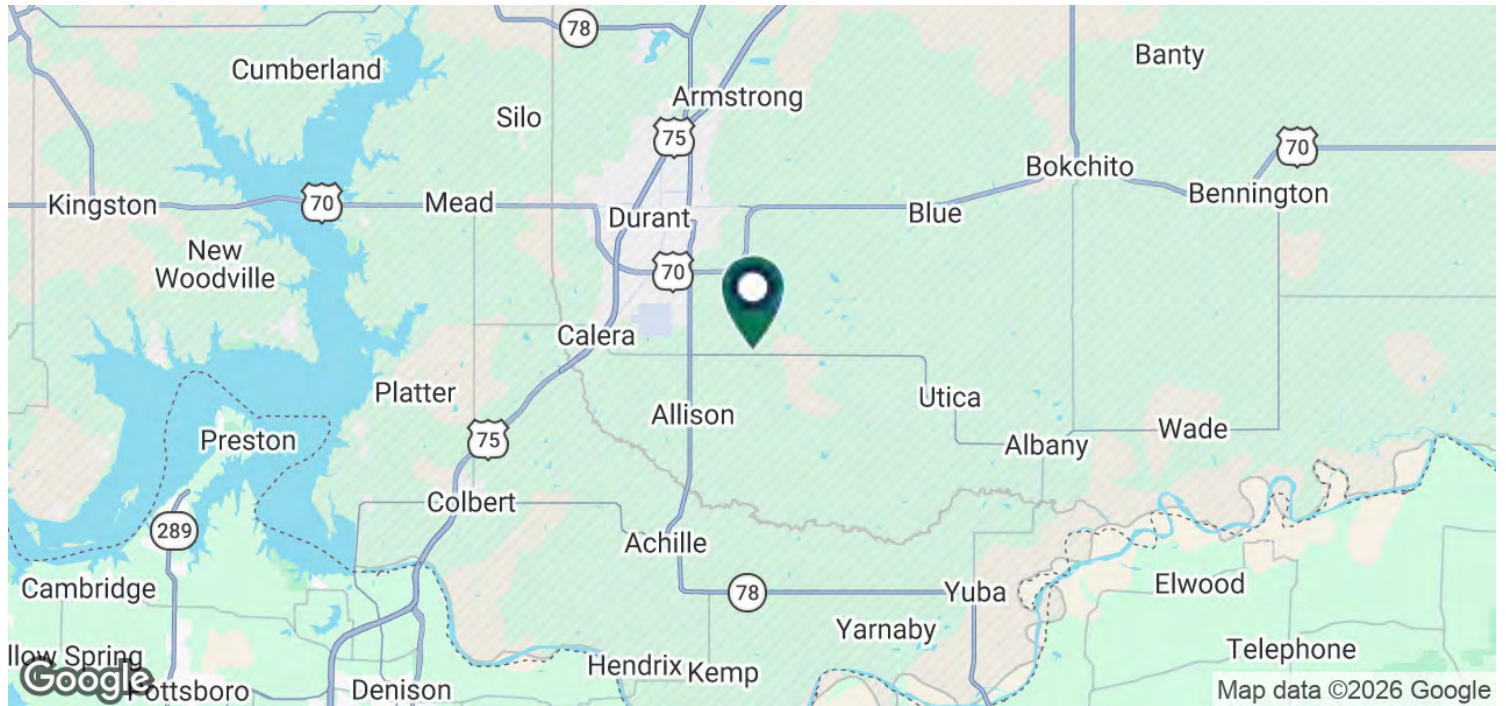
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Southeastern Oklahoma Population Growth Trends

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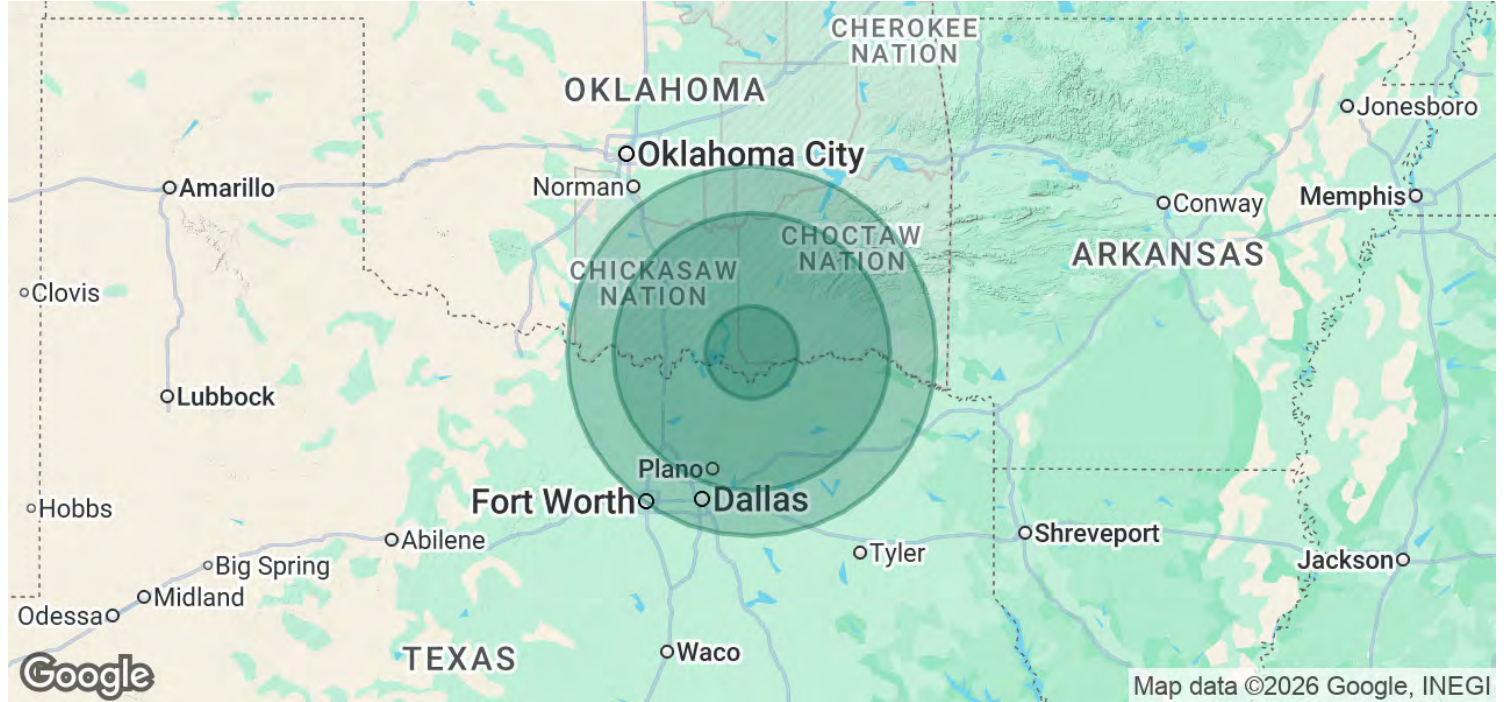
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POPULATION	25 MILES	75 MILES	100 MILES
Total Population	133,894	3,304,307	7,437,808
Average Age	40.6	38.3	37.0
Average Age (Male)	38.7	37.4	36.2
Average Age (Female)	41.1	38.9	37.8

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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