

OFFERING SUMMARY

Sale Price:	\$420,000
Available SF:	
Lot Size:	28,000 SF
Zoning:	Commercial
Market:	Southeastern Oklahoma and North Texas
Submarket:	Bryan County

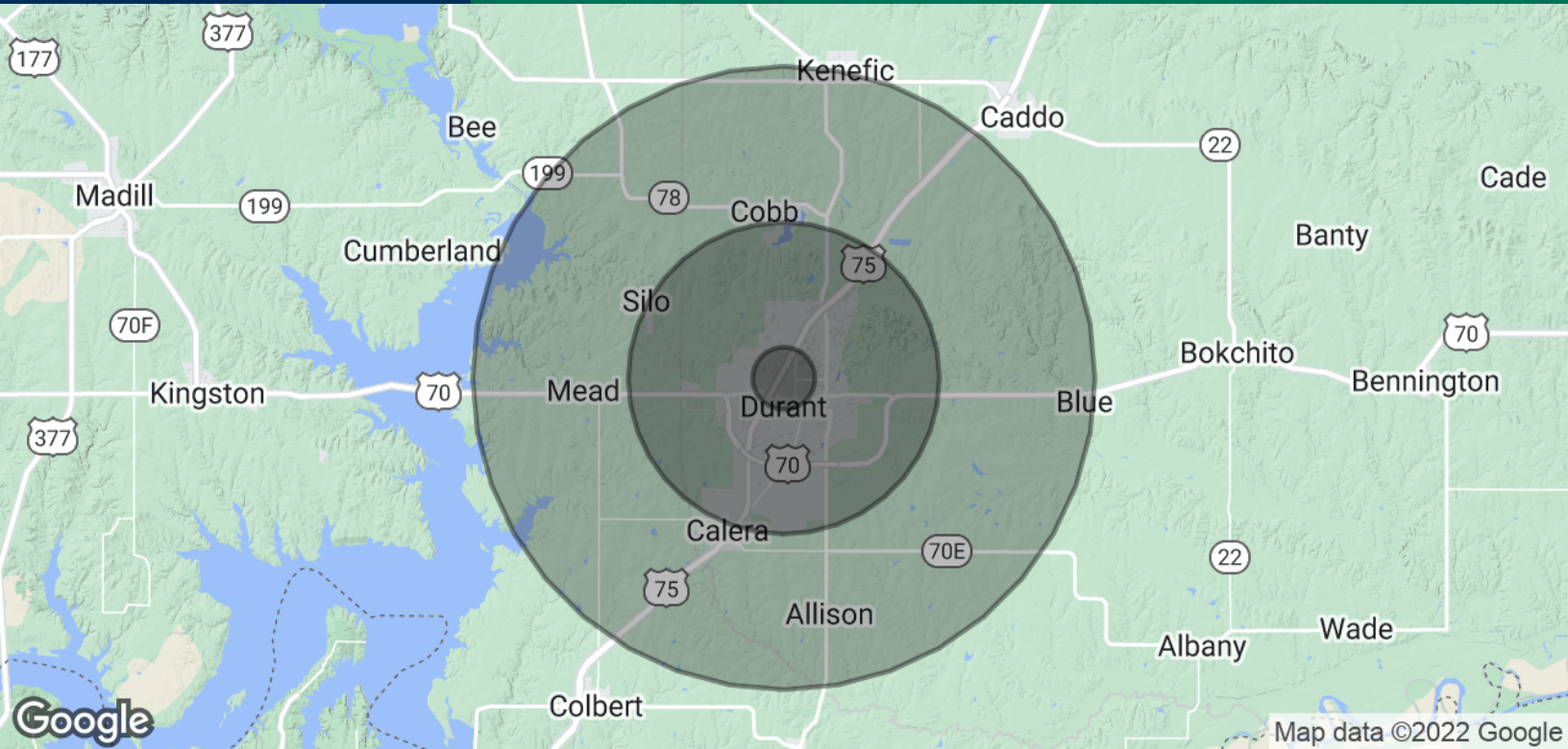
PROPERTY OVERVIEW

Hard Corner of University Blvd. and Bryan Drive service road to US 75/69. Hard corner location at 4 way stop light. Perfect for drive-thru or retail shop. Very near Alliance Health Durant and Durant Medical Center. Neighbors include banks, urgent care, restaurants and offices. Power lines crossing the property can be moved to the property lines to allow full usage of the site.

PROPERTY HIGHLIGHTS

- Alliance Health Durant
- Durant Medical Center
- Banking
- Fast Food
- Offices
- Super Market

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,066	22,672	33,826
Average Age	27.0	32.0	33.5
Average Age (Male)	26.5	30.4	32.3
Average Age (Female)	27.8	34.3	35.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,097	8,775	13,001
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$43,806	\$46,640	\$47,031
Average House Value	\$105,743	\$93,683	\$106,476

* Demographic data derived from 2020 ACS - US Census

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