

11.55 acs S Hwy 81, Duncan, OK 73533

\$249,000.00

LAND FOR SALE



SALE PRICE

\$249,000.00

PROPERTY OVERVIEW

±11.55 acres of land for sale south of Duncan, OK located on US Hwy 81 and 13th St. High traffic area with a daily count of 9,918CPD. All utilities available for property development, fiber optics, gas, electric, water and sewer. Site feasibility study shows property as a strong location for hotel use or restaurant. Full turn movement access. Surrounding businesses include Halliburton Airfield, WW Builders, Phillips 66 Truck Stop, and Stephens County Fairgrounds.

OFFERING SUMMARY

Lot Size: ±11.55 Acres

Zoning: A-1

Submarket: Duncan Subs

Price / SF: \$0.49

PROPERTY HIGHLIGHTS

- ±11.5 acres for sale
- Traffic Count: 9,918CPD
- Full Turn Movement Access
- Utilities: Electric, Gas, Water, Sewer & Fiber Optics

SHANNON WELLS

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



Insight Commercial Real Estate Brokerage, LLC

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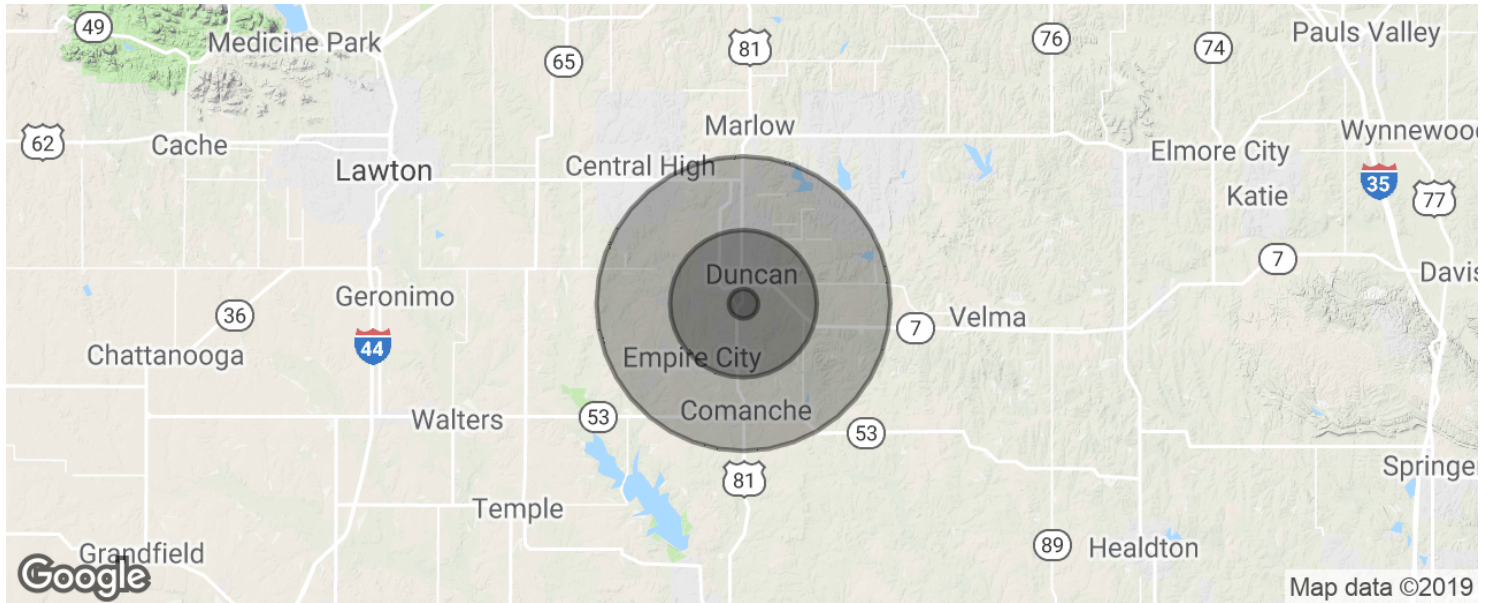
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,066	29,255	37,133
Median age	40.6	39.3	39.7
Median age (Male)	38.2	37.0	37.5
Median age (Female)	42.9	41.4	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,721	12,053	14,883
# of persons per HH	2.4	2.4	2.5
Average HH income	\$62,144	\$55,499	\$56,824
Average house value	\$105,317	\$119,375	\$120,592

* Demographic data derived from 2010 US Census

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