

±5.15ac on Hwy 81, Duncan, OK 73533

\$1,100,000.00

LAND FOR SALE



SALE PRICE

\$1,100,000

PROPERTY OVERVIEW

±5.15ac of land for sale on Hwy 81, Duncan. Located just north of W Plato Rd this lot is subdividable down to ±1.0ac pads. Zoned Agricultural, this land can be rezoned with request to commercial. Surrounding businesses include Sears, Mangum Auto Sales, Bank of Commerce, Shell Gas Station, and Days Inn.

OFFERING SUMMARY

Lot Size: ±5.15 Acres

Zoning: Agriculture

Submarket: Duncan Subs

Price / SF: \$4.90

PROPERTY HIGHLIGHTS

- ±5.15ac of land for sale, subdividable down to ±1.0ac pads
- Can be rezoned with request to commercial
- Surrounding businesses include Sears, Mangum Auto Sales, Bank of Commerce, Shell Gas Station, and Days Inn

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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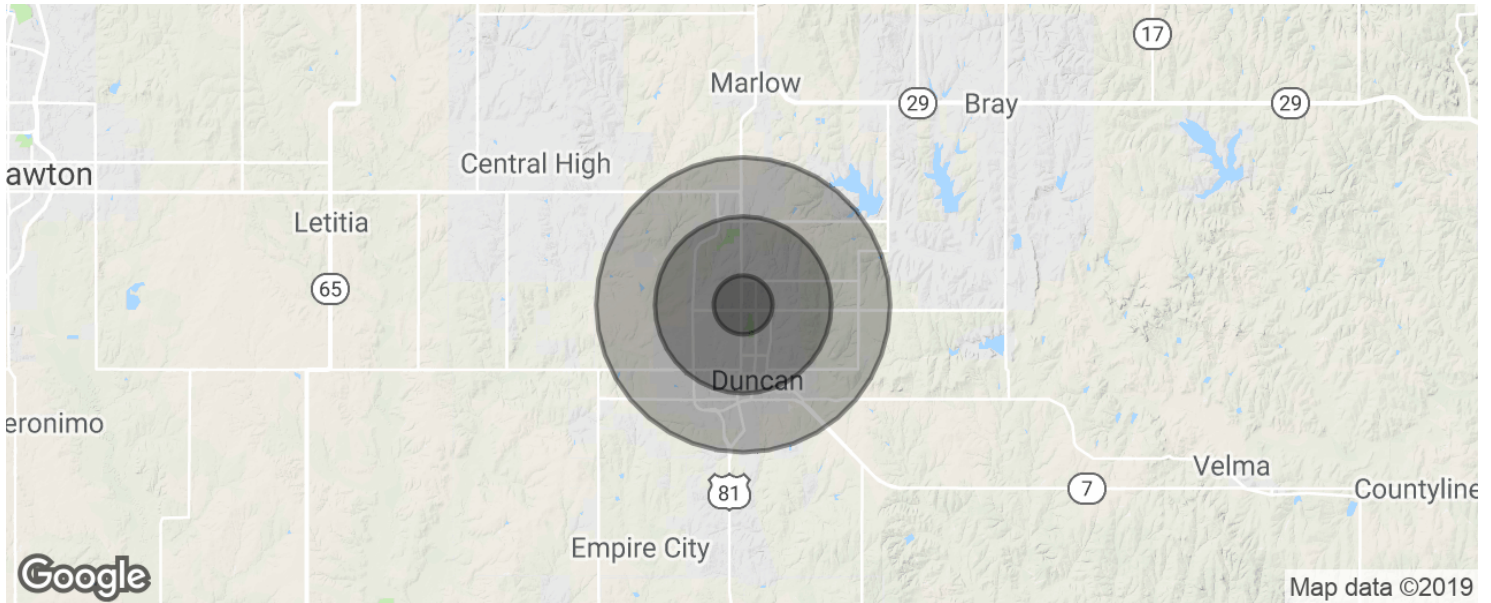
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,678	18,051	29,130
Median age	37.7	39.4	39.3
Median age (Male)	35.8	37.2	37.0
Median age (Female)	39.6	41.4	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,544	7,523	12,002
# of persons per HH	2.4	2.4	2.4
Average HH income	\$54,648	\$56,407	\$55,478
Average house value	\$97,744	\$117,771	\$119,503

* Demographic data derived from 2010 US Census

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