



PRICE: \$1,900,000

1200 E HIGHWAY 7

Duncan, OK 73533

Brock Lytton

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PRICE: \$1,900,000

PROPERTY SUMMARY

1200 E Highway 7, Duncan, OK 73533



Property Description

Introducing a prime opportunity for industrial and manufacturing investors: a well-appointed 108,000± SF property located in Duncan, OK. This versatile space is comprised of 11± buildings, inclusive of office and warehouse facilities. The property is thoughtfully equipped with multiple paint booths, 3 jib cranes, and 10 bridge cranes, perfectly tailored to accommodate a range of operational needs. With over 25 overhead doors providing seamless access, this property offers unparalleled functionality and adaptability.

Property Highlights

- 11± Buildings (Office/Warehouse)
- Multiple Paint Booths
- 3 Jib Cranes
- 10 Bridge Cranes
- 25+ Overhead Doors

Offering Summary

Sale Price:	\$1,900,000
Lot Size:	558,846 SF
Building Size:	108,000± SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	437	5,492	9,307
Total Population	1,199	13,746	23,392
Average HH Income	\$63,817	\$67,089	\$80,096

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LOCATION MAP

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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$1,900,000

ADDITIONAL PHOTOS

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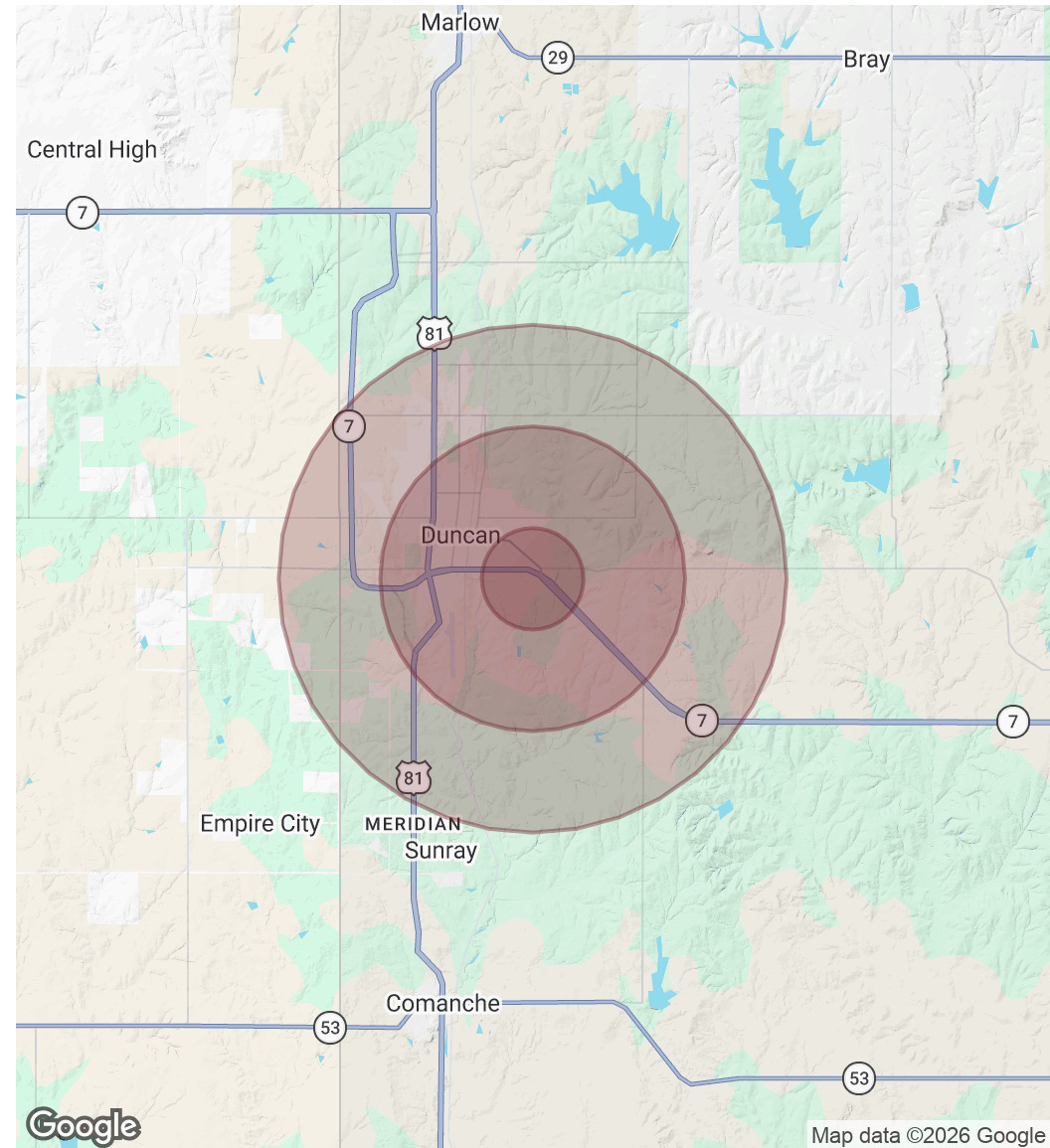
DEMOGRAPHICS MAP & REPORT

1200 E Highway 7, Duncan, OK 73533

Population	1 Mile	3 Miles	5 Miles
Total Population	1,199	13,746	23,392
Average Age	36.3	37.2	40.8
Average Age (Male)	38.6	36.2	39.4
Average Age (Female)	34.0	38.9	42.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	437	5,492	9,307
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$63,817	\$67,089	\$80,096
Average House Value	\$85,551	\$109,409	\$143,453

2023 American Community Survey (ACS)



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CONFIDENTIALITY & DISCLAIMER

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Confidentiality & Disclaimer

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