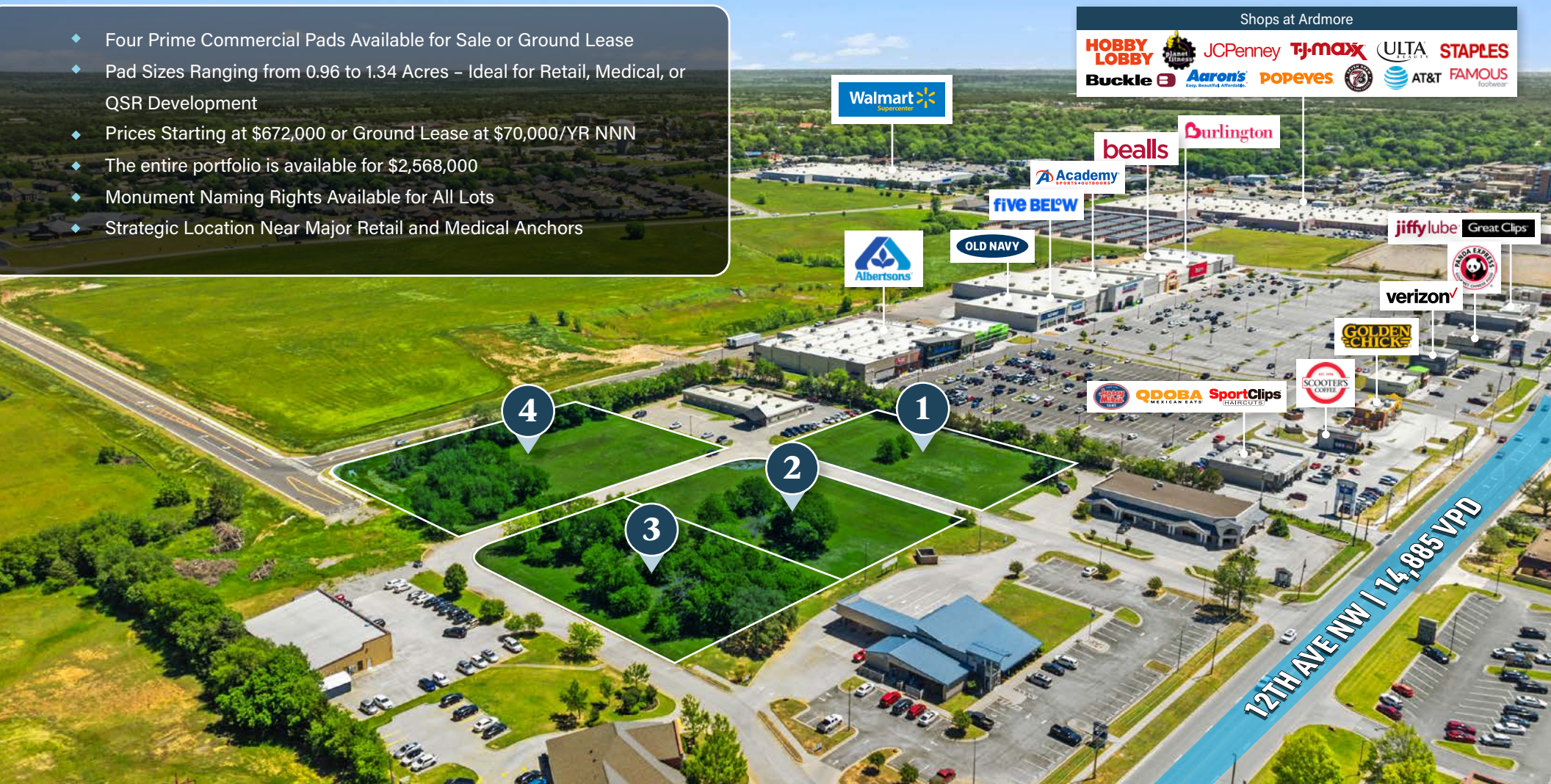


- ◆ Four Prime Commercial Pads Available for Sale or Ground Lease
- ◆ Pad Sizes Ranging from 0.96 to 1.34 Acres – Ideal for Retail, Medical, or QSR Development
- ◆ Prices Starting at \$672,000 or Ground Lease at \$70,000/YR NNN
- ◆ The entire portfolio is available for \$2,568,000
- ◆ Monument Naming Rights Available for All Lots
- ◆ Strategic Location Near Major Retail and Medical Anchors



# 4 PADS AVAILABLE FOR DEVELOPMENT

BROOKVIEW DRIVE, ARDMORE, OK 73401

FOR SALE OR LEASE AS A  
PORTFOLIO OR INDIVIDUALLY

**Marcus & Millichap**  
NFB GROUP



## EXECUTIVE SUMMARY

*Presenting a rare collection of four commercial development pads ranging from 0.96 to 1.34 acres along Brookview Drive in Ardmore, Oklahoma—offering exceptional flexibility for sale or ground lease opportunities. These highly visible parcels are strategically located within a growing commercial corridor near major retail, medical, and service providers.*

Each pad offers direct access from 12th Ave and strong visibility, with monument signage opportunities available—ideal for retailers, medical offices, or QSR users seeking a prominent presence in the Ardmore market. **Lot 1 (1302 Brookview Dr)** and **Lot 2 (1405 Brookview Dr)** are both available for purchase at \$672,000 each, with estimated lot sizes of 1.00 and 0.96 acres, respectively. **Lot 3 (1409 Brookview Dr)** is being offered for ground lease at \$70,000/year NNN, spanning 0.97 acres. **Lot 4 (1406 Brookview Dr)** features the largest footprint at 1.34 acres and is priced at \$800,000, with monument naming rights positioned at the top of the sign. **The entire portfolio may be acquired as a collection for \$2,568,000.**

Located in close proximity to **Mercy Hospital Ardmore, Walmart Supercenter, Albertsons, Starbucks, Academy Sports + Outdoors, Ardmore Commons**, and **less than one mile from Interstate 35**, the site benefits from steady traffic volumes and regional draw. Ardmore is centrally positioned between Oklahoma City and Dallas, making it a key regional hub for southern Oklahoma with a diversified economy grounded in energy, manufacturing, and healthcare.



**TOTAL PARCEL AREA**  
4.27 ACRES  
4 LOTS COMBINED



**EXCELLENT VISIBILITY**  
PRIME VISIBILITY WITH  
CONVENIENT ACCESS

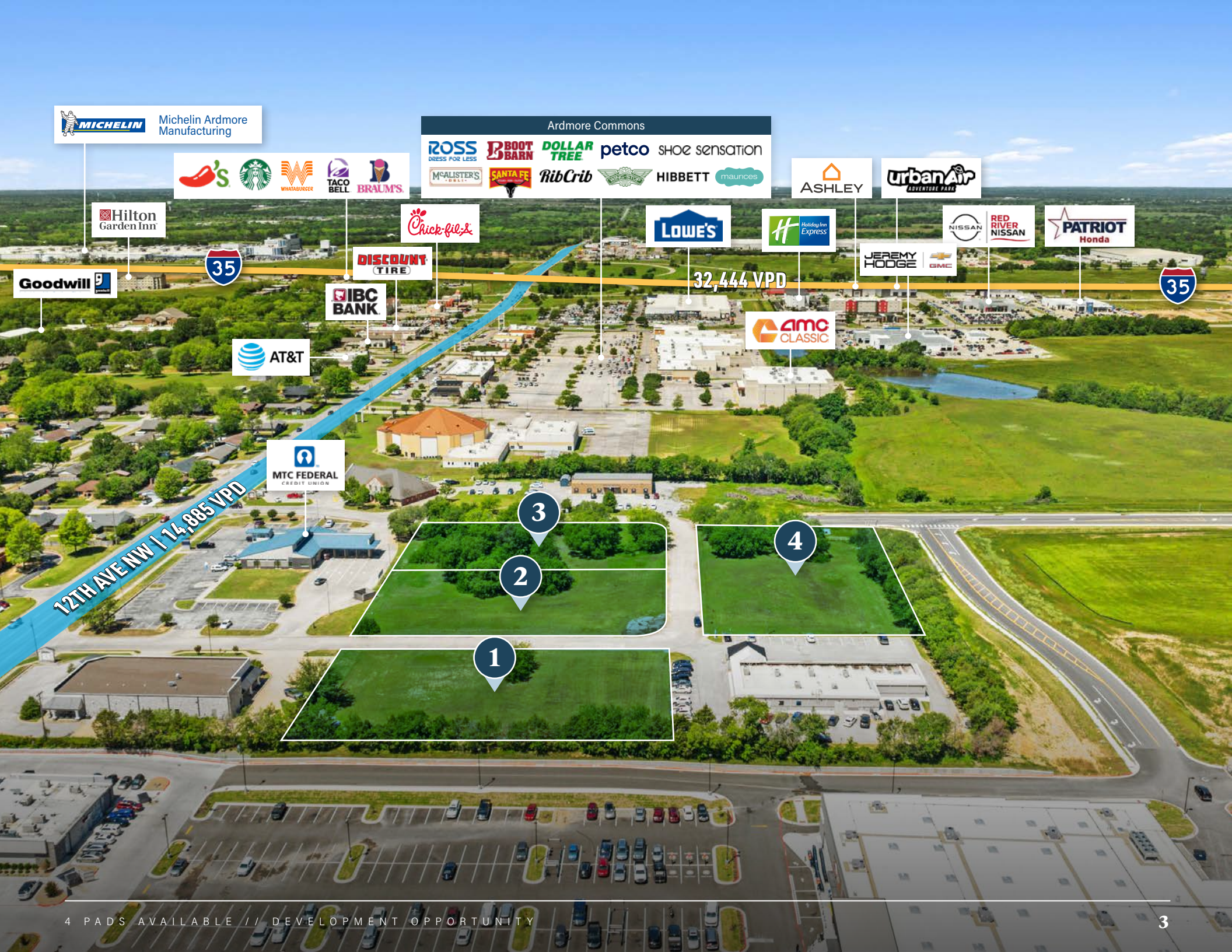


**PRIME LOCATION**  
IN EXPANDING  
RETAIL CORRIDOR



**THRIVING MARKET**  
POPULATION &  
ECONOMIC GROWTH





**MICHELIN** Michelin Ardmore Manufacturing

**pepper** **Starbucks** **W** **TACO BELL** **BRAUM'S**

**Hilton Garden Inn**

**35**

**Goodwill**

**AT&T**

**IBC BANK**

**DISCOUNT TIRE**

**Chick-fil-A**

**ROSS** **BOOT BARN** **DOLLAR TREE** **petco** **SHOE SENSATION**  
**McALISTER'S** **SANTA FE** **RibCrib** **HIBBETT** **maurices**

**Lowe's**

32,444 VPD

**Holiday Inn Express**

**ASHLEY**

**Urban Air**

**NISSAN**

**RED RIVER NISSAN**

**PATRIOT Honda**

**JEREMY HODGE**

**GMC**

**AMC CLASSIC**

**MTC FEDERAL CREDIT UNION**

3

2

1

4

12TH AVE NW | 14,885 VPD

**35**



## PROPERTY OVERVIEW

Addresses 1302 Brookview Dr, 1405 Brookview Dr,  
1409 Brookview Dr & 1406 Brookview Dr

City Ardmore, OK 73401

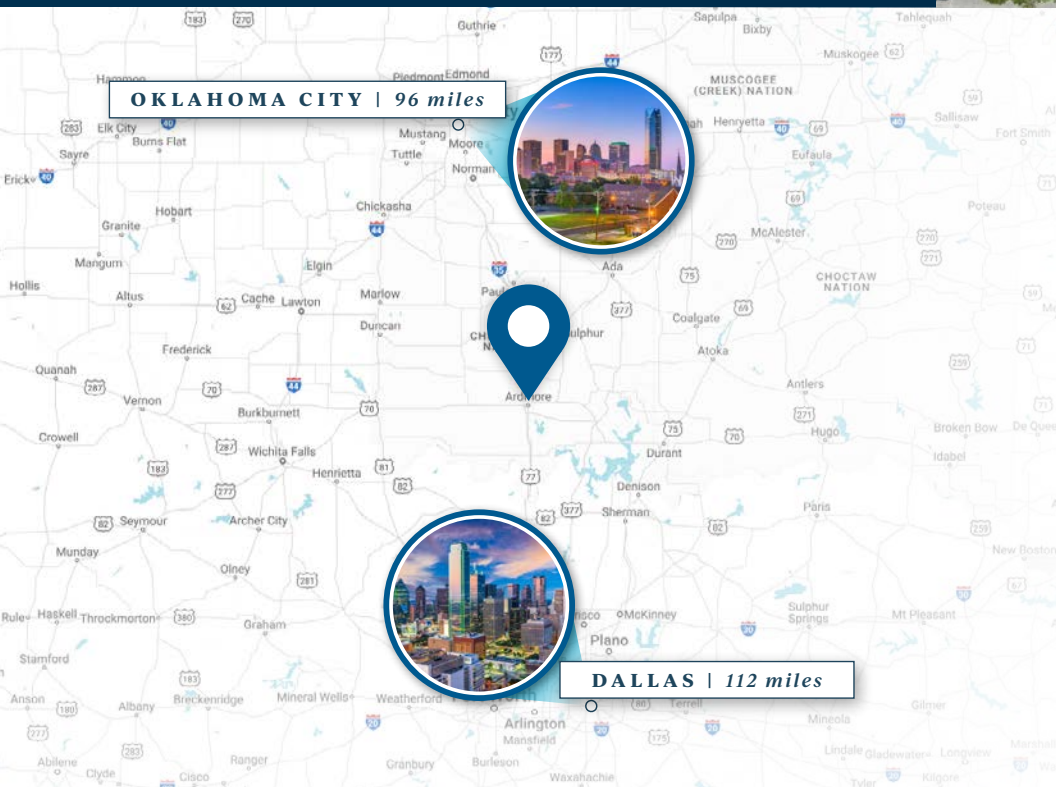
Concept Land

Zoning CC (Commercial Corridor) [Click Here  
For Permitted Uses](#)

Parcels 100085417, 100060258,  
100080694 & 100080695

Total Parcel Area 4.27 Acres (Available Separately)

Traffic Count 12th Ave NW: 14,885 VPD



## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2025 Estimated Population	24,201	28,415	40,344
2030 Projected Population ▲	24,453	28,664	40,766
2025 Estimated Households	9,611	11,138	15,575
2030 Projected Households ▲	9,680	11,198	15,699
2025 Estimated Average Household Income	\$82,066	\$86,454	\$88,446
2024 Daytime Population	23,150	25,128	31,086
2024 College Education or Higher	3,541	4,351	5,958







# INVESTMENT SUMMARY

## LOT 1



Address	1302 Brookview Dr, Ardmore, OK 73401
Price	\$672,000
Parcel #	100085417
Lot Size (Est.)	1.00 AC
Monument Naming Rights	Yes (Location TBD)

## LOT 2



Address	1405 Brookview Dr, Ardmore, OK 73401
Price	\$672,000
Parcel #	100060258
Lot Size (Est.)	0.95 AC
Monument Naming Rights	Yes (Location TBD)

INVESTMENT SUMMARY (CONT'D)

LOT 3



Address	1409 Brookview Dr, Ardmore, OK 73401
Lease Rate	\$70,000/yr NNN
Parcel #	100080694
Lot Size (Est.)	0.97 AC
Monument Naming Rights	Yes (Location TBD)

LOT 4



Address	1406 Brookview Dr, Ardmore, OK 73401
Price	\$800,000
Parcel #	100080695
Lot Size (Est.)	1.34 AC
Monument Naming Rights	Yes (Top of Sign)



## ARDMORE, OKLAHOMA

Ardmore, located in south-central Oklahoma, serves as a key commercial and industrial hub along the bustling I-35 corridor, which links Oklahoma City to the north and Dallas-Fort Worth to the south. The city is known for its strategic location, strong manufacturing base, and access to regional transportation routes, making it a vital center for logistics, energy, and distribution. Ardmore's economic foundation is supported by major employers in sectors such as oil and gas, aerospace, and agriculture, as well as by the nearby Ardmore Industrial Airpark and the renowned Samuel Roberts Noble Foundation.

Surrounded by the scenic Arbuckle Mountains and Lake Murray State Park—Oklahoma's oldest and largest state park—Ardmore also offers a balance of outdoor recreation and small-town charm. Residents and visitors enjoy hiking, boating, and camping, along with cultural attractions like the Greater Southwest Historical Museum and the annual Heritage Festival. With its proximity to both metro areas and its growing business infrastructure, Ardmore continues to play a central role in the regional economy of southern Oklahoma.



**49,293**  
ESTIMATED  
POPULATION

**\$85,767**  
AVERAGE  
HOUSEHOLD INCOME

**36,709**  
DAYTIME  
POPULATION

Ardmore also benefits from strong public-private partnerships that have fueled development across retail, healthcare, and education. The city is home to Mercy Hospital Ardmore, a regional medical center that provides advanced healthcare services to a multi-county area, and the Ardmore City Schools district, which supports a growing population of families. Continued investment in infrastructure and quality-of-life amenities underscores Ardmore's position as a rising regional center for both business and community living.



# 4 PADS AVAILABLE FOR DEVELOPMENT

BROOKVIEW DRIVE, ARDMORE, OK 73401

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAG1050247



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