

Land Available for Sale

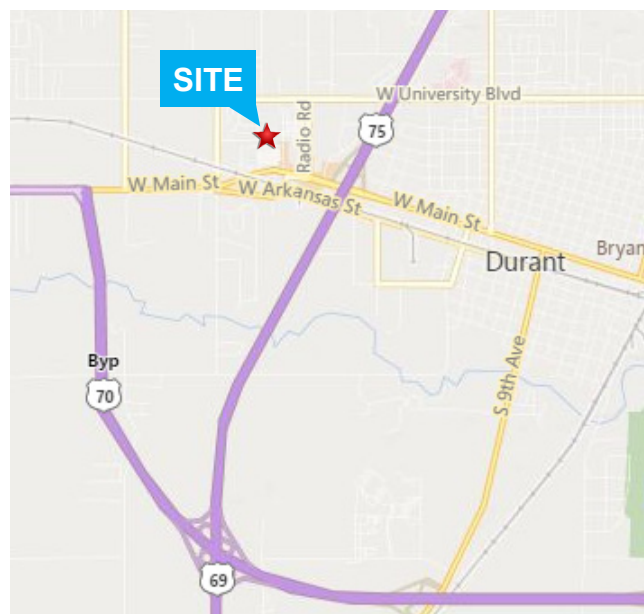
University Pl, Durant, OK 74701



Positioned between Oklahoma City and Dallas, in a prime retail corridor in one of the fastest growing cities in the country, partnered with ideal lot dimensions, and a vastly growing tourism market, this site is perfectly positioned for retail, office, or service related industries.

Property Features

- ±0.98 Acres
- Zoned UC (Urban Commercial)
- Close proximity to Main St. and Highway 75
- Easy access to Highway 75 on/off ramps
- Located within minutes to retail shopping, restaurants, and Southeastern Oklahoma State University
- Choctaw Casino located 5 miles south
- All utilities adjacent to the site

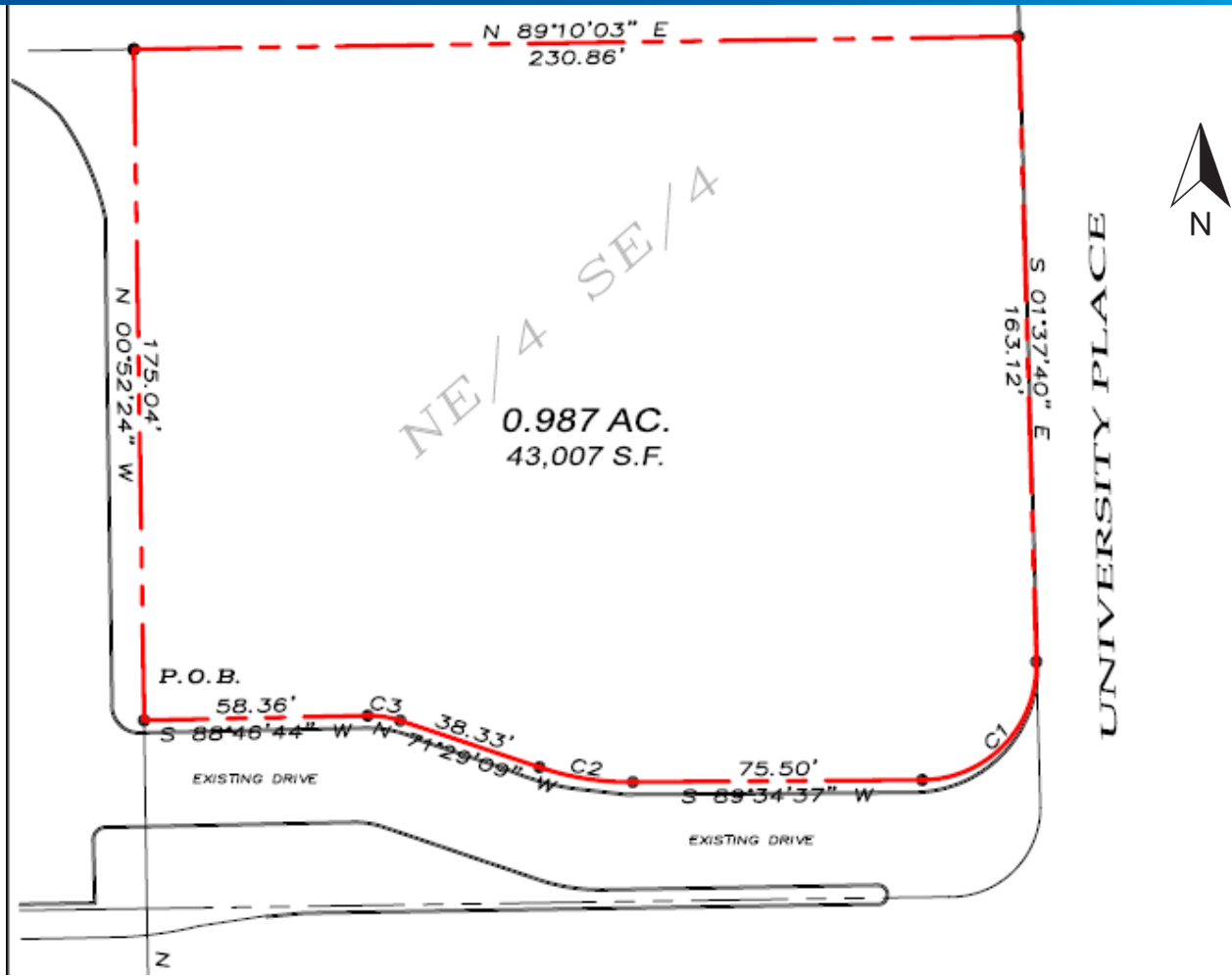


Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiginprop.com | jwatchous@wiginprop.com | wiginprop.com

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Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,376	18,309	27,170
Average HH Income	\$95,868	\$80,077	\$84,622
Owner Occupied Units	689	2,969	5,244
Renter Occupied Units	767	4,157	5,308



Traffic Counts

Street	Count
Highway 69	30,100 vpd
W Main St/Hwy 70	11,900 vpd

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