

**±28ac on N Hwy 81, Duncan, OK 73533**

\$200,000.00/Per Acre

LAND FOR SALE



**SALE PRICE**

**\$200,000 / ACRE**

### PROPERTY OVERVIEW

±28ac available in Duncan with ±1/8 mile frontage on N Highway 81 and ±1/4 mile depth. This property is currently zoned agriculture, being within the City limits it can be rezoned to a commercial usage accordingly. Subdividable down to 2.5 acres. Great location just north of Deer Creek Center. Surrounding businesses include Sears, Farmers Insurance, Schlumberger, and AMC Classic.

### PROPERTY HIGHLIGHTS

- ±28ac available with ±1/8 mile frontage on N Highway 81 and ±1/4 mile depth
- Subdividable down to 2.5 acres
- Surrounding businesses include Sears, Farmers Insurance, Schlumberger, and AMC Classic

### OFFERING SUMMARY

Lot Size: ±28 Acres

Zoning: Agriculture

Submarket: Duncan Subs

Price / SF: \$4.59

### SHANNON WELLS

580.353.6100

shannonwells@insightbrokers.com

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.

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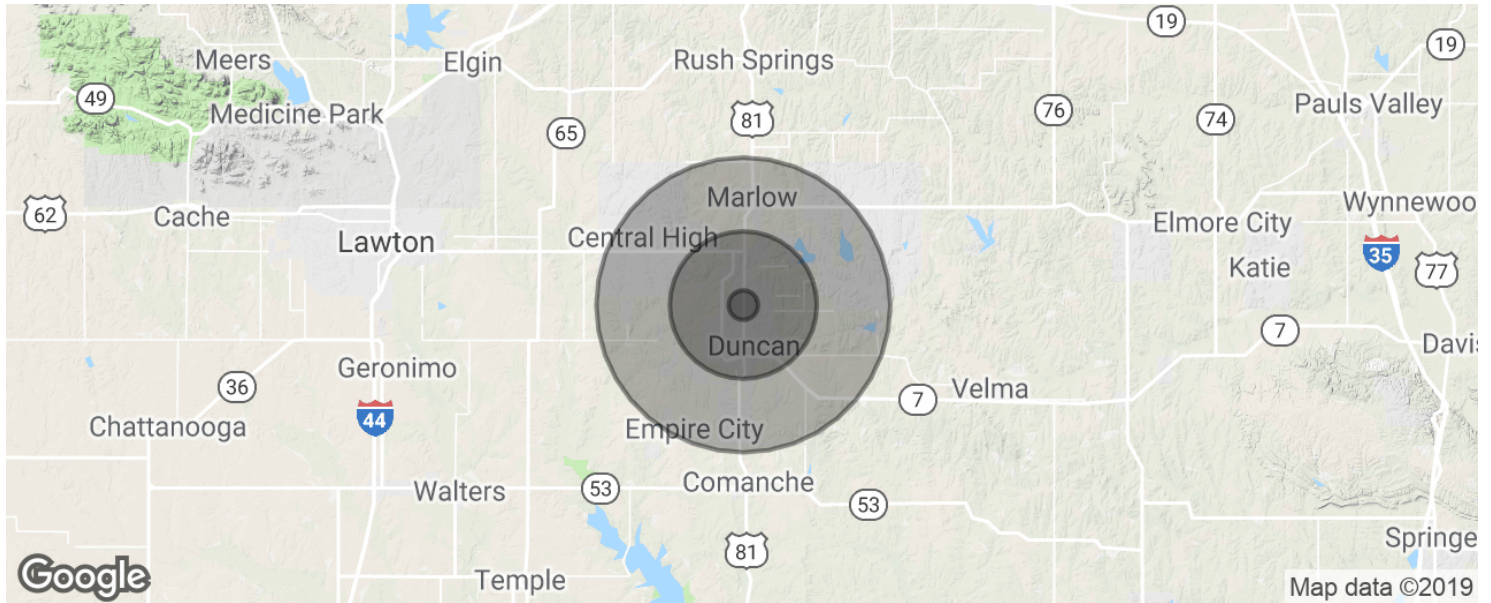
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	4,046	29,205	37,350
Median age	41.0	39.3	39.6
Median age (Male)	38.5	37.0	37.5
Median age (Female)	43.3	41.4	41.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,714	12,032	14,967
# of persons per HH	2.4	2.4	2.5
Average HH income	\$63,182	\$55,472	\$56,590
Average house value	\$106,012	\$119,899	\$120,592

\* Demographic data derived from 2010 US Census

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