

## The Market at Shott's Farm 1200-1500 E. Eagle Road

Weatherford, Oklahoma 73096

### PROPERTY HIGHLIGHTS

- Prime Lots & Development around Walmart
- New I-40 Exit Ramp Adjacent to Property
- 5 Minutes from Southwestern Oklahoma State University (Approx 5,200 Students)

### LOTS AVAILABLE

- Unit 1260: 1.02 Acres MOL
- Unit 1420: 1.03 Acres MOL
- Unit 1500: 1.77 Acres MOL

### FUTURE DEVELOPMENT LOTS

- Outlot 9: 2.23 Acres MOL
- Outlot 10: 2.24 Acres MOL
- Outlot 11: Restaurant 1.47 Acres MOL
- Outlot 13: 10.45 Acres MOL

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### outlots

UNIT	TENANT	ACRES
1200	TRACTOR SUPPLY CO. (OWNED BY OTHER)	3.81
1260	AVAILABLE	±1.02
1300-40	WHATABURGER (OWNED BY OTHER)	2.16
1400	SCHLEGEL'S QUICK LUBE (OWNED BY OTHER)	1.05
1420	AVAILABLE	±1.03
1440	AUTO BATH CAR WASH (OWNED BY OTHER)	1.20
1500	AVAILABLE	±1.77

### future development outlots

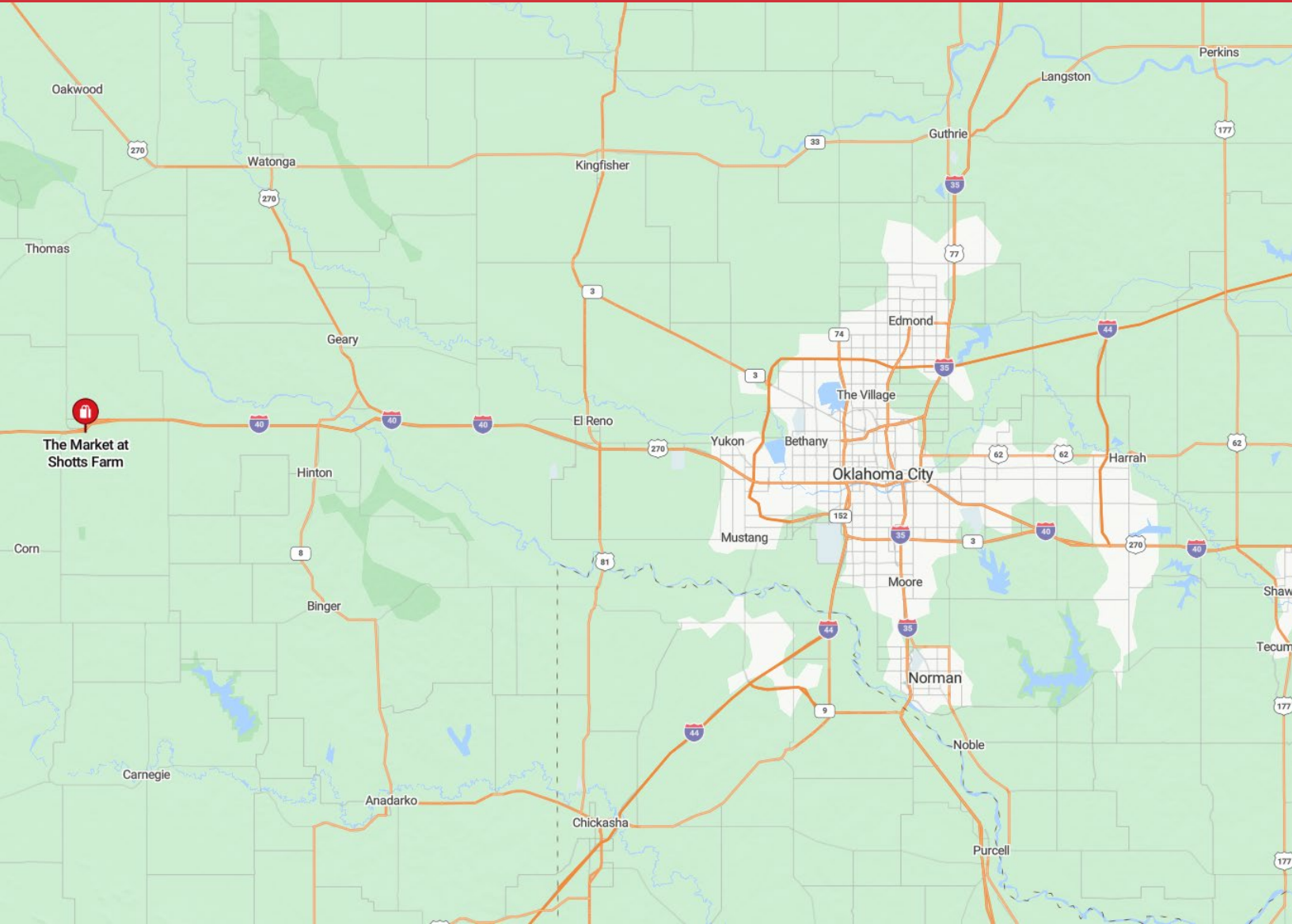
UNIT	TENANT	ACRES
9	AVAILABLE	±2.23
10	AVAILABLE	±2.24
11	RESTAURANT OUTLOT AVAILABLE	±1.47
12	POTENTIAL SPEC BUILDING	
13	AVAILABLE	±10.45



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Population	1 Mile: 2,879	3 Miles: 13,424	5 Miles: 14,281
Average Household Income	1 Mile: \$55,628	3 Miles: \$72,942	5 Miles: \$74,432
Total Households	1 Mile: 1,316	3 Miles: 5,470	5 Miles: 5,801

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