



PLAINS

Commercial Real Estate

PAD SITES AVAILABLE

2008 W Grant Ave | Pauls Valley, OK 73075

LOCATION:

SWQ of Hwy 19/Grant Ave & Indian Meridian Rd
2008 W Grant Ave, Pauls Valley, Oklahoma 73075

PROPERTY HIGHLIGHTS:

- » 1,200 feet of frontage along Highway 19
- » Shadow anchored by Walmart
- » Situated between Murphy USA & DaVita
- » Nearby retailers include Tractor Supply, Braum's, Starbucks, Taco Bell, McDonald's, Subway, Arby's, Chicken Express, AT&T, T-Mobile & more
- » Intersection Traffic Count: 17,500 VPD

SIZE:

±8 Acres

PURCHASE PRICE:

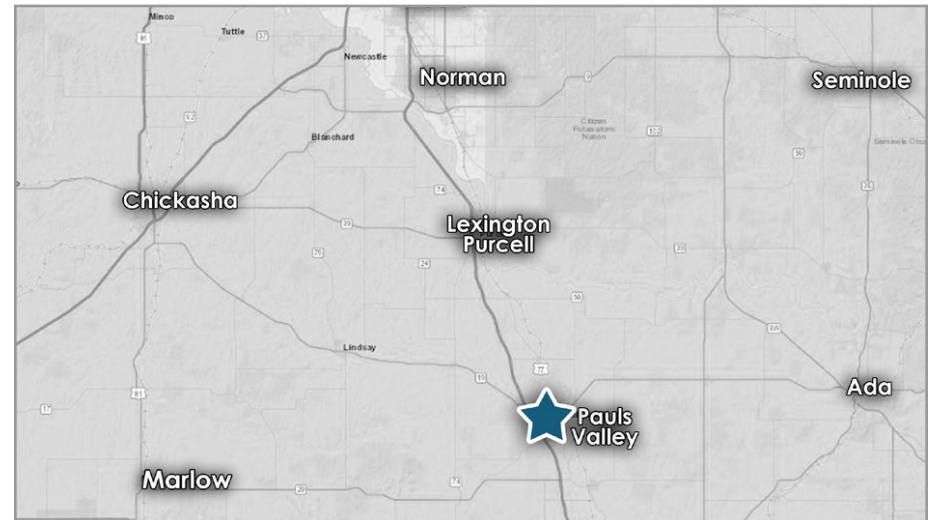
Call Broker For Details

TRAFFIC COUNTS:

W Grant Ave: 13,800 VPD ('23)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	6,561	6,561	7,898
Daytime Population	8,065	9,929	11,330
Avg. HH Income	\$69,072	\$75,442	\$78,048



Attractions:



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

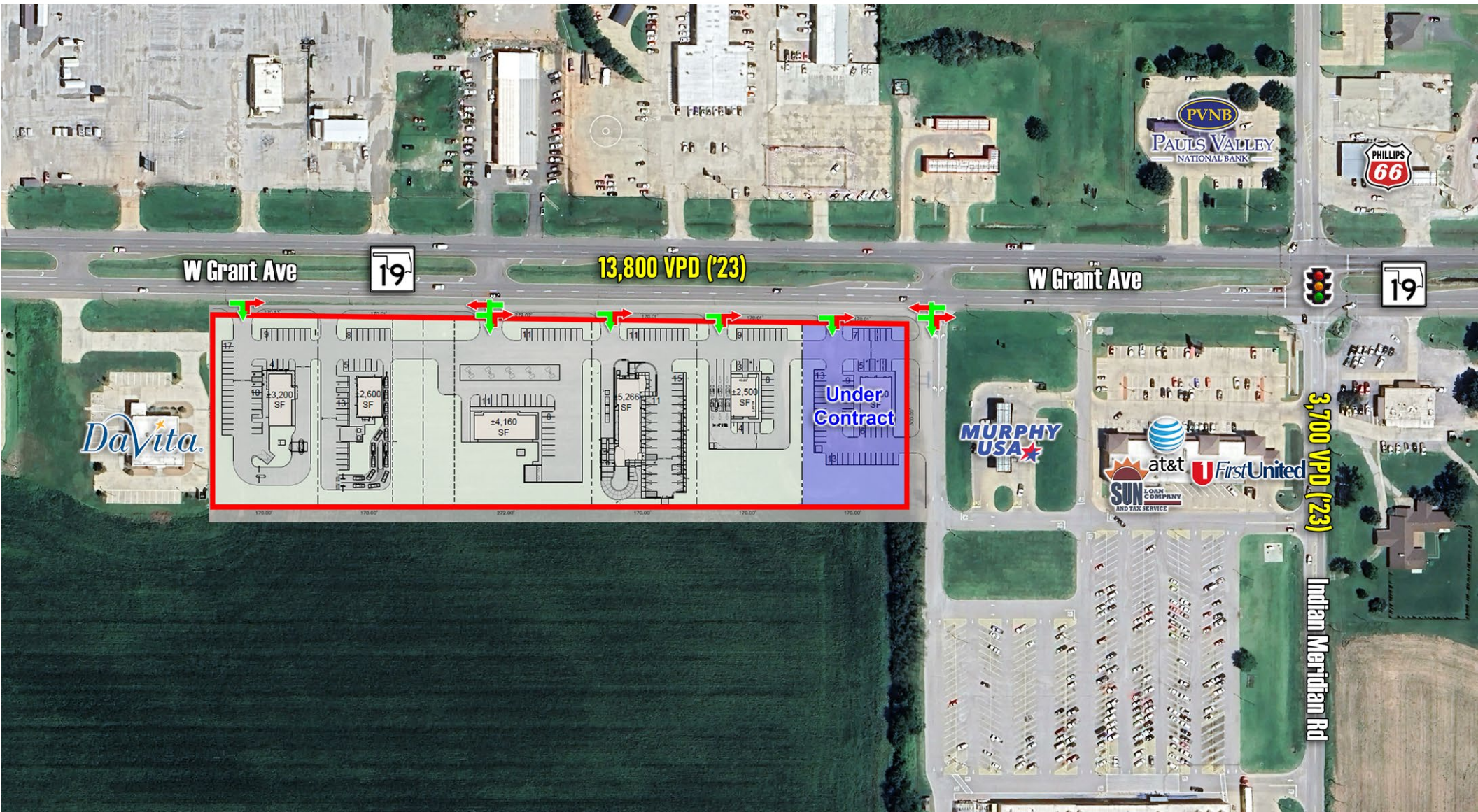
The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

PAD SITES AVAILABLE

2008 W Grant Ave | Pauls Valley, OK 73075



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

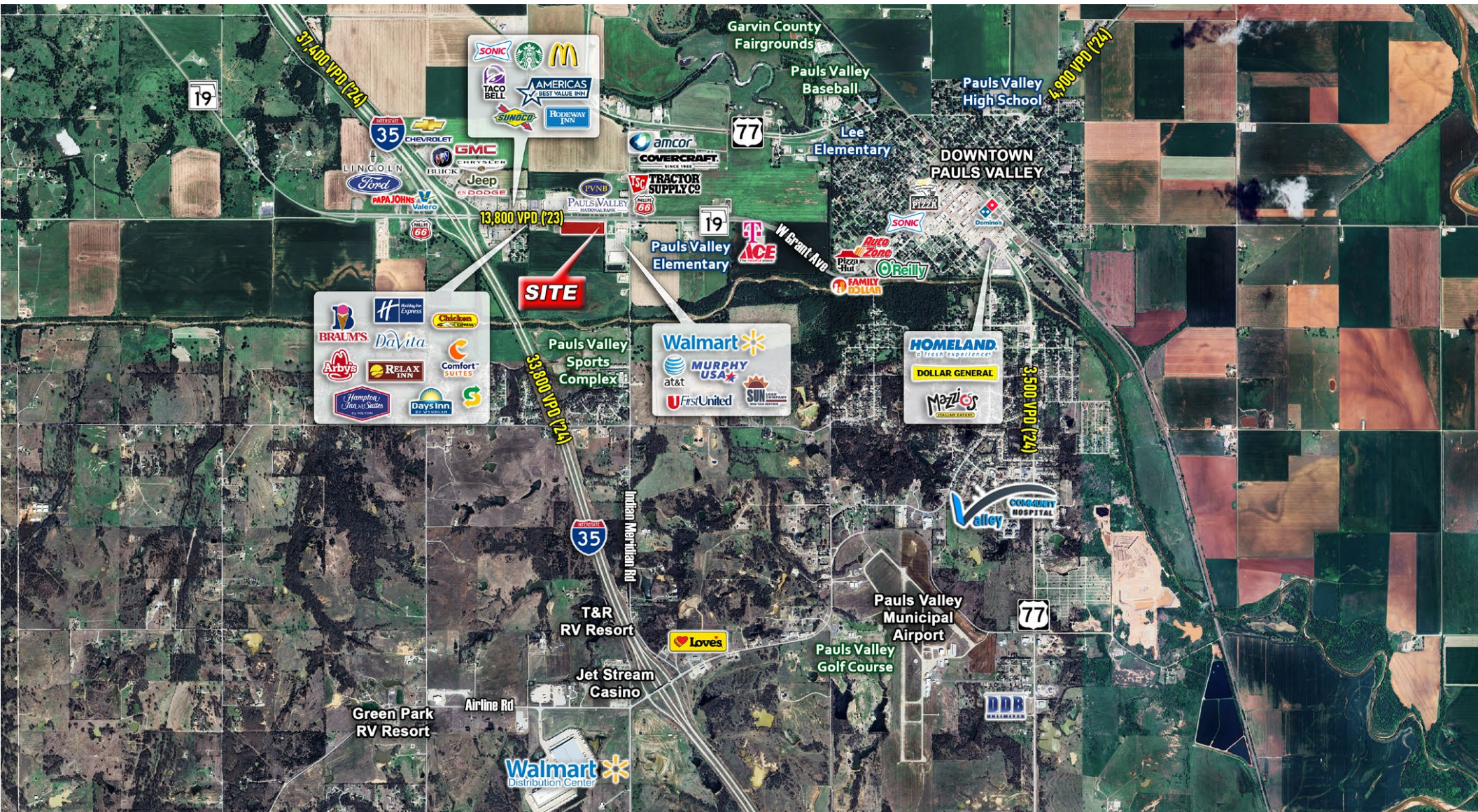
The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

PAD SITES AVAILABLE

2008 W Grant Ave | Pauls Valley, OK 73075



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

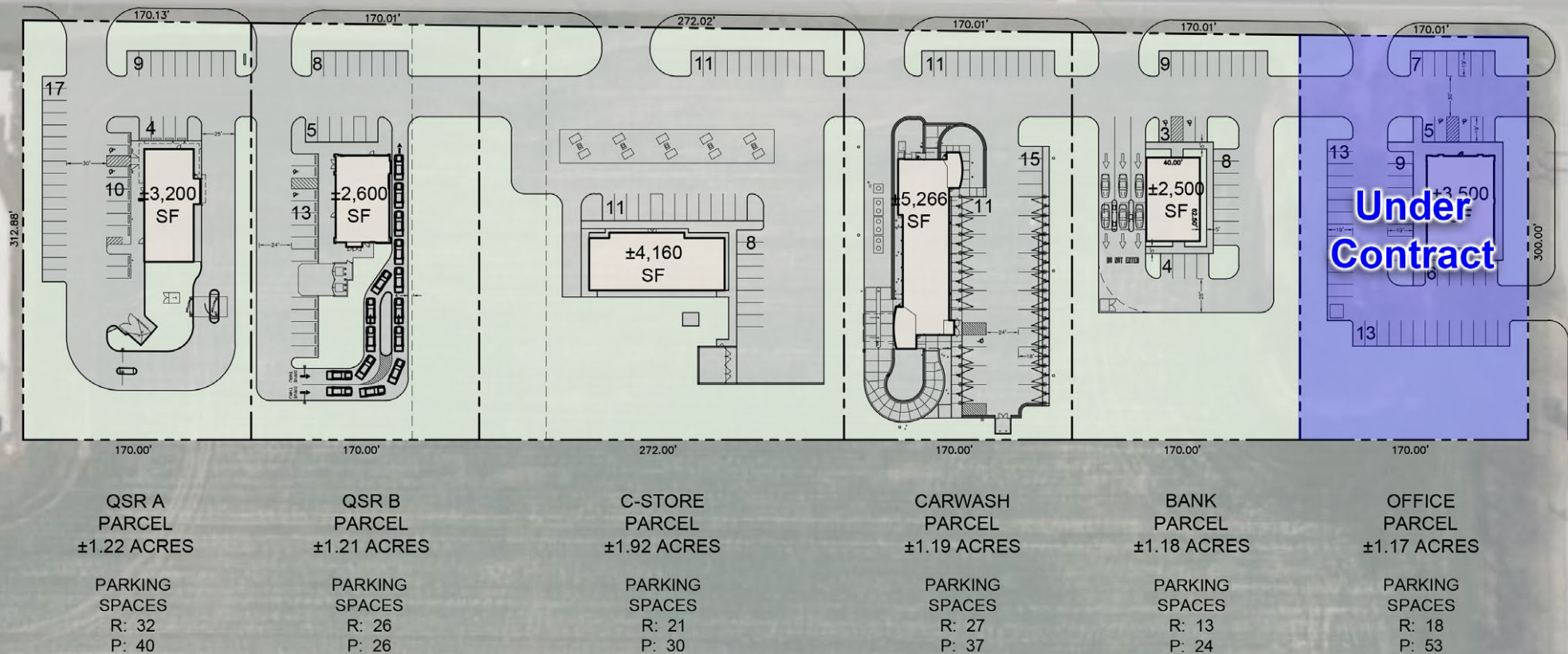
PLAINS

Commercial Real Estate

PAD SITES AVAILABLE

2008 W Grant Ave | Pauls Valley, OK 73075

HIGHWAY 19



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.