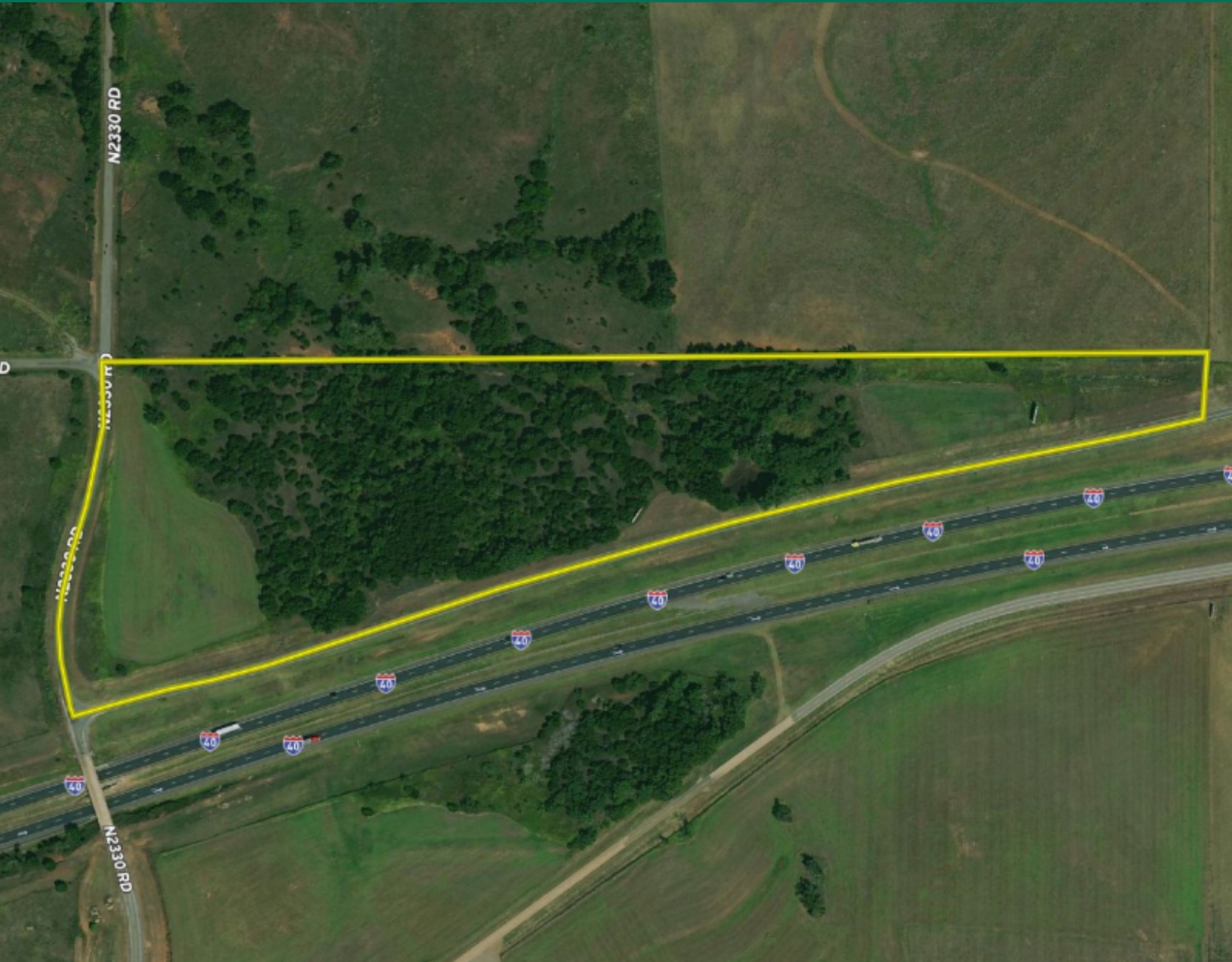


NE CORNER OF ROUTE 66 & N 2330 RD NE CORNER OF ROUTE 66 & N 2330 RD WEATHERFORD, OK 73096



DIRK ERDOES

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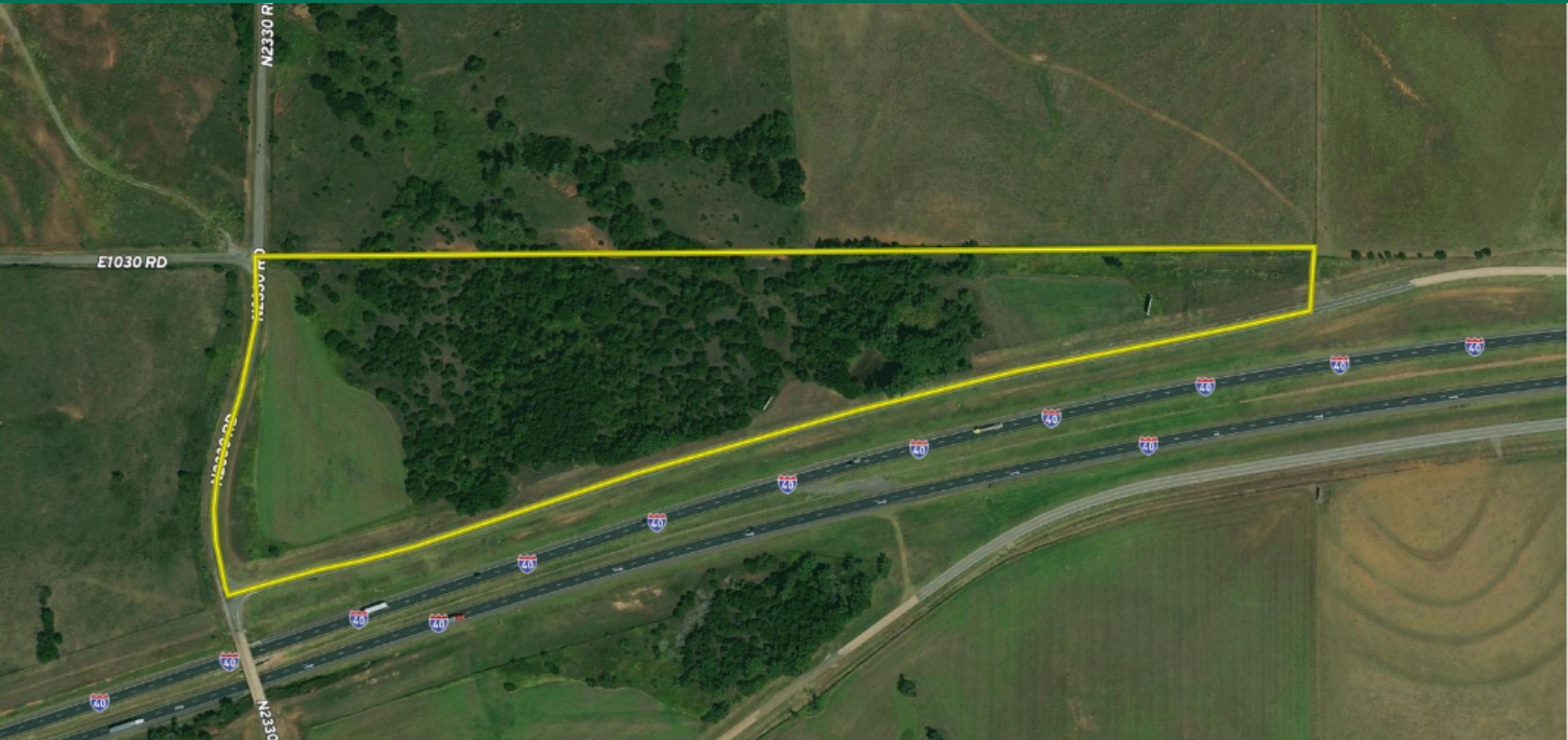
SAM WALTER

Multi-Family Investment Advisor
swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352

Sale Price
\$1,242,000

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PROPERTY DESCRIPTION

A small tract that is at an affordable price bordering the I-40 side road. Land is always a good investment, but land next to the interstate with pavement access is a great investment! Billboards and other advertising opportunities make for excellent income producers. This property already has one billboard producing income that will transfer to the buyer at closing. On top of that, it has building potential for a home or business. The previous owner also cut hay from the 3.5 acres of improved grass on this parcel. Also check out the 10 acres just south of I40!

PROPERTY HIGHLIGHTS

- Investment property
- Billboard income
- Easy access
- Building potential
- Commercial development potential
- Pavement access
- Electricity

OFFERING SUMMARY

Sale Price:	\$1,242,000
Size:	18 Acres

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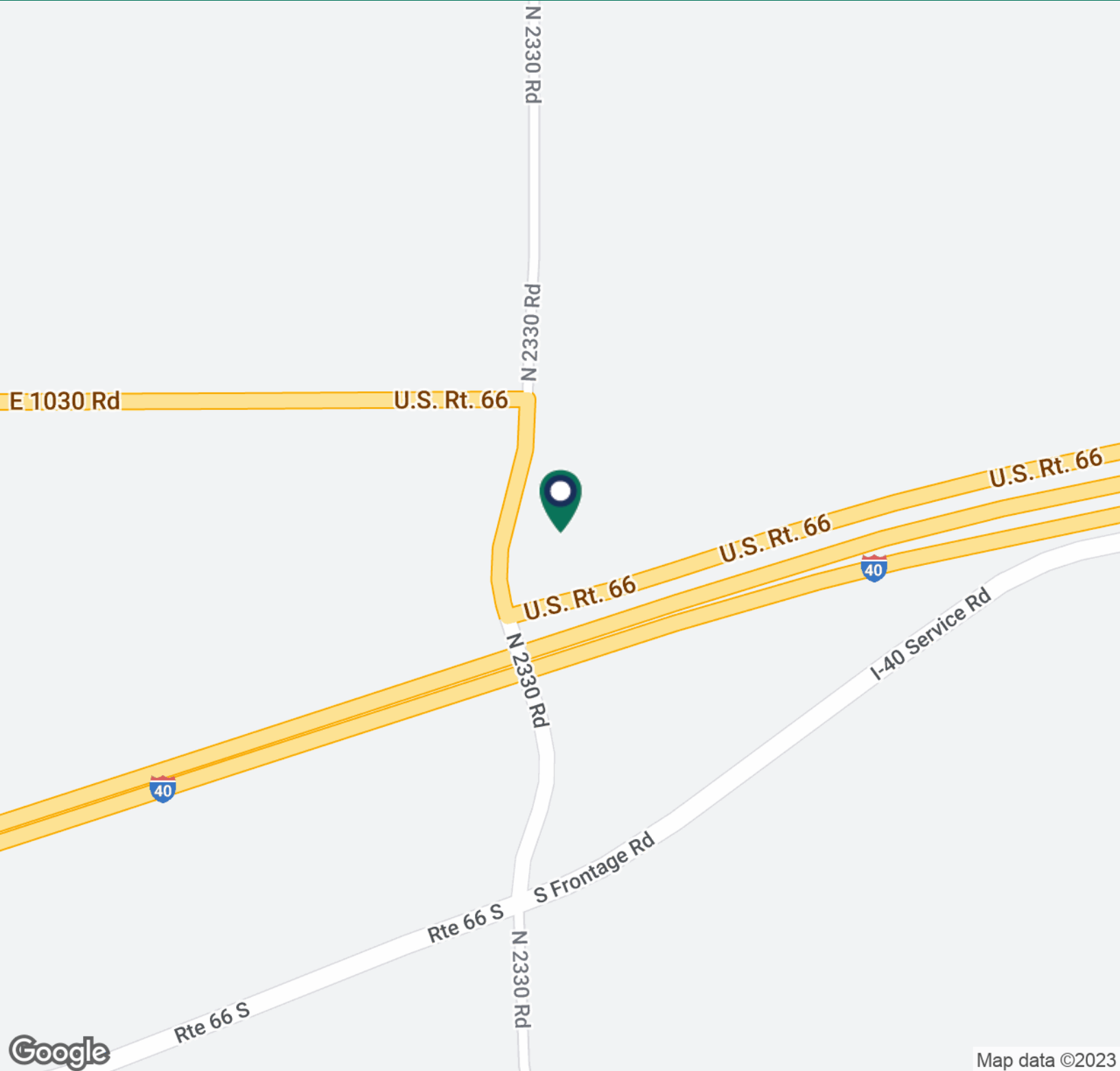
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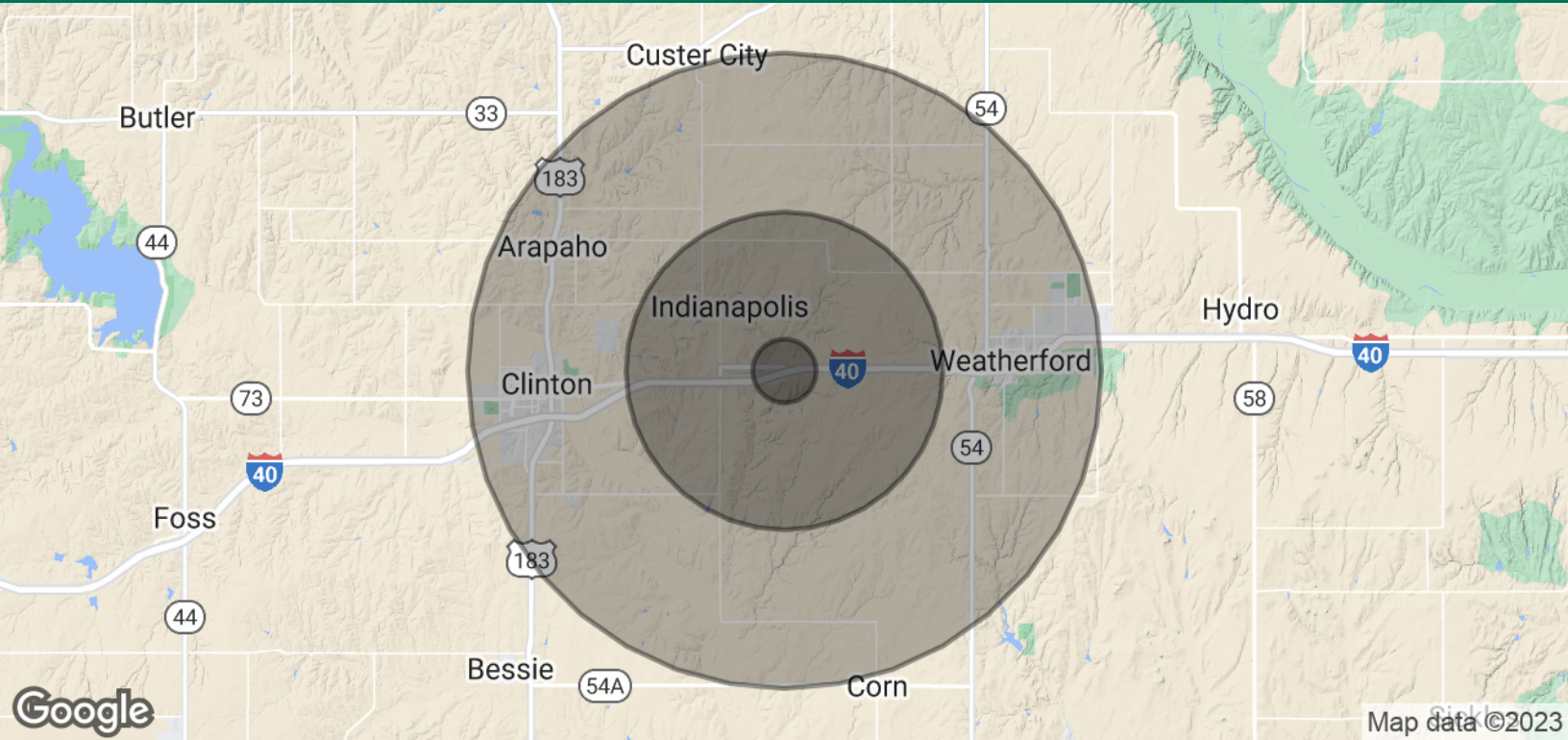
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	77	1,948	23,146
Average Age	40.3	36.5	32.7
Average Age (Male)	36.4	33.9	32.2
Average Age (Female)	39.7	35.8	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	37	927	9,886
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$42,326	\$40,819	\$59,209
Average House Value	\$115,714	\$107,872	\$137,220

* Demographic data derived from 2020 ACS - US Census

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