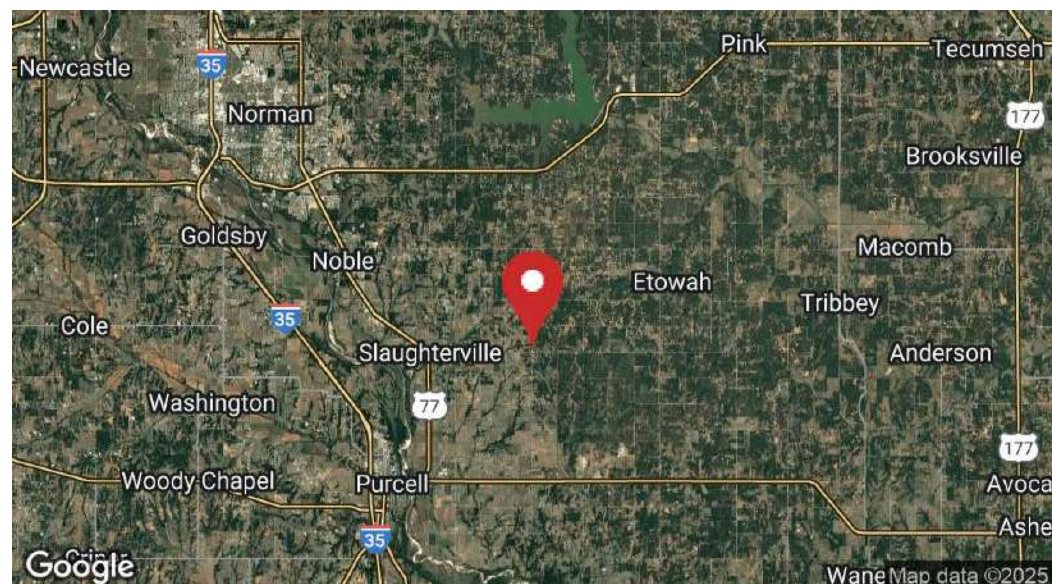




12001 Slaughterville Rd, Lexington, OK 73051



PROPERTY DESCRIPTION

Great opportunity to own a fully operational convenience store and gas station in Lexington! This 1.1-acre hard corner lot includes a 1,248 SF building, all kitchen and convenience store equipment (inventory not included), and two above-ground fuel tanks, one 3,000-gallon diesel and one 9,300-gallon unleaded with three dispensers. A 16x20 portable building provides additional space with a 16x12 kitchen and a 16x8 storage area.

LOCATION DESCRIPTION

Located in the heart of Lexington, this property offers high visibility and easy access, making it ideal for retail investment. Its proximity to Oklahoma City and Norman ensures a steady customer flow, while the vibrant local community and nearby attractions, including Lake Thunderbird State Park and the University of Oklahoma, enhance its appeal.

VIDEO

PROPERTY HIGHLIGHTS

- 1,248 SF building built in 1968 with 2 pumps/tanks and well house
- Prime location in Lexington
- High visibility for retail presence
- Potential for customization and branding

OFFERING SUMMARY

Sale Price:	\$400,000.00 + inventory
Lot Size:	1.1 Acres
Building Size:	1,248 SF

Kendra Streeter
Broker Associate
405.590.7202
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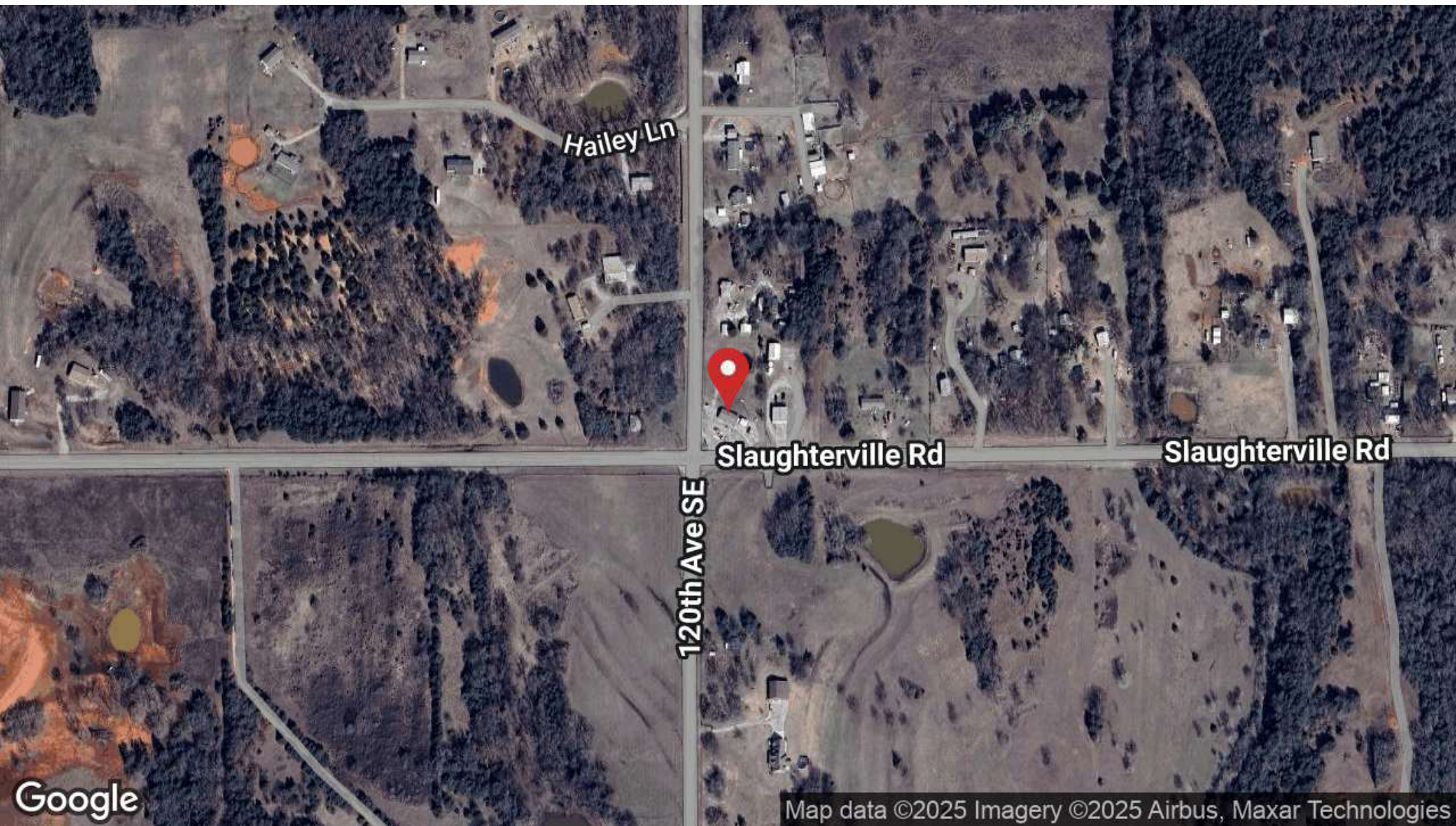
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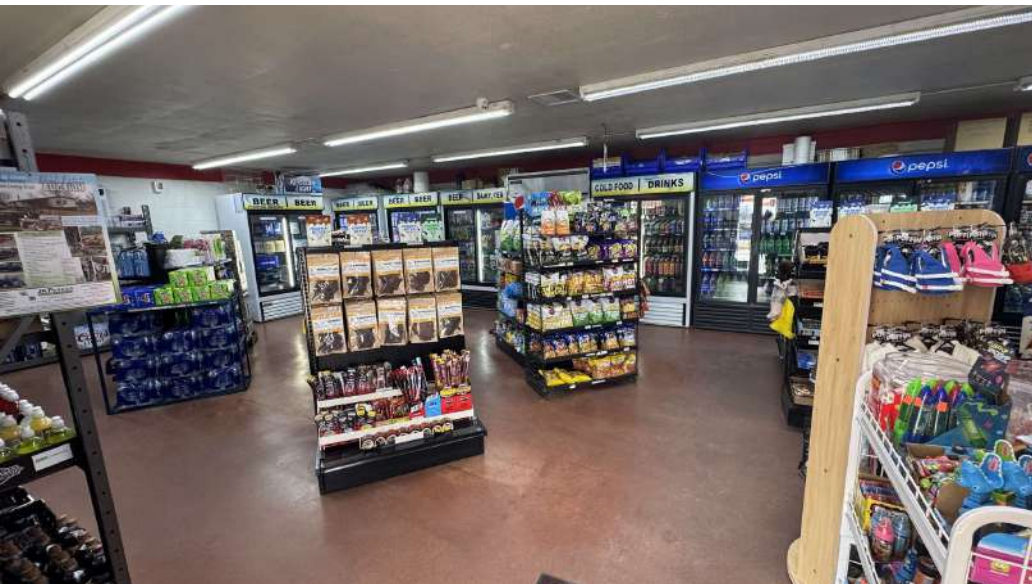


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	48	157
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	50
# of Persons per HH	2.8	3.2	3.1
Average HH Income	\$94,242	\$94,850	\$95,985
Average House Value	\$273,486	\$275,340	\$280,186

Demographics data derived from AlphaMap

