

# The Market at Shott's Farm

1200-1500 E. Eagle Rd.  
Weatherford, OK 73096  
Custer County



## key features

- prime outlots and future development around Walmart
- located along heavily traveled I-40, less than one hour west of Oklahoma City
- new I-40 exit ramp adjacent to property
- five minutes from Southwestern Oklahoma State University (approximately 5,200 students)
- daily traffic counts: 31,400 on I-40 and 11,000 on Washington Avenue

## demographics

	1 mile	3 miles	5 miles
population	3,321	13,150	14,000
households	1,326	5,123	5,447
avg. household income	\$66,658	\$80,421	\$82,268
daytime population	2,831	11,355	11,591

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**outlots available** ±1.02–10.45 ac  
**potential future development** 1,200–22,500 sf



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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

## potential future development shops

UNIT	TENANT	DIMS.	S.F.
A	FUTURE INLINE SHOPS	18.75 x 80	1,500
B	FUTURE INLINE SHOPS	15 x 80	1,200
C	FUTURE INLINE SHOPS	15 x 80	1,200
D	FUTURE INLINE SHOPS	20 x 80	1,600
E	FUTURE INLINE SHOPS	30 x 80	1,600
F	FUTURE INLINE SHOPS	17.5 x 80	1,400
G	FUTURE INLINE SHOPS	40 x 100	4,000
H	FUTURE INLINE SHOPS	50 x 100	5,000
I	FUTURE INLINE SHOPS	50 x 100	5,000

