

Land for Sale

# Land Available for Sale

NE Corner Shamrock Ln & Radio Rd, Durant, OK 74701

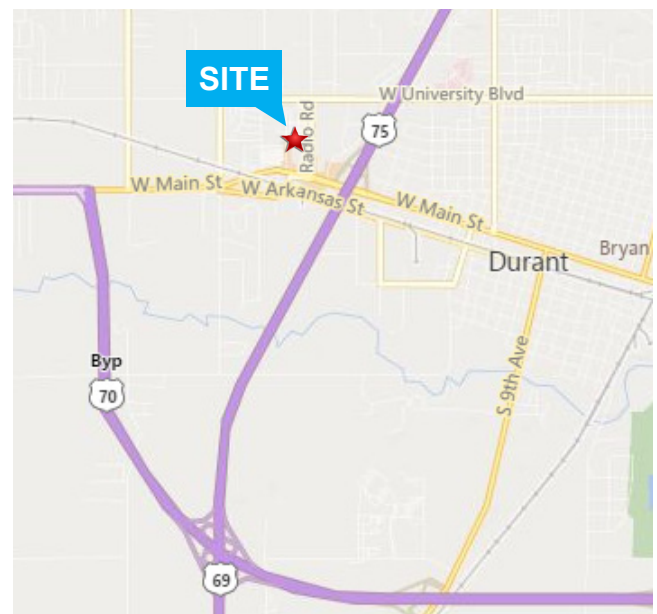
**WIGGIN**  
PROPERTIES, LLC



Positioned between Oklahoma City and Dallas, in a prime retail corridor in one of the fastest growing cities in the country, partnered with ideal lot dimensions, and a vastly growing tourism market, this site is perfectly positioned for retail, office, or service related industries.

## Property Features

- ±1.05 Acres
- Zoned UC (Urban Commercial)
- Close proximity to Main St. and Highway 75
- Easy access to Highway 75 on/off ramps
- Located within minutes to retail shopping, restaurants, and Southeastern Oklahoma State University
- Choctaw Casino located 5 miles south
- All utilities adjacent to the site



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

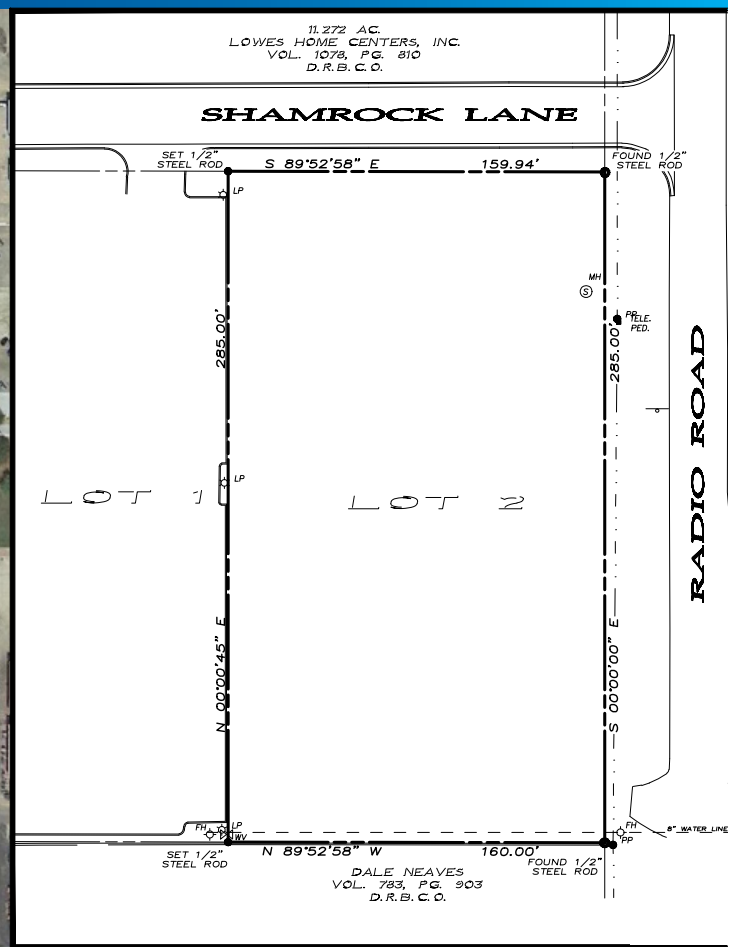
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## Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,618	18,483	27,210
Average HH Income	\$91,380	\$80,000	\$84,775
Owner Occupied Units	727	3,018	5,266
Renter Occupied Units	838	4,180	5,283



## Traffic Counts

Street	Count
Highway 69	30,100 vpd
S Main St/Hwy 70	11,900 vpd

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