

**102 E Missouri Ave.,
Walters, OK 73572**

**RETAIL PROPERTY
FOR SALE**



OFFERING SUMMARY

Sale Price: \$149,000

Lot Size: 0.48 Acres

Building Size: ±2,000 SF

Zoning: Commercial

Price / SF: \$74.50

PROPERTY OVERVIEW

Freestanding ±2,000sf retail building for sale located on the hard corner lot of E Missouri Ave and N Broadway St. This building sits on ±21,000sf with great visibility and signage. This property is suitable for a small café, storefront, or other similar use. Formerly a gas station, the pumps remain but the underground tanks have been removed in compliance with EPA regulations. Building features new HVAC, new floors, and new hot water heater. Surrounding business include Sonic Drive-in, Chisholm Corner Convenience Store, Cotton Electric Co-Op, and Dollar General.

PROPERTY HIGHLIGHTS

- Freestanding retail building on the hard corner lot of E Missouri Ave and N Broadway St
- Formerly a gas station, pumps remain but underground tanks removed in compliance with EPA regulations

MELISSA BUSSE

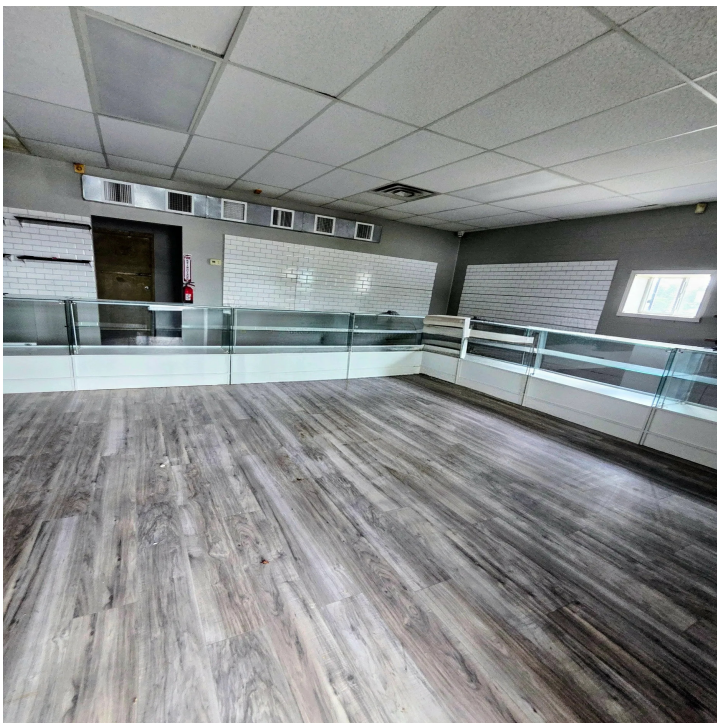
580.353.6100

mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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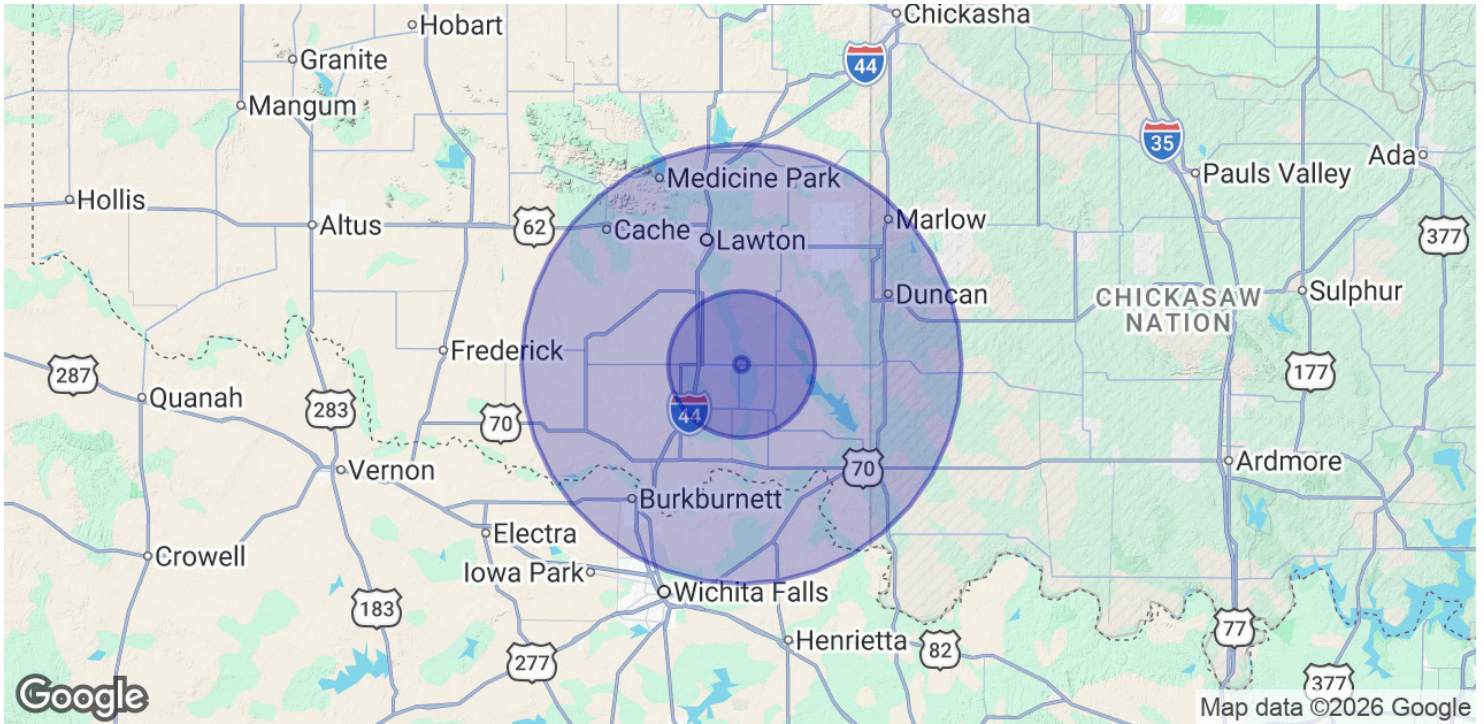
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POPULATION

1 MILE

10 MILES

30 MILES

Total Population	37	3,871	205,583
Average Age	36.7	38.3	35.5
Average Age (Male)	35.6	37.4	34.8
Average Age (Female)	38.8	39.9	36.3

HOUSEHOLDS & INCOME

1 MILE

10 MILES

30 MILES

Total Households	14	1,491	75,916
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$56,919	\$55,141	\$55,023
Average House Value		\$162,299	\$121,263

2020 American Community Survey (ACS)

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