

Marietta Commercial
1103 Memorial Drive
Marietta, OK 73448

\$1,100,000
4.550± Acres
Love County



Marietta Commercial
Marietta, OK / Love County

SUMMARY

Address

1103 Memorial Drive

City, State Zip

Marietta, OK 73448

County

Love County

Type

Commercial, Business Opportunity

Latitude / Longitude

33.9399 / -97.1279

Taxes (Annually)

7126

Acreage

4.550

Price

\$1,100,000



Marietta Commercial
Marietta, OK / Love County

PROPERTY DESCRIPTION

Incredible commercial property currently being operated as a trailer manufacturing business. With over 23,950 of metal shop buildings, commercial property is conveniently located just off of Interstate 35 in Marietta, Oklahoma, which is only an hour and fifteen minutes from DFW.

Location:

- *I-35 - Less than 1/2 mile
- *Thackerville - 11 miles
- *Texas State Line - 15 miles
- *Ardmore - 33 miles
- *Dallas - 95 miles
- *Oklahoma City - 113 miles

Access:

- *Frontage on Memorial Drive / Highway 32 in Marietta, OK

Utilities:

- *Marietta City Water
- *Marietta City Sewer
- *Red River Valley Electric

Improvements:

- *6,500 sf brick Office Building with 8 offices, large conference room, loading dock, overhead doors, storage rooms
- *40' x 140' - Metal Building with concrete slab and 7 overhead doors (5,600 sf)
- *50' x 160' - Metal Building with concrete slab and 8 overhead doors (8,000 sf)
- *50' x 50' - Metal Building with concrete slab and overhead doors (2,500 sf)
- *50' x 100' - Metal Building with concrete slab and large overhead door (5,000 sf)
- *30' x 95' - Metal Shed Building with concrete slab (2,850 sf)
- *6,500 sf of paved parking
- *123,000 sf of gravel laydown yard
- *Chainlink perimeter fence with automatic entry gate

Equipment:

- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

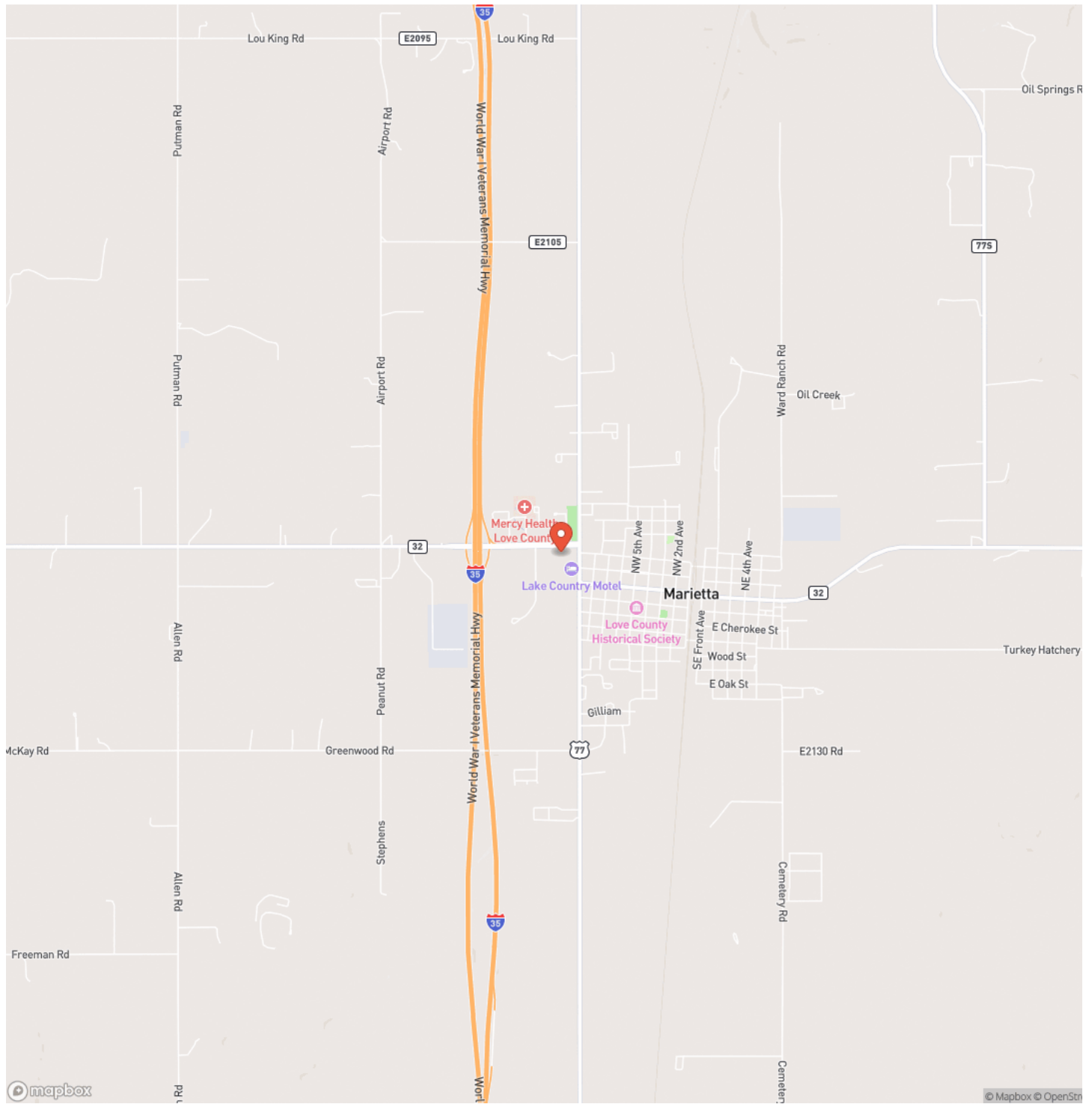
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



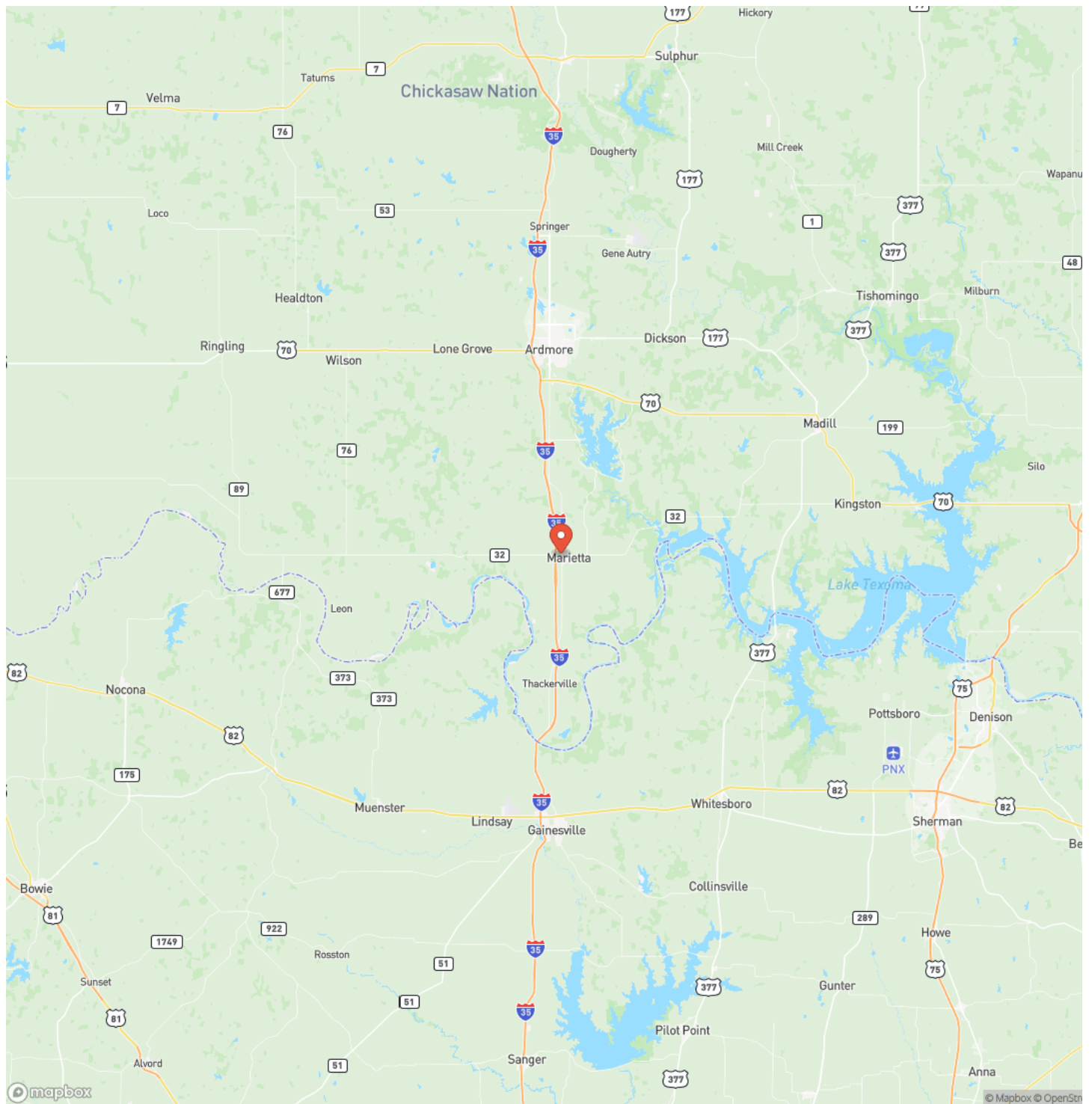
Marietta Commercial
Marietta, OK / Love County



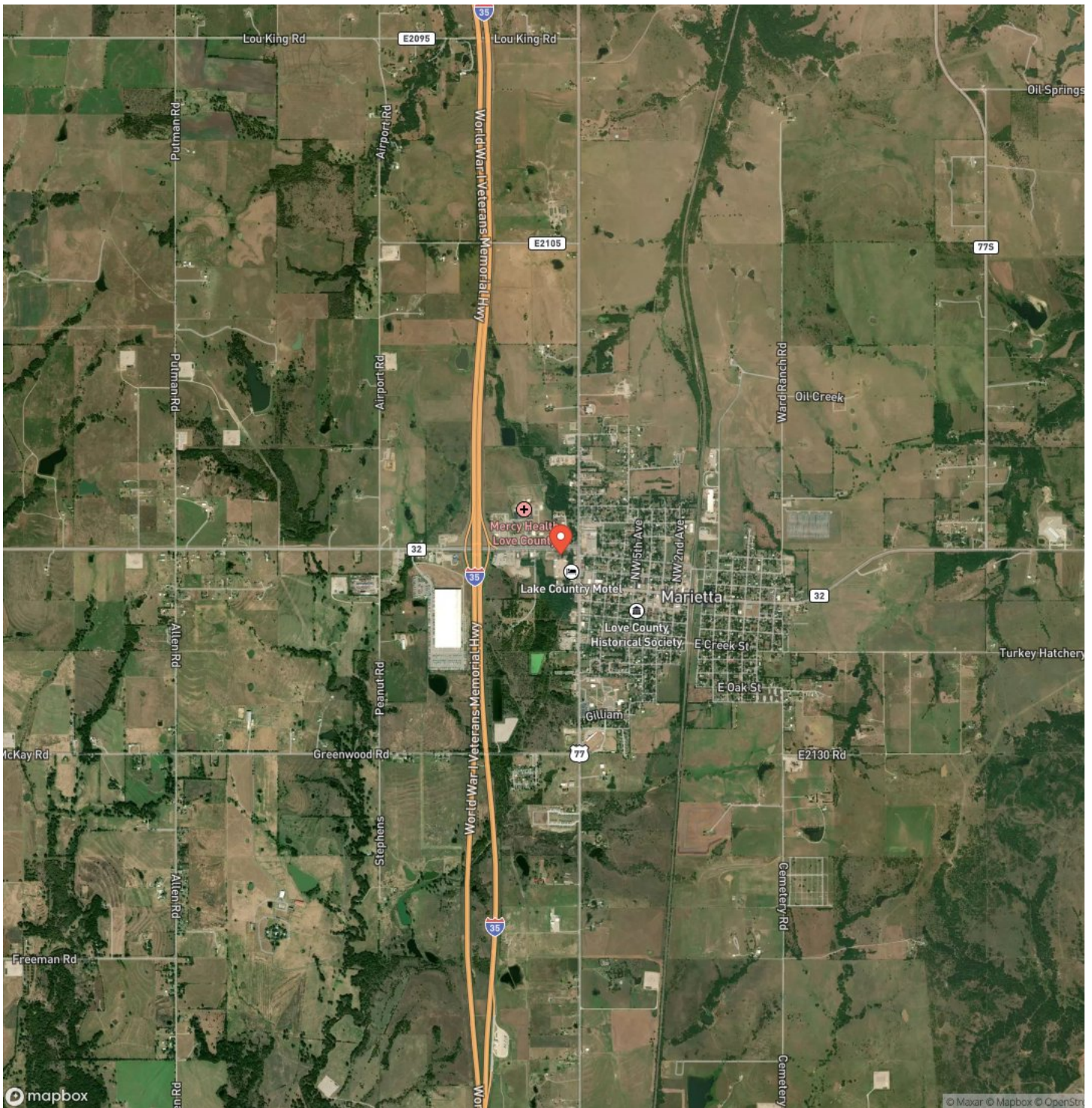
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

