



Sales Price: \$810,000

2351 Weedn Boulevard

Purcell, Oklahoma 73080

PROPERTY HIGHLIGHTS

- **13.25 Acres MOL**
- Zoned: C-3 (General Commercial District)
- Frontage on Both Highway 77 & 9th Street
- Water & Sewer to Site

LOCATION HIGHLIGHTS

- Next to I-35 Entrance Ramps
- Located just South of Highway 77 & Highway 74 Intersection
- Near Holiday Inn Express, Ace Hardware, Walmart & EconoLodge

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EXECUTIVE SUMMARY

We are offering for sale a premium retail site with frontage on 3 major arterial roadways in Purcell, Oklahoma. Purcell is 35 miles south of Oklahoma City on Interstate 35. The population of Purcell is 6,936 with an annual increase in population of about 1.2%. Purcell is the County Seat of McClain County.

This property is located one-half mile east of Interstate 35 at exit 91. This exit accesses many national retailers including Wal-Mart, Ace Hardware, Braum's, Wendy's, Conoco, Holiday Inn, and Econolodge.

The property has frontage on Highway 74, Highway 77, and 9th Avenue. The highest and best uses for this property are hotels and restaurants, big box retailers, automotive and boat and RV sales, and grocery and retail strip centers. There is municipal water and sanitary sewer to this site. The site slopes gently west to east.

Purcell, Oklahoma, is a mid size community in central Oklahoma, and its residents mostly work for employers in Oklahoma City and Norman, including Tinker Air Force base, the University of Oklahoma, and York Industries. Purcell offers a low cost of living, easy access to employment with a small-town environment.

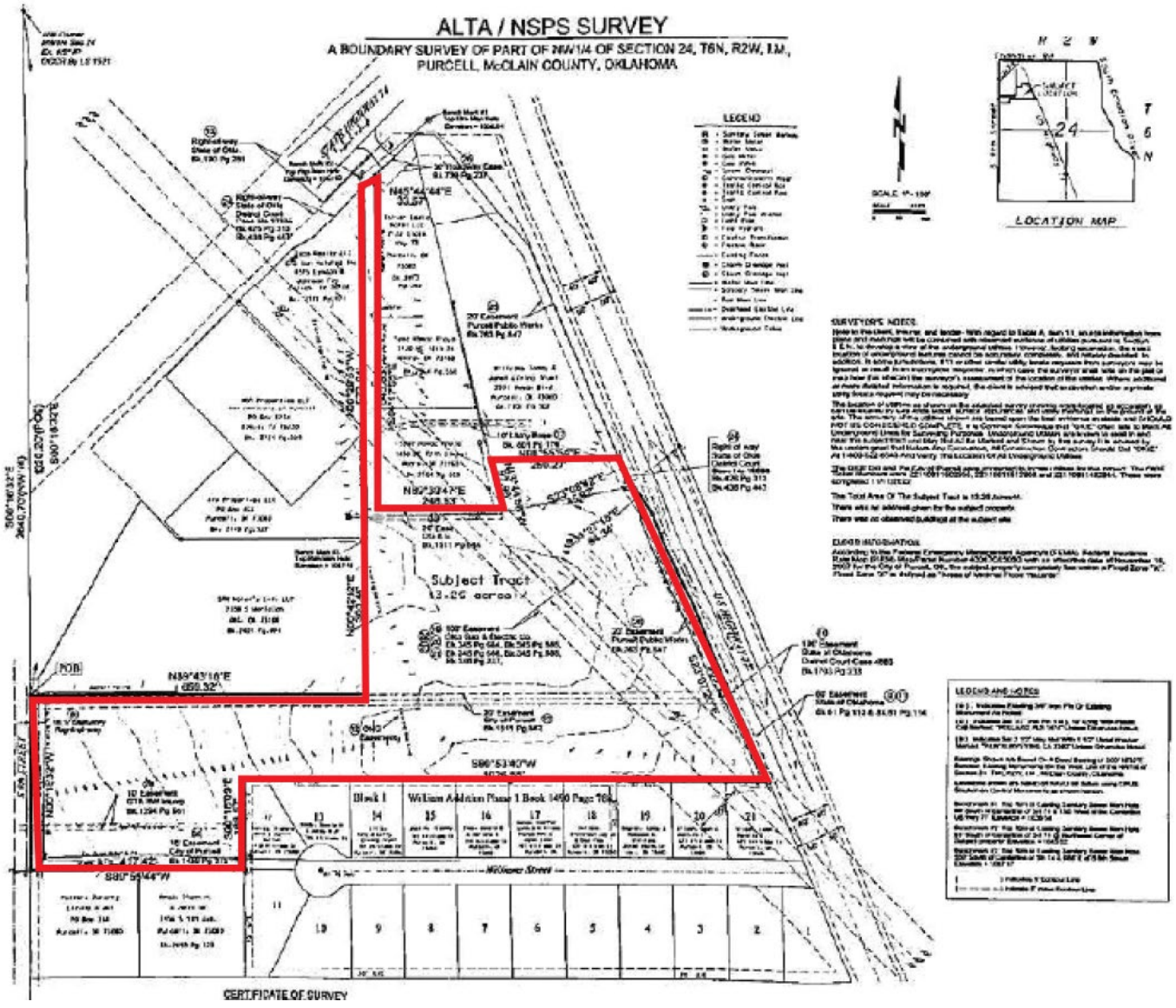
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Population	1 Mile: 774	3 Miles: 6,711	5 Miles: 11,201
Average Household Income	1 Mile: \$88,592	3 Miles: \$83,120	5 Miles: \$85,655
Total Households	1 Mile: 337	3 Miles: 2,466	5 Miles: 4,241

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