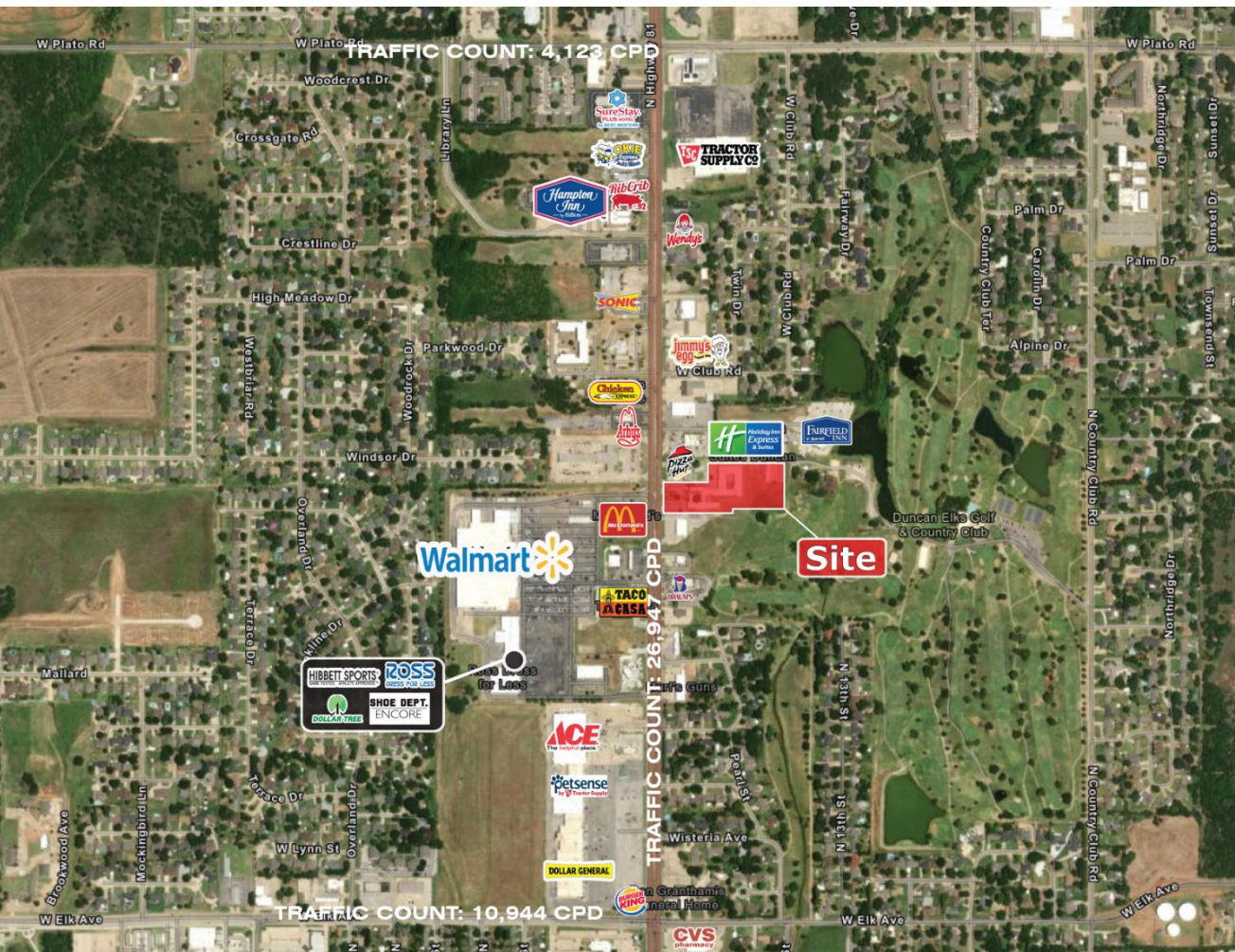


1904 US-81
DUNCAN, OK 73533

Retail Hospitality / Medical Land For Sale

5.36 Total Acres MOL=\$2,200,000 (\$9.42/SF)



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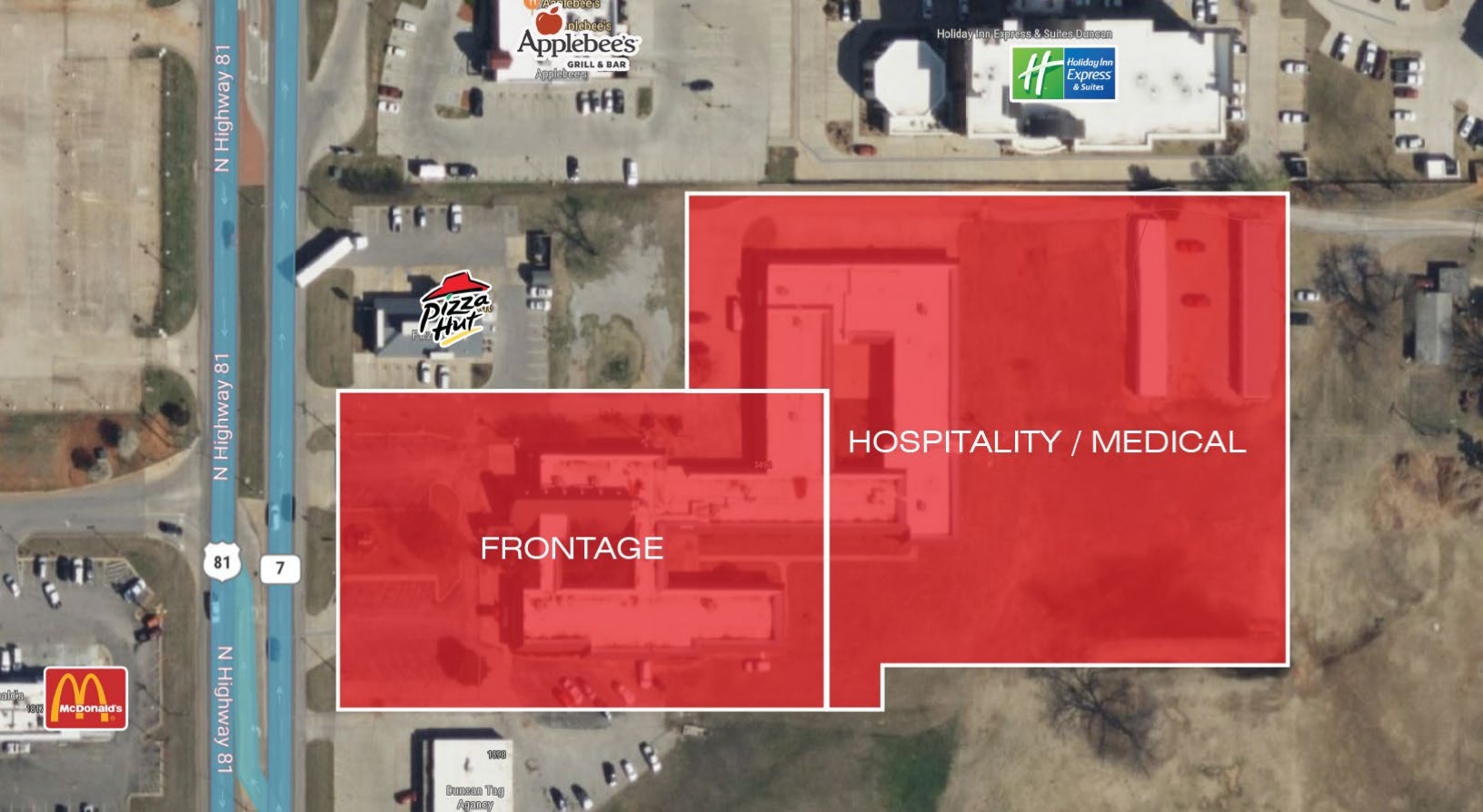
COMMERCIAL
REAL ESTATE

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DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM



- Seller Willing to Subdivide
- Parcel Sizes are not set in Stone
- Building to be Removed
- Right Off US Highway 81
- Across from Walmart & Other Retailers & Hotels

DEMOGRAPHICS

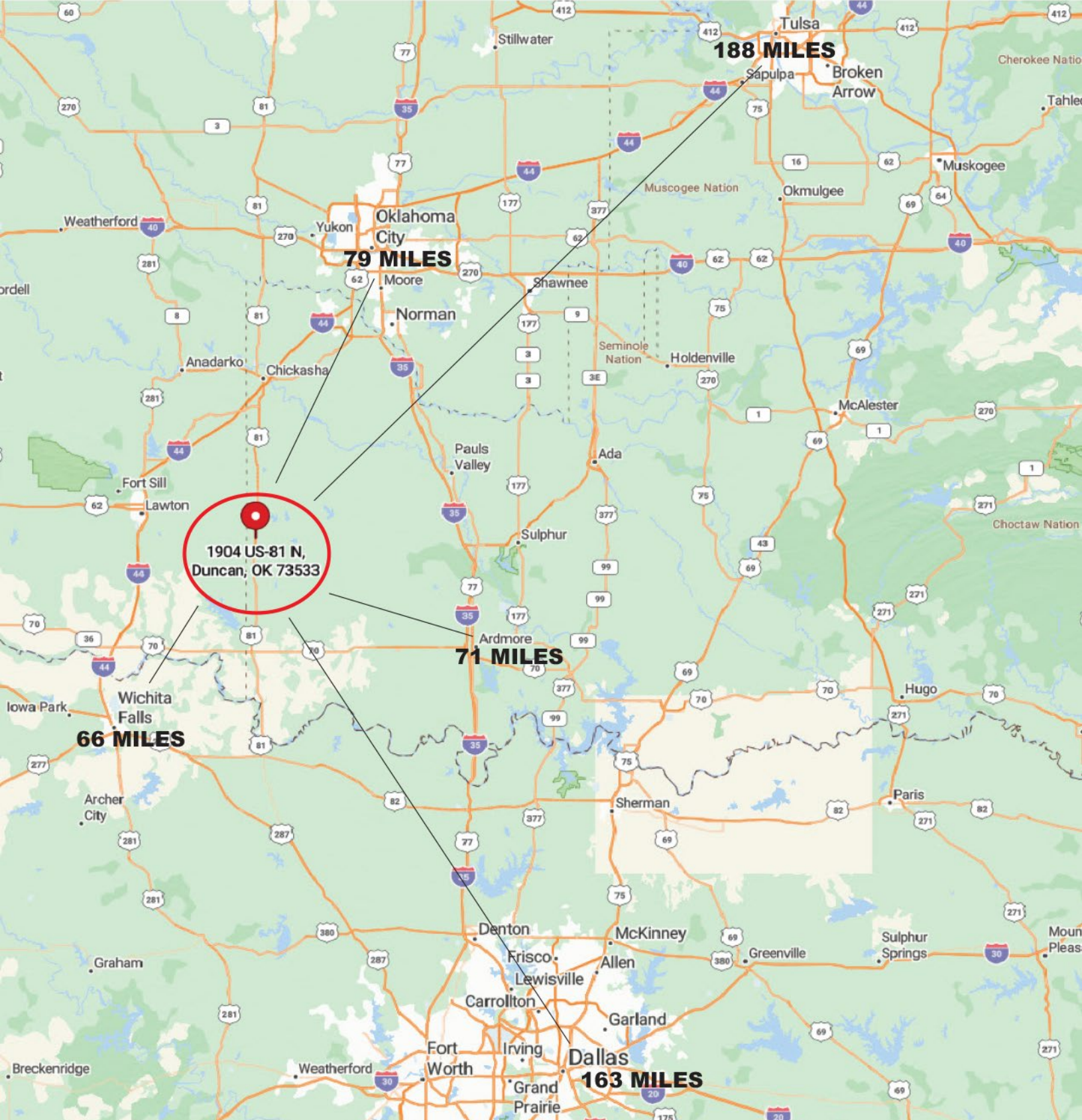
	1 MILE	3 MILE	5 MILE
POPULATION	5,435	22,884	25,983
AVERAGE HOUSEHOLD INCOME	\$88,387	\$67,733	\$68,622
TOTAL HOUSEHOLDS	2,346	9,361	10,582

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