

SE CORNER OF I40 & N 2330 RD

SE CORNER OF I40 & N2330 RD, WEATHERFORD, OK 73096



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Sale Price
\$690,000

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PROPERTY DESCRIPTION

A small tract that is at an affordable price bordering the I-40 side road. Land is always a good investment, but land next to the interstate with pavement access is a great investment! Billboards and other advertising opportunities make for excellent income producers. This property already has one billboard producing income that will transfer to the buyer at closing. On top of that, it has building potential for a home or business. The previous owner also cut hay from the 3.5 acres of improved grass on this parcel. Also check out the 18 acres just north of I40!

PROPERTY HIGHLIGHTS

- Investment property
- Billboard income
- Easy access
- Building potential
- Commercial development potential
- Pavement access
- Electricity

OFFERING SUMMARY

Sale Price:	\$690,000
Lot Size:	10 Acres

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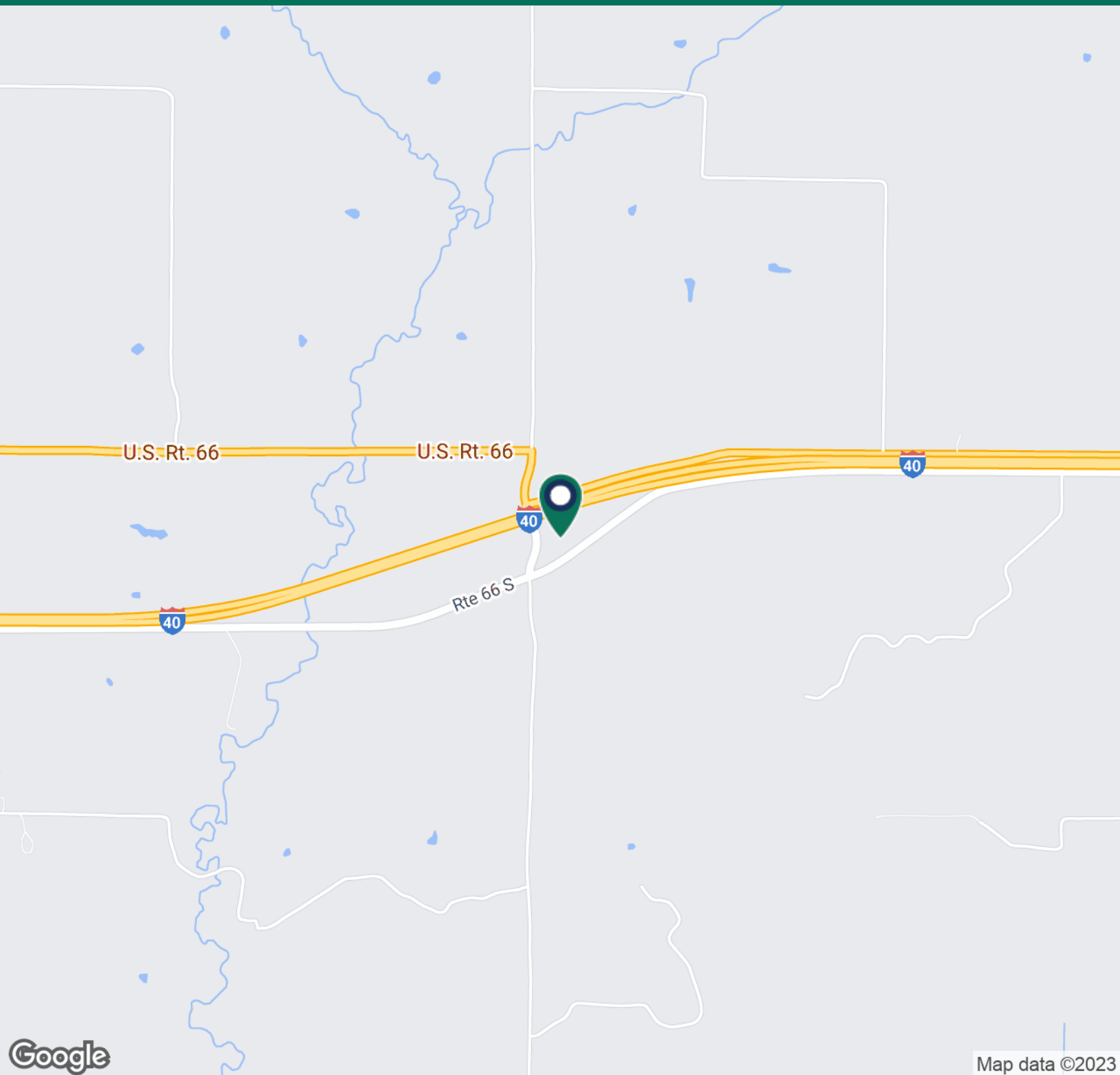
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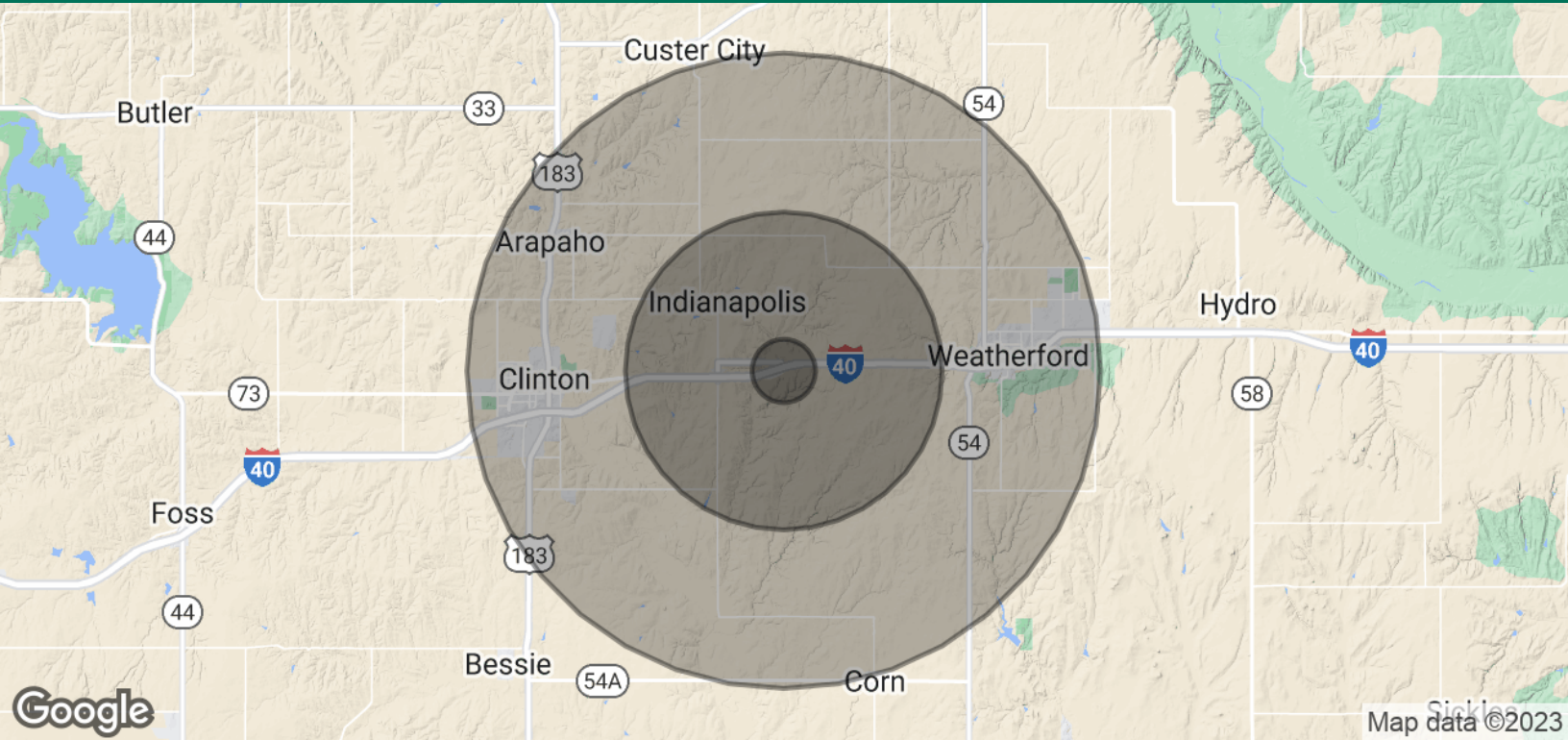
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	72	1,982	23,231
Average Age	39.9	35.5	32.8
Average Age (Male)	35.5	33.1	32.3
Average Age (Female)	40.0	34.8	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	33	923	9,921
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$43,629	\$41,063	\$59,309
Average House Value	\$157,862	\$116,048	\$137,747

* Demographic data derived from 2020 ACS - US Census

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