

FOR SALE/LEASE

Parcel ID: 0000-12-03N-01W-0-901-00
Pauls Valley, OK 73075



JohnsonCommercialGroup.com



Offering Summary

Size: 1.83 Acres

Traffic Count: 35,570

Zoning: C-5

For Sale or Lease:

Call for Pricing

Property Overview

Prime 1.83-acre commercial lot with C-5 zoning and excellent visibility along I-35. Positioned on the service road between Starbucks and McDonald's, this site is surrounded by restaurants, a truck stop, and auto dealerships. Seller-approved plans for a restaurant building are included. One of the few remaining available sites in this high-demand area.

The full parcel can be leased or split to fit tenant needs. Available for sale or ground lease. Call broker for pricing.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

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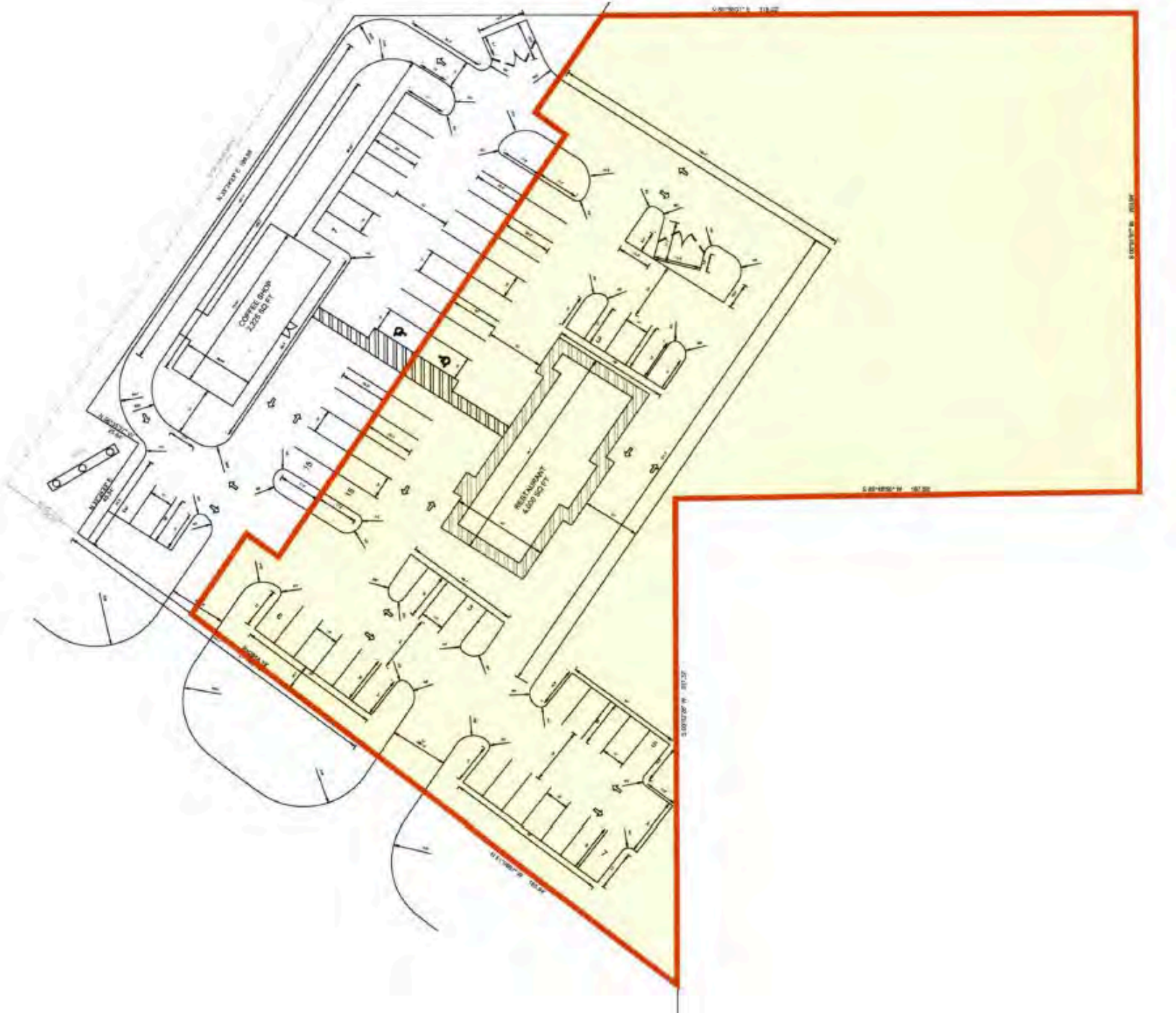
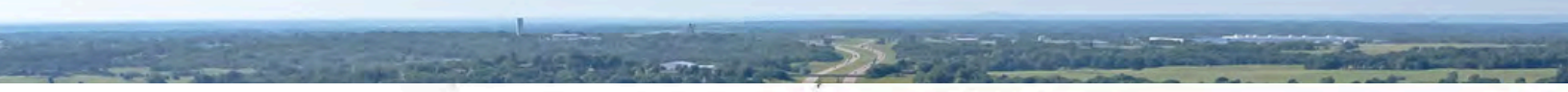


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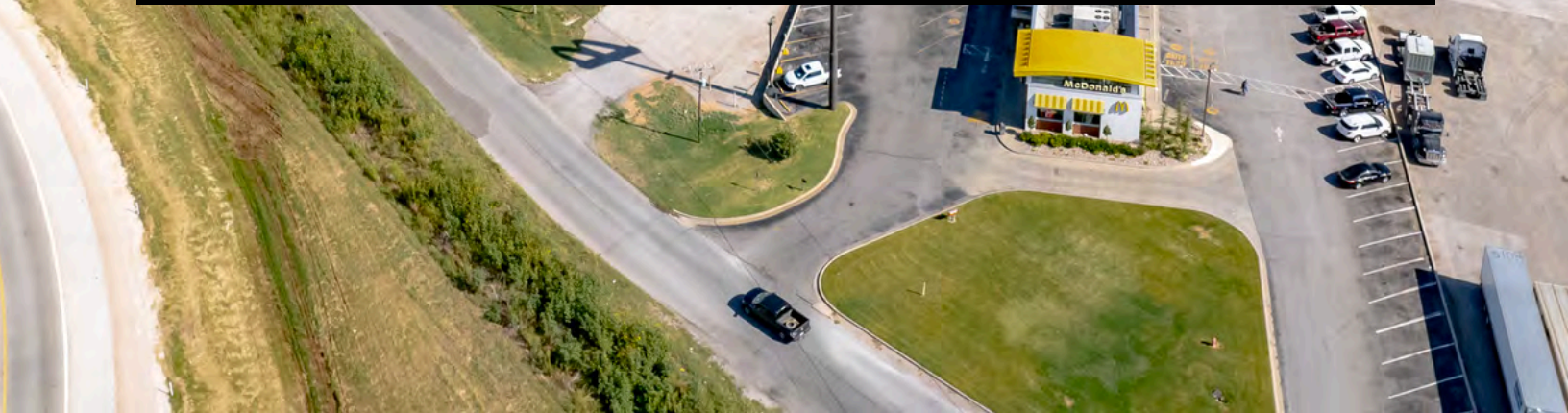
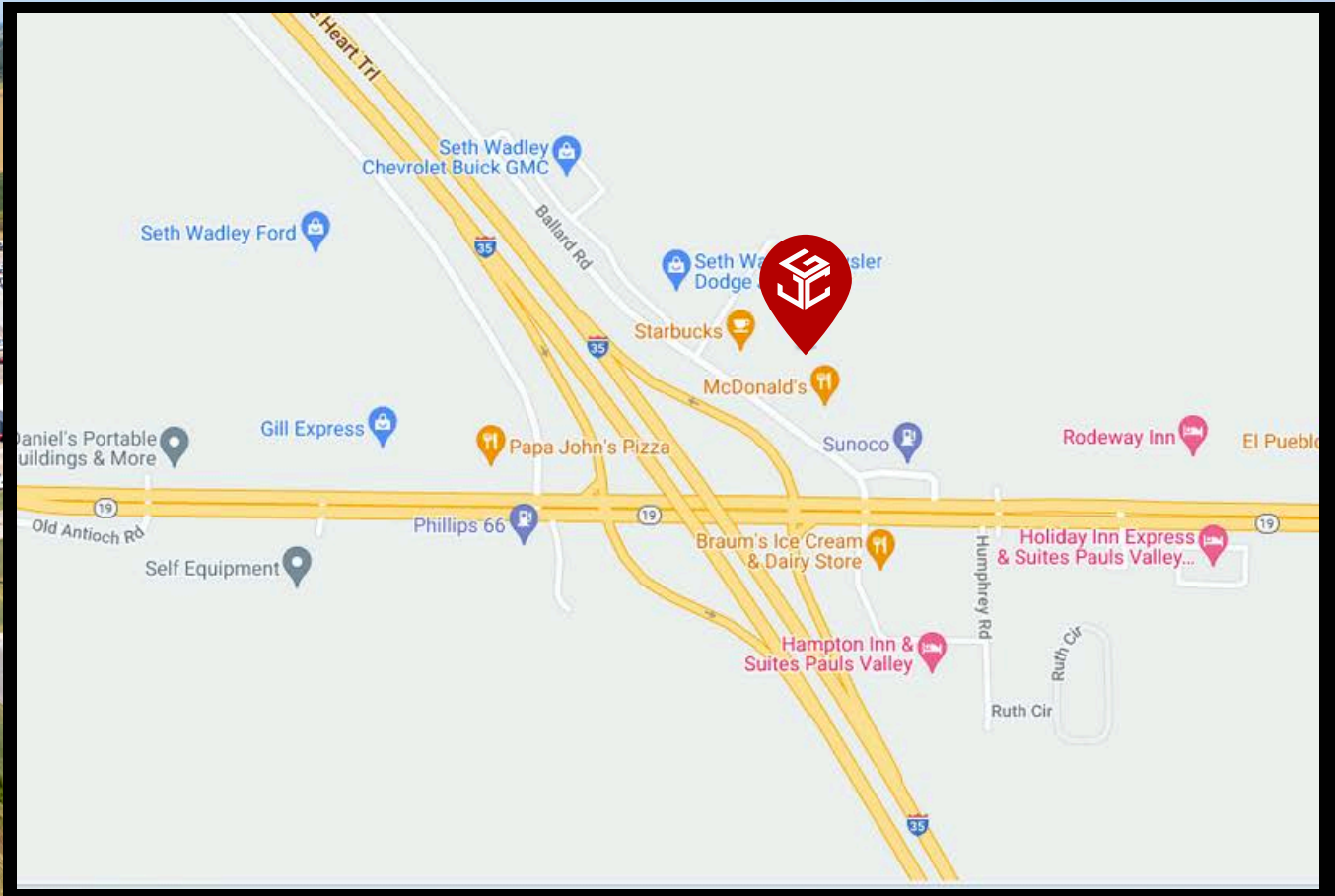
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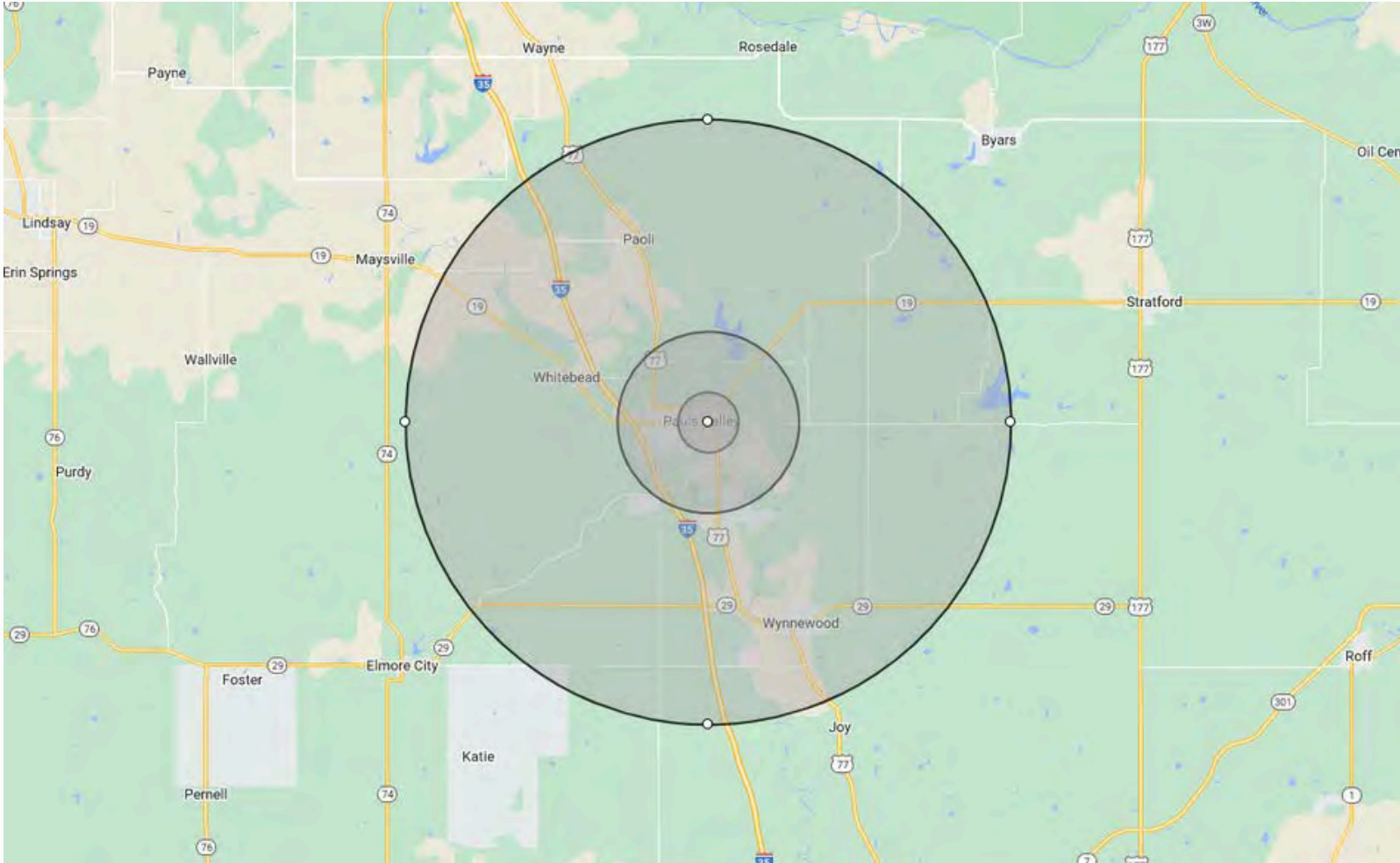
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Demographics	1 MILE	3 MILE	10 MILE
Population	166	6,209	14,415
Average Age	36	38	39
Employment	1,248	4,576	7,643
Households	65	2,558	5,856
Ave. Household Income	\$67,431	\$59,680	\$66,345
Median Household Value	\$147,368	\$120,794	\$136,001

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