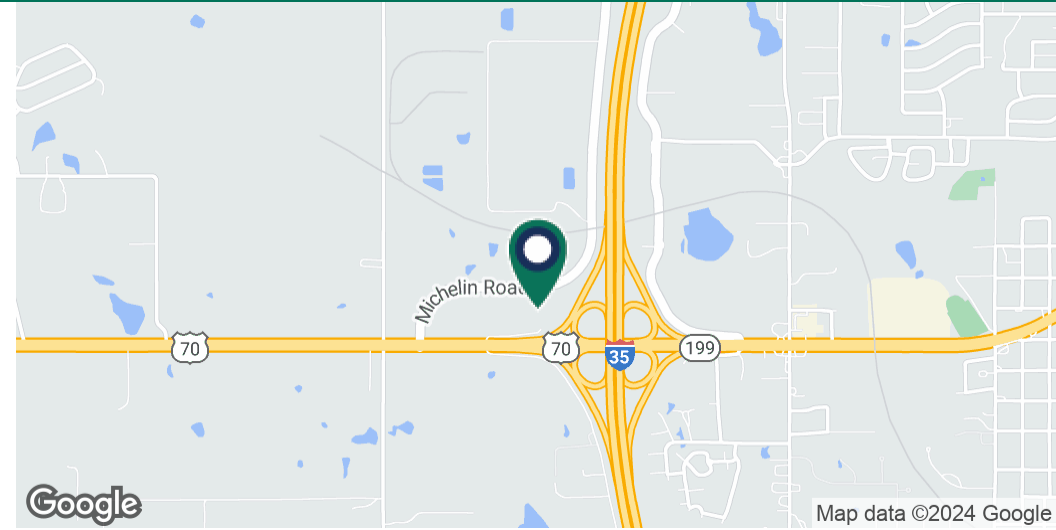
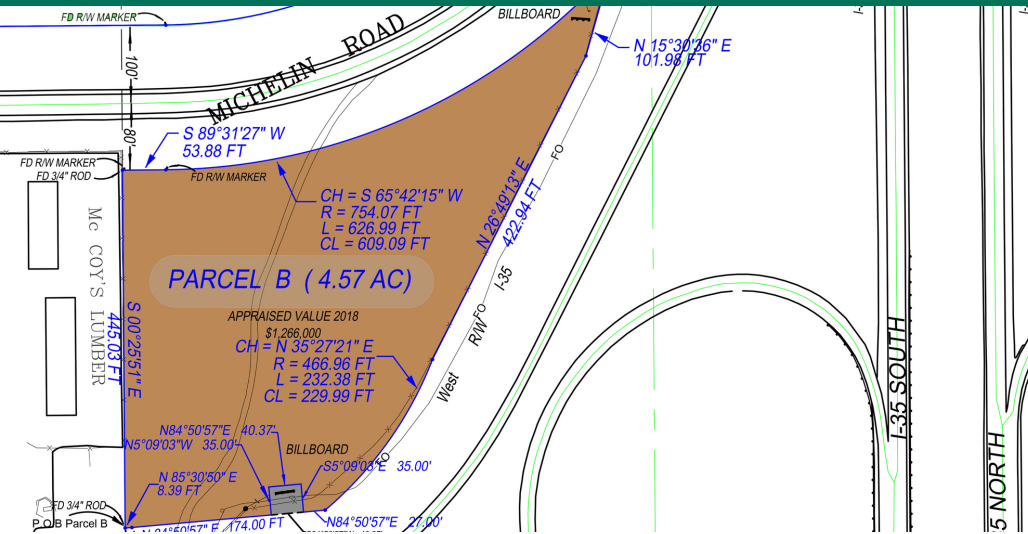


SULLIVAN INDUSTRIAL PARK

MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401



PROPERTY DESCRIPTION

Strategically nestled between Dallas and Oklahoma City, Ardmore, Oklahoma, is positioned to become the premier destination for manufacturing and production. With its advantageous location along the bustling Interstate 35, the city acts as a pivotal hub for goods and services. Situated at the northwest corner of Highway 70 (Broadway) and Michelin Drive, with direct access and visibility to Interstate 35, this site offers optimal exposure and distribution logistics. The trade area features a strong workforce solidifying its status as a thriving community. Ardmore's distinctive blend of historical charm and robust growth makes it dynamic destination, ideal for the next top-notch service or manufacturing facility.

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	4.57 Acres
Build to Suit:	Negotiable

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

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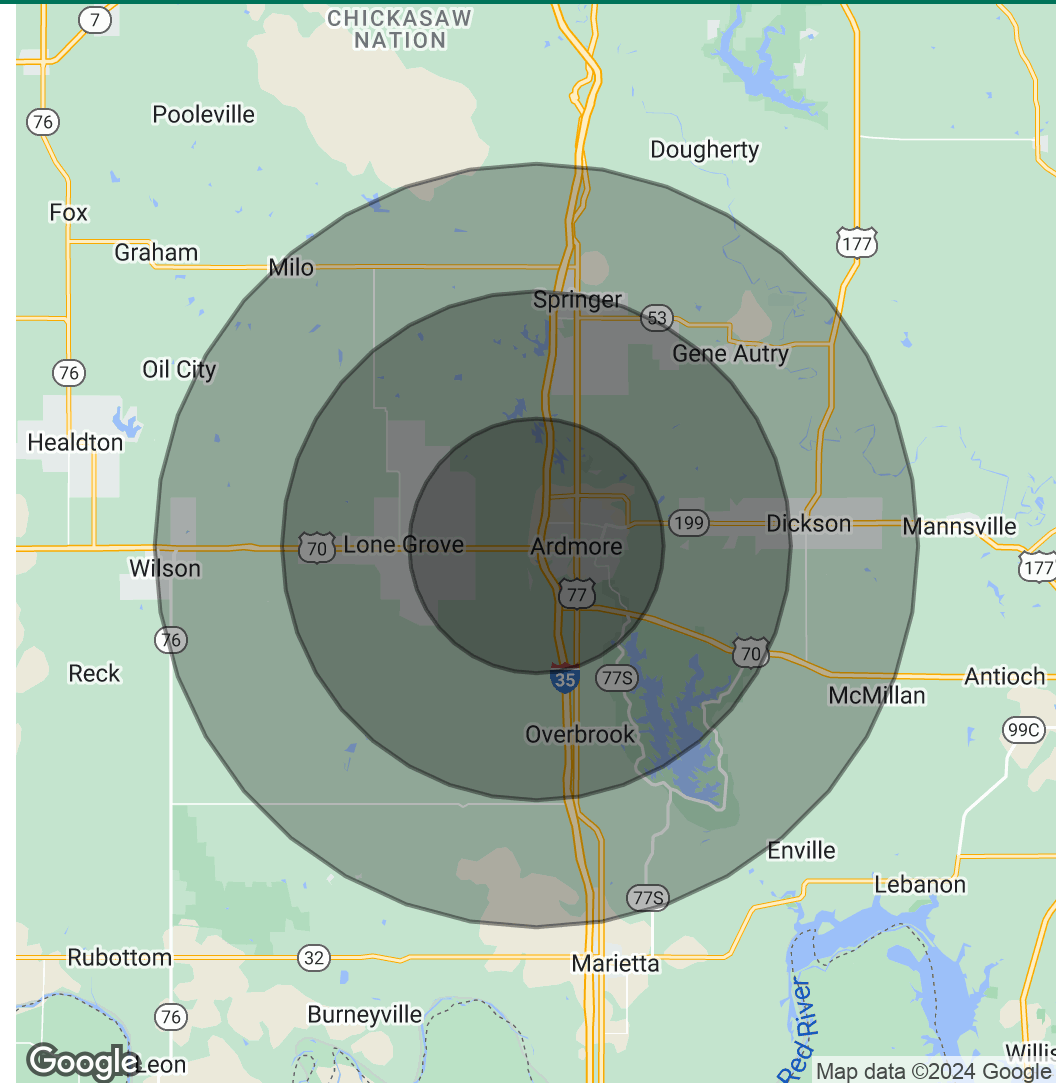
MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	26,671	37,147	44,782
Average Age	38.2	38.2	38.1
Average Age (Male)	36.0	36.3	36.4
Average Age (Female)	39.8	39.9	39.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	11,929	16,501	19,813
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$56,465	\$58,586	\$58,250
Average House Value	\$129,503	\$135,539	\$135,089

* Demographic data derived from 2020 ACS - US Census

03122024



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