

## 3106 UNIVERSITY BLVD

3106 UNIVERSITY BLVD, DURANT, OK 74701

### 3106 University Blvd, Durant, OK

1.47 Acres | 64,033 SF MOL | 163' X 390'



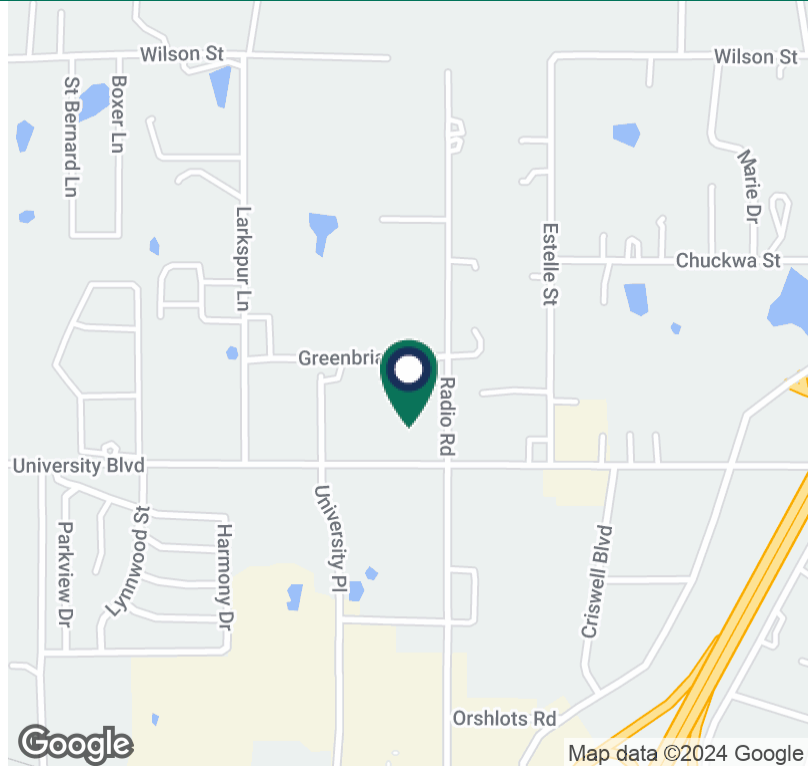
**BRANDY RUNDEL**  
retail leasing associate  
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O: 405.990.5337 C: 405.990.5337

**Sale Price**  
Subject To Offer

**Lease Rate**  
\$75,000.00 - 85,000.00 per year (Ground)

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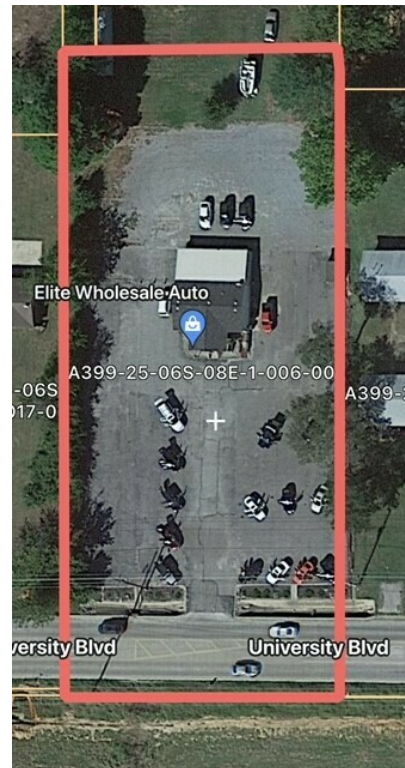


### PROPERTY DESCRIPTION

Experience an unparalleled ground lease opportunity amidst the vibrant community of Durant, Oklahoma. Situated just off Highway 69/75 corridor on University Drive and neighboring the esteemed Lowe's Home Improvement, this prime location captures the essence of Durant's thriving retail corridor and rich historical allure.

Recently acclaimed as the fastest-growing rural city in Oklahoma, Durant invites exploration with its picturesque landscapes and robust economic landscape. Fondly dubbed the "City of Magnolias," Durant serves as the gateway to Lake Texoma, a breathtaking natural wonder that annually attracts over 8 million visitors seeking recreational adventures and serene vistas. Delve into the city's diverse attractions, from the excitement of the Choctaw Casino Resort to the cultural festivities of the Magnolia Festival and the historical intrigue of Fort Washita.

Fueling Durant's economic dynamism are institutions like Southeastern Oklahoma State University, boasting an enrollment of approximately 5,400 students, and the Choctaw Nation of Oklahoma, a major employer with a workforce exceeding 6,000. Additionally, Durant's economic backbone is fortified by key players such as Big Lots with its expansive 1.2 million square foot distribution center, the headquarters of First United Bank (the nation's largest privately held bank), as well as Alliance Health and CMC Steel.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,741	17,999	24,808
Average Age	37.9	33.3	34.3
Average Age (Male)	36.2	32.0	33.1
Average Age (Female)	39.6	35.2	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,163	7,462	10,152
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,310	\$55,322	\$57,426
Average House Value	\$138,983	\$130,955	\$136,727

\* Demographic data derived from 2020 ACS - US Census

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