

# SPORTS PROPERTY FOR LEASE - DURANT, OK

724 W Texas St, Durant, OK 74701



## SPECIAL PURPOSE SPACE NOW AVAILABLE

**Available SF:** Gym-1st Floor- 10,000 SF  
Mezzanine-2nd floor - 2,000 SF

**Lease Rate:** Negotiable

**Building Size:** 12,000 SF (MOL)

**Ceiling Height:** 25.0 FT

**Cross Streets:** W Texas St & S 9th

## PROPERTY OVERVIEW

Perfect Sports Venue for Batting Cages, Basketball, Karate, Gymnastics or a Dance Studio. Gym being offered for either warehouse space, gymnastics or a dance studio 10,000 SF (MOL). Downstairs inclusive of concession stand & restrooms and approximately 2,000 SF Upstairs (MOL) that would work great for ballet studio.

Located in one of the fastest growing communities in Southern Oklahoma this Versatile Mixed Use Building is situated within the Arts District (NEC of 9th Street & West Texas Blvd) in Durant, OK. Choctaw Casino Resort is approximately three (3) miles South of this property and Lake Texoma is only a short ten (10) minute drive West. The Gymnasium is adjacent Monterey Art Studios, Wedding Chapel, and Event Center. Ample parking with multiple green space parcels that can be reserved as needed.

- 25' Ceiling Height
- Double Door Front Access
- Concession w/ Commercial Grill
- Large Public Restrooms
- Plenty of Storage/Offices Available
- Commercial Zoning

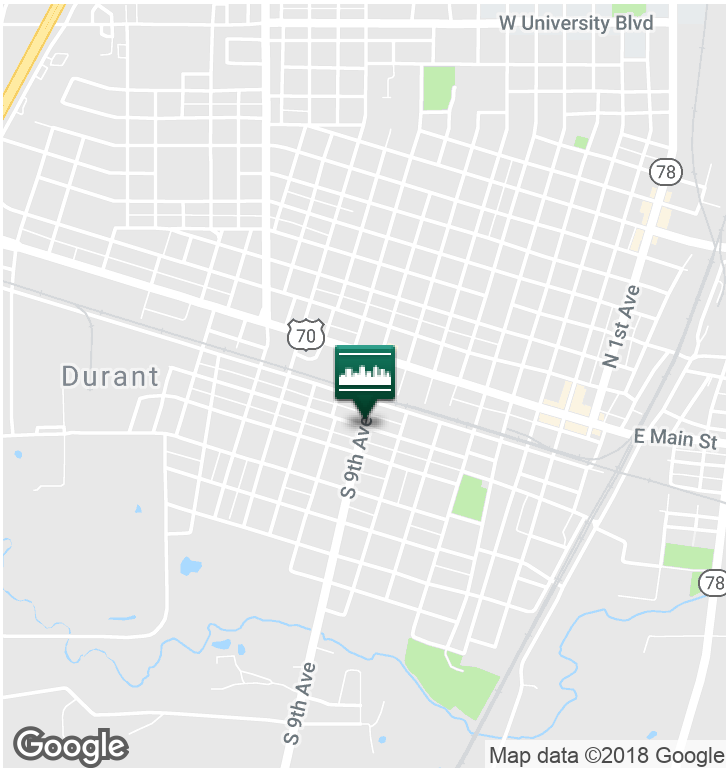
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## BRANDY RUNDEL

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	33,190
Population Density	33,190
Median Age	33.6
Median Age (Male)	32.3
Median Age (Female)	35.6
Total Households	12,787
# of Persons Per HH	2.6
Average HH Income	\$46,986
Average House Value	\$108,069

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