

Shoppes At Dove Creek

NEC Hwy 75 & N Washington Avenue, Durant, OK 74701



RETAIL PAD AVAILABLE OR OUTPARCEL

Available SF: 22 Acres
Ground Lease/Build to Suit

Lease Rate: Negotiable

PROPERTY OVERVIEW

Prime retail/restaurant location at the northeast corner of Hwy 75 & North Washington Avenue. With close proximity to Durant High School and immediate on/off access to Hwy 75 this high growth area supports 32,584 cars per day.

Durant, Oklahoma has been ranked the fastest growing city in Oklahoma. This beautiful "City of Magnolias" is the Gateway to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourist each year! Other tourist attractions include Choctaw Casino Resort, Magnolia Festival and Fort Washita. Durant is also home to Southeastern Oklahoma State University (enrollment of approximately 5,200), Headquarters of the Choctaw Nation of Oklahoma, that generates \$570 million in revenue in 2015, employing over 6,000 people. In addition to the Choctaw Nation, Durant's stable economy is fundamentally attributed to their large employment base. Major employers consist of Big Lots 1.2 million square foot distribution center, headquarters to First United bank(nation's largest privately held bank), Alliance Health, and CMC Steel.

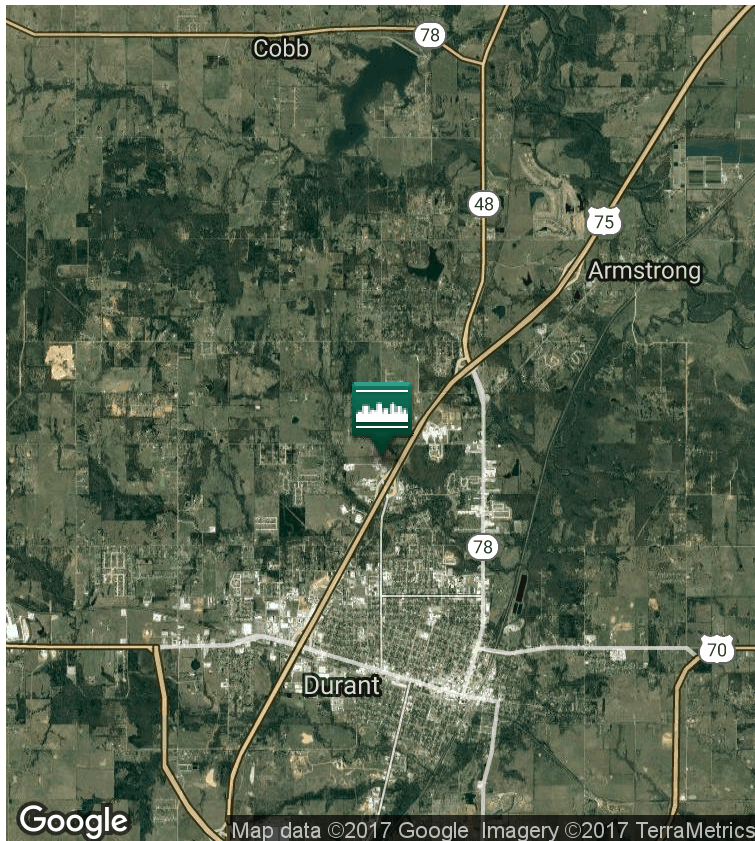
FOR MORE INFORMATION, CONTACT

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	33,204
Population Density	33,204
Median Age	33.4
Median Age (Male)	32.2
Median Age (Female)	35.4
Total Households	12,762
# of Persons Per HH	2.6
Average HH Income	\$46,968
Average House Value	\$106,004

TRAFFIC COUNTS (per ODOT)

Hwy 75	East/West (2016)	35,584
N Washington	North (2010)	5,678
N Washington	South (2010)	6,139

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.