

## GERLACH PARCEL

3825 NORTH 1ST AVENUE DURANT, OK 74701



**BRANDY RUNDEL**  
retail leasing associate  
brundel@priceedwards.com  
O: 405.990.5337 C: 405.990.5337

**Sale Price**  
\$549,000

## GERLACH PARCEL

3825 NORTH 1ST AVENUE, DURANT, OK 74701



### PROPERTY DESCRIPTION

Discover a lucrative investment opportunity in Durant, Oklahoma! This 1-acre land parcel, ideally situated at North 1st Street and Gerlach, presents an ideal location for industrial or service users. With close proximity to Durant High School, Municipal Police Department and Oklahoma Highway Patrol, Carl Albert Park, with quick access to Hwy 69/75, this property offers unparalleled convenience and accessibility for businesses seeking a strategic foothold in Durant's thriving commercial landscape.

While featuring strategic transportation routes, this property is perfectly suited for industrial facilities, service centers, or mixed-use developments. With flexible zoning options and a prime location in a bustling economic hub, this commercial real estate opportunity is primed for success.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$549,000
<b>Lot Size:</b>	1.04 Acres

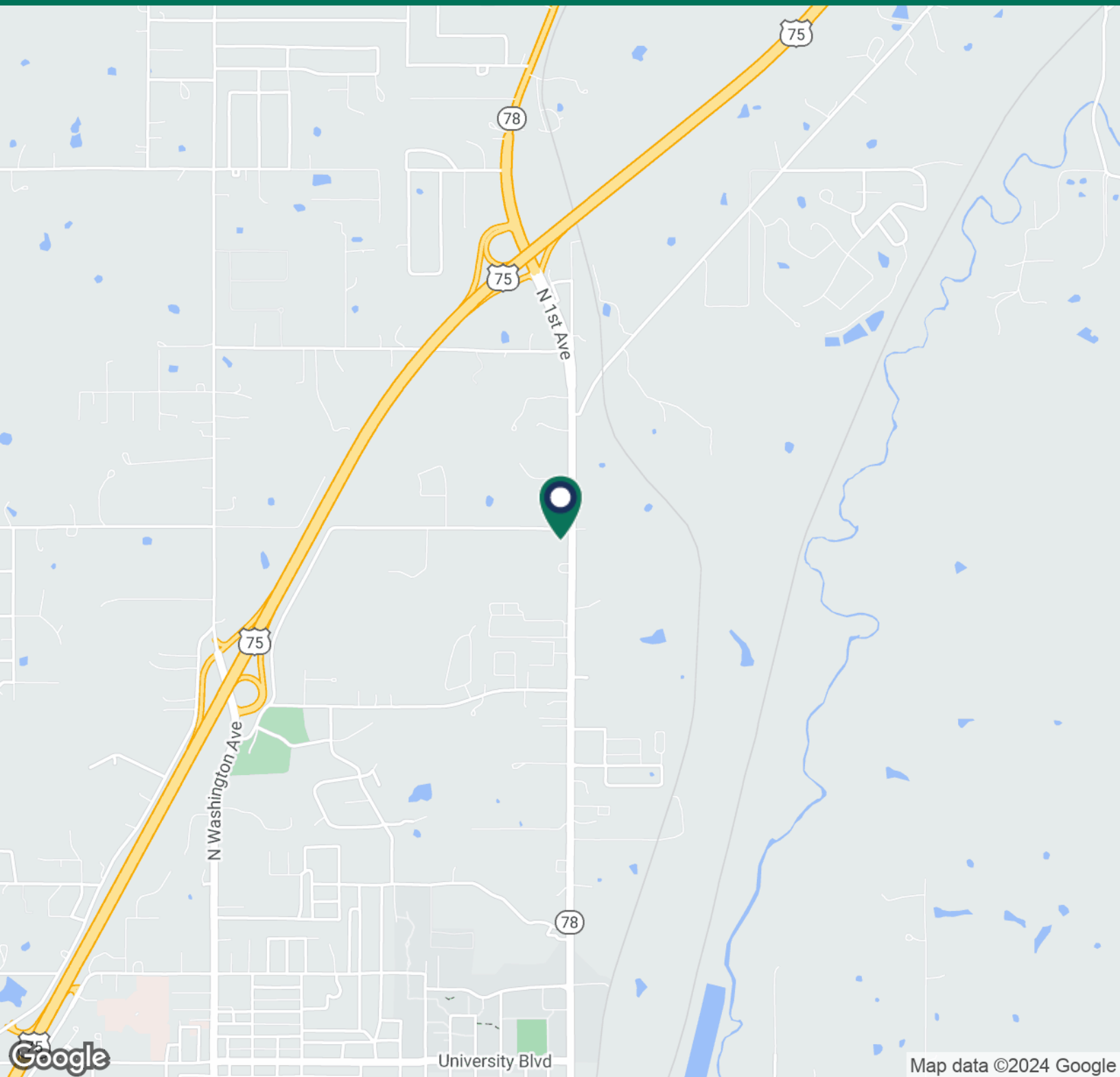
### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

## GERLACH PARCEL

3825 NORTH 1ST AVENUE, DURANT, OK 74701



### BRANDY RUNDEL

[brundel@priceedwards.com](mailto:brundel@priceedwards.com)

O: 405.990.5337 C: 405.990.5337

## GERLACH PARCEL

3825 NORTH 1ST AVENUE, DURANT, OK 74701



### POPULATION

### 10 MILES

### 15 MILES

### 20 MILES

Total Population

33,831

44,523

60,049

Average Age

35.4

37.4

39.5

Average Age (Male)

34.5

36.5

38.3

Average Age (Female)

37.1

38.5

40.5

### HOUSEHOLDS & INCOME

### 10 MILES

### 15 MILES

### 20 MILES

Total Households

13,989

19,367

27,921

# of Persons per HH

2.4

2.3

2.2

Average HH Income

\$57,803

\$55,471

\$52,513

Average House Value

\$139,042

\$133,190

\$133,029

\* Demographic data derived from 2020 ACS - US Census

02262024

### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337