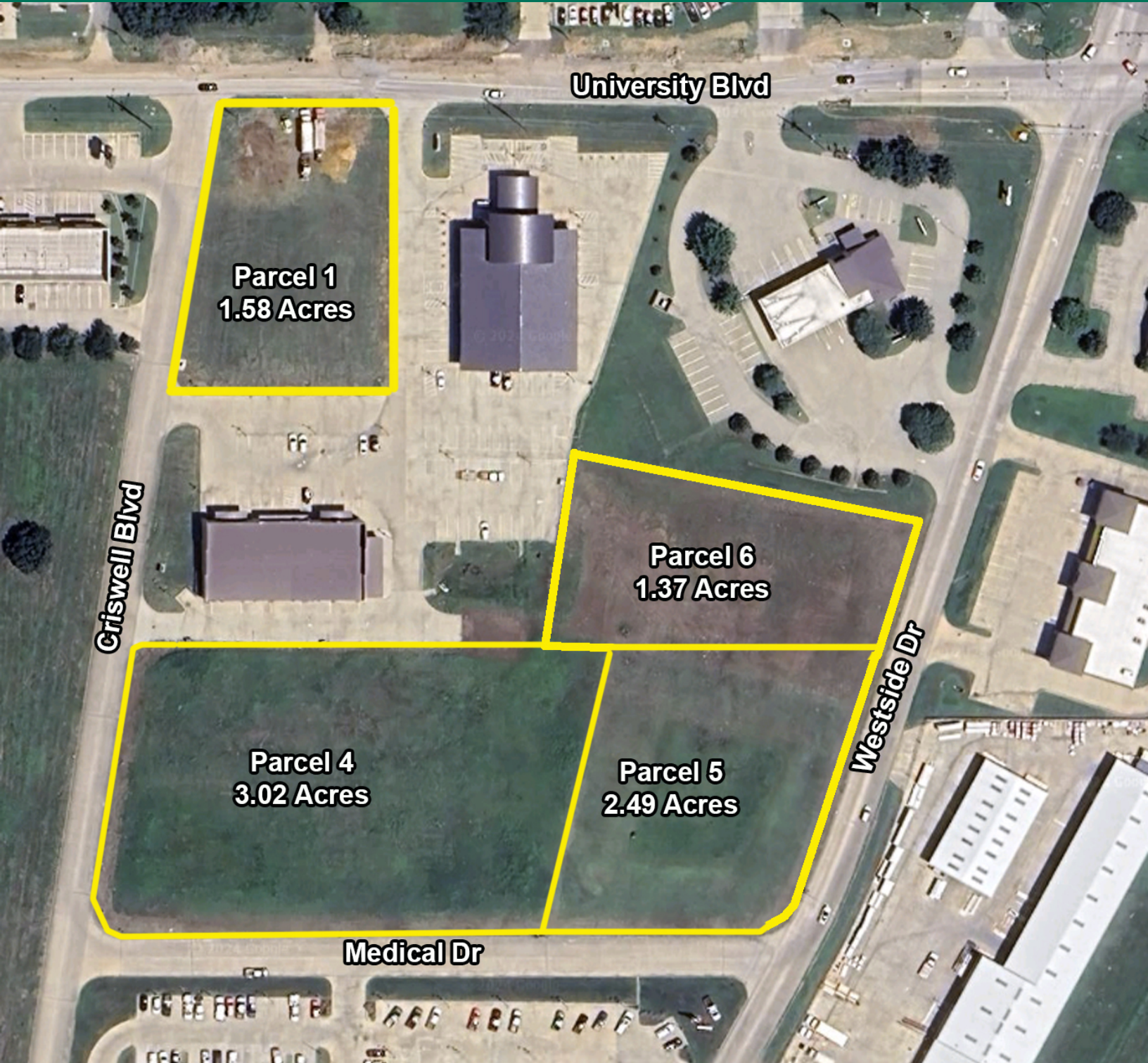


4 PARCELS FOR GROUND LEASE / FOR SALE

CRISWELL BLVD & UNIVERSITY BLVD, DURANT, OK 74701



## BRANDY RUNDEL

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

**Sale Price**  
\$15.00 / SF

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



# PRICE EDWARDS AND CO. FOR SALE OR GROUND LEASE

4 PARCELS FOR GROUND LEASE / FOR SALE

CRISWELL BLVD & UNIVERSITY BLVD, DURANT, OK 74701



## PROPERTY DESCRIPTION

Situated just off Highway 69/75 on University Drive this exceptional medical complex is anchored by The Heart and Medical Center, this prime location captures the essence of Durant's thriving retail growth 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 activities and the historical intrigue of Fort Washita.

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$15.00 PSF
<b>Lease Rate</b>	\$75,000.00 - 85,000.00 per year (Ground)
<b>Available SF:</b>	1.37 - 3.02 Acres
<b>Lot Size:</b>	8.46 Acres

SPACES	LEASE RATE	SPACE SIZE
<b>Parcel #1</b>	\$75,000 - 85,000 per year	1.58 Acres
<b>Parcel #4</b>	\$75,000 - 85,000 per year	3.02 Acres
<b>Parcel #5</b>	\$75,000 - 85,000 per year	2.49 Acres
<b>Parcel #6</b>	\$75,000 - 85,000 per year	1.37 Acres

## BRANDY RUNDEL

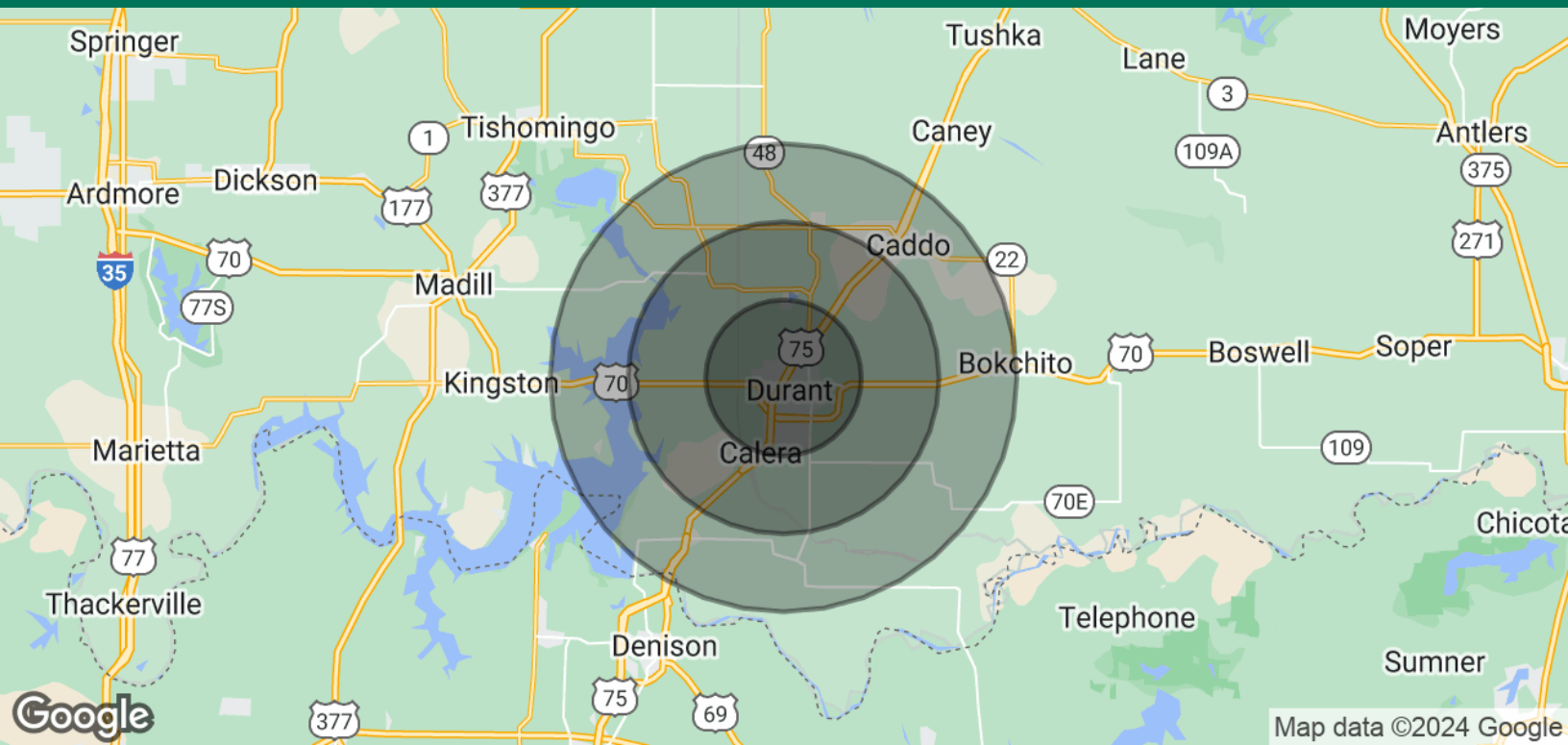
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4 PARCELS FOR GROUND LEASE / FOR SALE

CRISWELL BLVD & UNIVERSITY BLVD, DURANT, OK 74701



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	26,950	37,600	48,877
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	10,244	14,411	19,003
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$77,457	\$78,462	\$79,335
Average House Value	\$200,742	\$200,954	\$203,615

Demographics data derived from AlphaMap

07172024

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