



**OFFERING SUMMARY**

Sale Price:	\$195,000
Building Size:	2,000 SF
Lot Size:	0.5 Acres
Price / SF:	\$97.50
County:	Marshall
	04152020

**PROPERTY OVERVIEW**

2,000 SF Prime retail/restaurant location in Kingston, Oklahoma. Located on the hard corner of West Highway 70 (Main St) & N Kemp St.

Located in Marshall County, this great city is the neighboring community to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourist each year! This is a great investment/Owner User Opportunity

**PROPERTY HIGHLIGHTS**

- Located on Large Hard Corner
- Prominent Pylon Signage

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	532	10,290	41,793
Total Population	1,326	26,666	108,766
Average HH Income	\$50,969	\$49,278	\$48,973

**BRANDY RUNDEL**  
405.990.5337  
brundel@pricedwards.com  
pricedwards.com

The information above has been obtained from sources believe 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.



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