SULLIVAN DEPOT MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401 P.O.B Parcel A-2-APPRAISED VALUE 2018 N0°25'44"W \$1,484,000 EXISTING 12" WATERLINE FD 5/8" REBAR WITH MTL CAP BOOK 641 PAGE 469 1318.45 FT R=2914.820 CL=1230.119 NW CORNER SE/4 SW/4 CH=S86° 13' 57"E Δ=24.3632 SECTION 26 PARCEL A-2 (14.62 AC) APPRAISED VALUE 2018 CH = S 46°55'28" W $R = 574.07 \, FT$ $L_A = 853.64 \, FT$ $CL = 777.14 \, FT$ 712.80 FT LEGEND PROPERTY LINE EXISTING GAS LINE GREAT PLAINS RENTAL COY PARCEL B (4.57 AC) UNDERGROUND TELEPHONE LINE LEGAL DESCRIPTION PARCEL B A TRACT OF LAND BEING PART OF THE SEA OF THE SWA OF SECTION 26 TAS, RIE LIM, CARTER COUNTY, OXLAHOMA FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW4 OF SAID SECTION 26: THENCE N89°31'49° E. ALONG THE SOUTH LINE OF THE SW4 OF SAID SECTION 26 A DISTANCE OF 1977.28 TO THE SW CORNER OF THE SEI4 OF THE SEI4 OF THE SWI4 OF SAID SECTION 26; THENCE N 00°25'51" W ALONG THE WEST LINE OF THE TELEPHONE BOX SE/4 OF THE SE/4 OF THE SW/4 OF SAID SECTION 26 A DISTANCE OF 190.74" TO THE TRUE POINT OF BEGINNING GAS METER 174,00°; THENCE N 5°09'03" W A DISTANCE OF 35,00°; THENCE N 84°50'57" E A DISTANCE OF 40,37"; THENCE S 5°09'03" E A DISTANCE OF 35,00°; THENCE N GAS METER 84°50'57" E A DISTANCE OF 27.00"; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 466.96"; AN ARC LENGTH OF 232.38", HAVING A WATER METER DISTANCE OF 422.94": THENCE IN 15°30'36" E ALONG THE WEST RW OF I-35 A DISTANCE OF 101.98": THENCE IN 26°49'13" E ALONG THE WEST RW OF I-35 A WATER VALVE FIRE HYDRANT HAVING A CHORD BEARING OF S 65°42'15" W AND A CHORD DISTANCE OF 609.09' ALONG THE SOUTH RAW OF MICHELIN ROAD: THENCE S89°31'27" W A DISTANCE OF 53.88" TO A POINT ON THE WEST LINE OF THE SE/4 OF THE SE/4 OF THE SW/4 OF SAID SECTION 26; THENCE S 00°25'51" E ALONG THE WEST LINE SANITARY MANHOLE BASIS OF BEARING OF THE SE/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 445.03° TO THE TRUE POINT OF BEGINNING, CONTAINING 4.57 ACRES. SAID LEGAL WAS WRITTEN BY GEODETIC NORTH POWER POLE STEVEN FOX R.P.L.S. 1165 ON JANUARY 19, 2012 USING GEODETIC NORTH AS A BASIS OF BEARING

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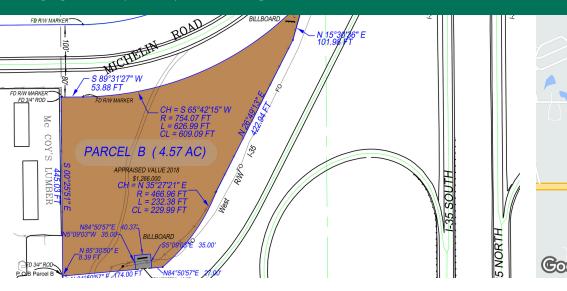
retail leasing associate brundel@priceedwards.com O: 405.990.5337 C: 405.990.5337 **Sale Price** Negotiable **Lease Rate** Negotiable

PRICE EDWARDS AND CO.

FOR SALE OR BUILD TO SUIT

SULLIVAN DEPOT

MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401



PROPERTY DESCRIPTION

Strategically nestled between Dallas and Oklahoma City, Ardmore, Oklahoma, is positioned to become the premier destination for an exceptional fuel and quick-service restaurant (QSR) options. With its advantageous location along the bustling Interstate 35, the city acts as a pivotal hub for fuel, food, retail goods, and services, providing businesses with a unique opportunity to cater to both local residents and substantial commuter traffic.

Situated at the northwest corner of Highway 70 (Broadway) and Michelin Drive, with direct access and visibility to Interstate 35, this site offers optimal exposure for a logistics and QSR facility. The trade area features a diverse array of national retailers, solidifying its status as a thriving shopping destination. Ardmore's distinctive blend of historical charm and robust retail growth makes it a dynamic destination—ideal for the next top-notch facility catering to a diverse range of goods and services, with a particular focus on fuel.

Coogle Map data ©2024 Google

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	4.57 Acres
Lot Size:	4.57 Acres

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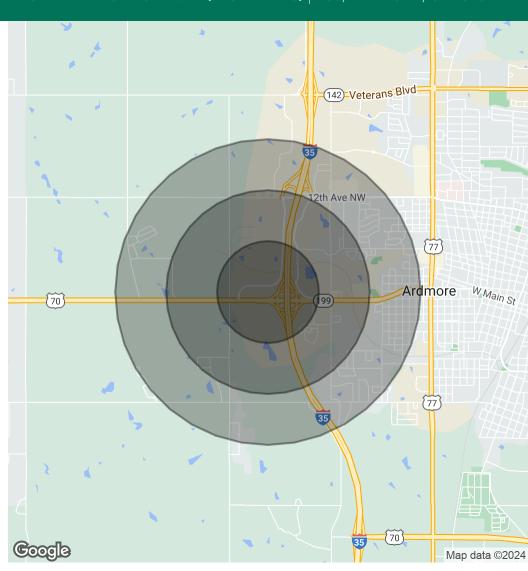
SULLIVAN DEPOT

MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,893	7,966	13,918
Average Age	32.4	34.2	37.4
Average Age (Male)	29.8	33.1	36.1
Average Age (Female)	33.5	35.0	37.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
HOUSEHOLDS & INCOME Total Households	0.5 MILES 856	1 MILE 3,653	1.5 MILES 6,284
Total Households	856	3,653	6,284
Total Households # of Persons per HH	856 2.2	3,653	6,284

^{*} Demographic data derived from 2020 ACS - US Census

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