

810 W Main St Durant, OK 74701



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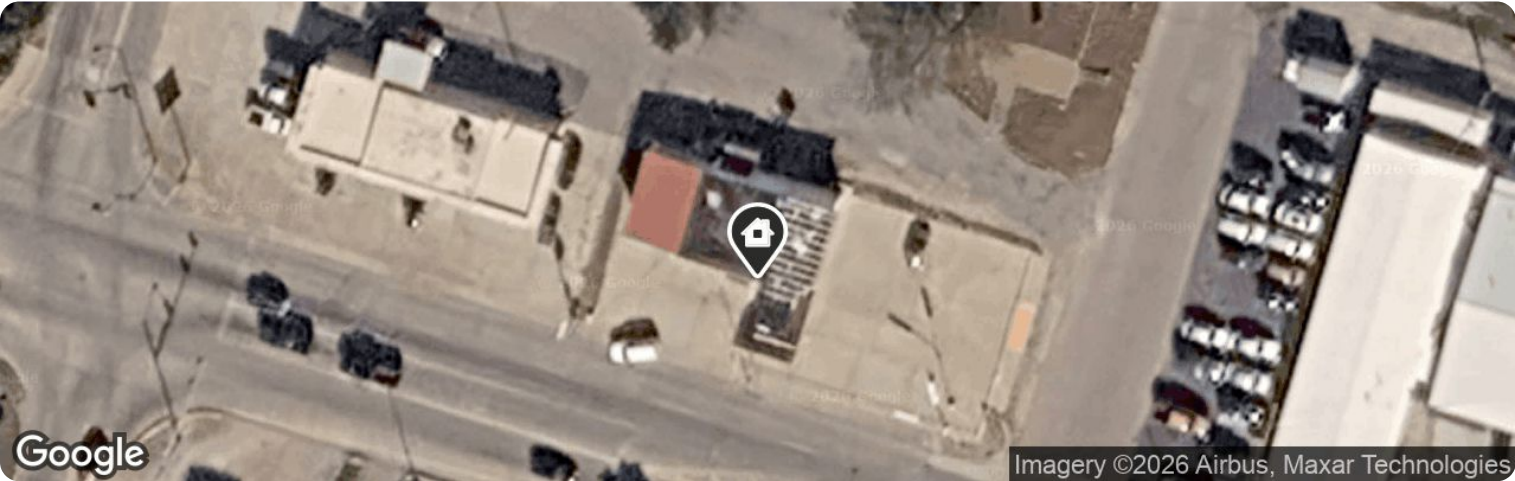
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Competitive Edge Realty

136 Guadalupe Drive
Mabank, TX 75156



Off Market / Public Record • Sold Date: 3/20/2025, Public Record

Closed Price
\$290,000
Closed Date 3/20/2025

**Retail**
Type

**1,305**
Sq Ft

MAIN STREET TIRE & AUTO LLC

Building Name

Basic Facts

Type	General Use
Retail	Auto Repair (& Related), Garage
Subtype	Overall Use
Auto Service/Vehicle Related	MISCELLANEOUS SERVICES
Year Built	Multi Parcel
1960	No
Land Use	Tenants Count
Auto repair (& related)	1

Property Information

Property Features

PUBLIC			
Building Quality	D	Building Condition	Average
Foundation Features	Crawl/Raised	Lot Size Sqft	14,025 sq ft
Lot Size Acres	0.32 acres	Building Sqft	1,305 sq ft

Property Features

PUBLIC			
Gross Area	1305	Building Perimeter	148
Canopy/Awning	520	Asphalt Paving	000005890
Concrete Paving	000007835		

Tenants

Tenant / Contact	Suite / Unit	Move-in Date	Type of Business	Business Start Date
Main Street Tire & Auto LLC	-	-	Auto repair (& related), Garage	7/15/2025

Highlighted rows were changed by agent to reflect knowledge of this property

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	A001-00-170-007-0-000-00	Tax ID	18460
County	Bryan County	Census Tract	400137963.001111
Carrier Route	C001	Abbreviated Description	LOT:7,8 SUBD:DURANT 5 SEC/TWN/RNG/MER:SEC 32 TWN 06S RNG 09E DURANT LTS 7-8 BLK 170
FIPS Parcel Number	40013A001-00-170-007-0-000-00	Building Name	MAIN STREET TIRE & AUTO LLC
General Use	Auto Repair (& Related), Garage	Overall Use	MISCELLANEOUS SERVICES
Current Use	Auto repair (& related)		

Owner Facts

Owner Name (Public)	DIOVAN OMAR SISO	Time Owned	0-5 Yrs
Mailing Address	4501 W University Blvd APT 167 Durant OK 74701-9411	Contact Title	OWNER
Contact Name	DIOVAN OMAR SISO	Number of Tenants	1

Owner Facts

Tenants Average Days In Business1 year and 40 days

Financial Details

Adjusted Prop. Value	\$105,391	New Applicant Underwriting Score	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Property Use Reliability Score	1
Financial Risk Score	108	Property Use Risk Score	C
Local Area Credit Risk Score	D	Special Risk Characteristics	NO SPECIAL RISK FEATURES

Public Record History

Deed

Contract Date	3/19/2025	6/14/2024
Recording Date	3/20/2025	7/3/2024
Document Type	Warranty Deed	Intrafamily Transfer
Sale Price	\$290,000	–
Loan Type	Unknown	–
Loan Amount	\$150,000	–
Buyer ID	Single Person or Individual	Married Couple
Price Code Description	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Document states price as 0
Seller Name	LEE W RIDDLE, HEATHER D RIDDLE	LEE WYLIE RIDDLE, HEATHER D RIDDLE
Seller ID	Married Couple	Married Couple
Due Date	20280401	–
Lender Name	LEE RIDDLE	–
Total Transfer Tax	\$435	–
Buyer Mailing Address	4501 W UNIVERSITY BLVD, DURANT, OK 74701	615 E RODEO RD, DURANT, OK 74701
Document #	I-2025-772638	I-2024-765538

Public Record History

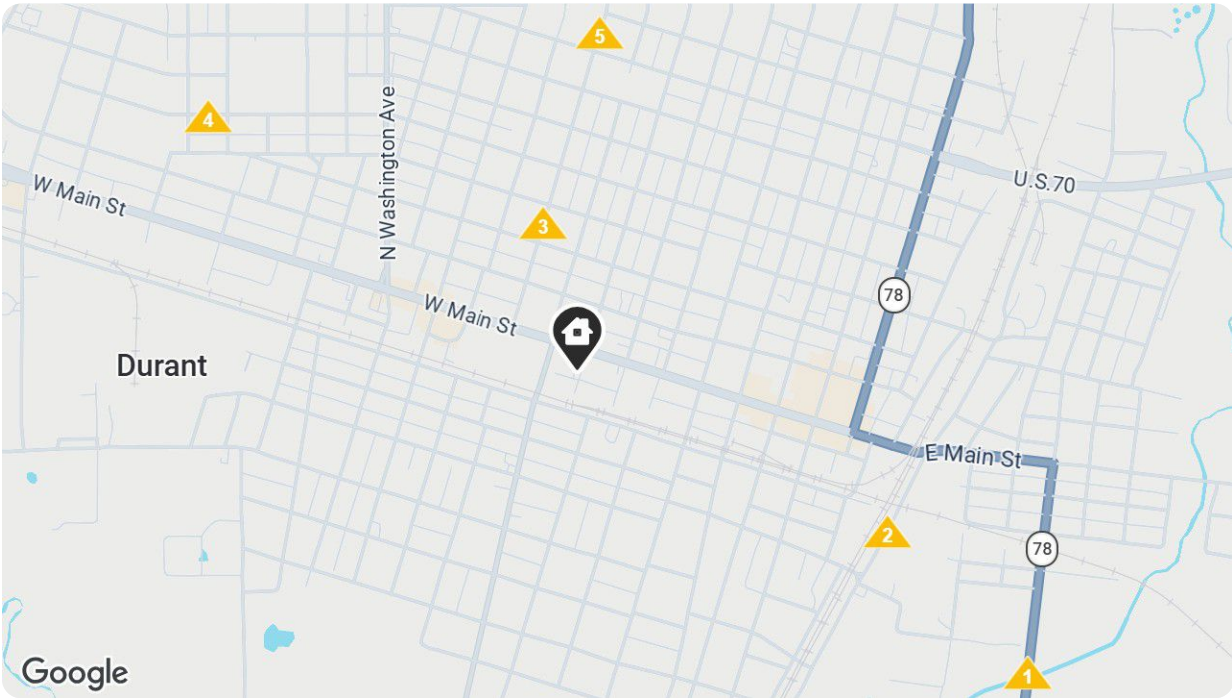
Deed

Contract Date	3/19/2025	6/14/2024
Recorder's Book #	1693	1668
Recorder's Page #	373	321
Mortgage Document #	I-2025-772639	–
Title Company Name	BRYAN COUNTY ABSTRACT CO	NONE AVAILABLE
Inter-family Transfer	–	Yes

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$7,142	\$6,802	\$6,420	\$6,093	\$5,782
Assessed Value - Improvements	\$3,788	\$3,608	\$3,495	\$3,349	\$3,211
Total Assessed Value	\$10,930	\$10,410	\$9,915	\$9,442	\$8,993
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$70,650	\$70,650	\$70,650	\$70,650	\$70,650
Assessor Market Value - Improvements	\$34,741	\$35,407	\$37,260	\$37,260	\$37,260
Total Assessor Market Value	\$105,391	\$106,057	\$107,910	\$107,910	\$107,910
Tax Rate Code Area	201	201	201	201	201
Total Tax Amount	\$1,032	\$1,014	\$935	\$886	\$865
Tax Account ID	18460	18460	18460	18460	18460

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 12,328	2 10,228	3 10,055	4 9,791	5 9,664
North 1st Avenue	North 1st Avenue	West Main Street	West Main Street	West Main Street
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts
Cross: W Poplar St	Cross: N 1st Ave	Cross: S 18th Ave	Cross: N 12th Ave	Cross: N 5th Ave
Cross Dir: S	Cross Dir: N	Cross Dir: E	Cross Dir: W	Cross Dir: SE
Distance: 0.02 miles	Distance: 0.03 miles	Distance: 0.05 miles	Distance: 0.03 miles	Distance: 0.03 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2018 ▲ 12,200 AADT	2023 ▲ 9,300 AADT	2022 ▲ 10,400 AADT	2022 ▲ 9,500 AADT	2022 ▲ 10,300 AADT
	2022 ▲ 9,300 AADT	2021 ▲ 9,700 AADT	2021 ▲ 9,900 AADT	2021 ▲ 9,100 AADT
	2021 ▲ 12,000 AADT	2019 ▲ 9,700 AADT	2019 ▲ 9,900 AADT	2019 ▲ 9,100 AADT
	2019 ▲ 11,200 AADT			

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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Branch Manager

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🌐 <https://sfmc.com/cerdfw/>

NMLS# 233775

C2 Financial



Tom Pfister

Office: (940) 300-8246

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🌐 <http://www.c2financialcorp.com/hpfister>

NMLS# 233759

Allegiance Title Company



Nathan Wood

Office: (972) 630-4700

✉ NWood@allegiantitle.com

🌐 <https://www.allegiantitle.com/>

Goosehead Insurance



Jason Hess

Office: (972) 462-0999

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Elite Inspection Group



Dianne Silverly

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Lacy Fletcher

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🌐 <https://www.cinchhomeservices.com/>

Armadillo One Home Warranty



Theron Smith

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✉ theron@armadillo.one

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