

# FOR SALE

1523 S Green Ave & Parcel  
OSAN-00-000-W15-0-000-00  
Purcell, OK 73080



## Johnson Commercial Group

JohnsonCommercialGroup.com



### Offering Summary

**Sale Price: \$310,000**

**Price Per SF: \$9.36**

**Size: 0.76 Acres +/-**

**Lot SF: 33,106 +/-**

**Zoning: C-3**

### Property Overview

Located at 1523 S Green Ave in Purcell, Oklahoma, this 0.76-acre (+/- 33,106 SF) commercial parcel offers a rare opportunity to secure a well-positioned site in one of the region's growing markets. Improved with an existing +/- 3,519 SF building, the property boasts excellent visibility and easy access along a high-traffic corridor averaging 12,797 vehicles per day, making it ideally suited for retail, restaurant, office, or other commercial development. Its functional lot size and strong daily exposure make it an attractive option for owner-users and investors alike looking to capitalize on Purcell's expanding commercial landscape. Offered at \$310,000 (\$9.36 per SF), this site combines value, location, and visibility in a single, versatile offering.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

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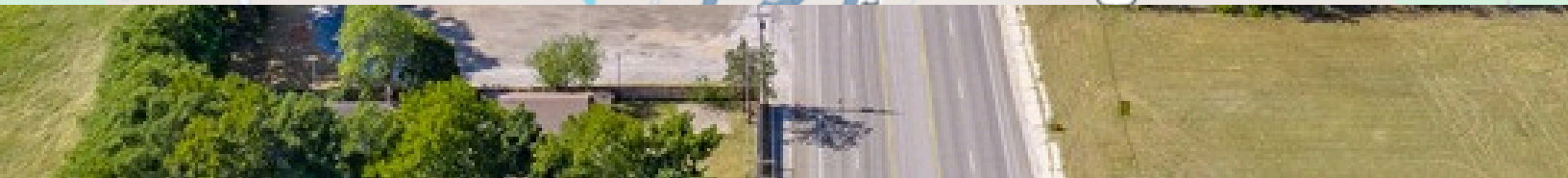
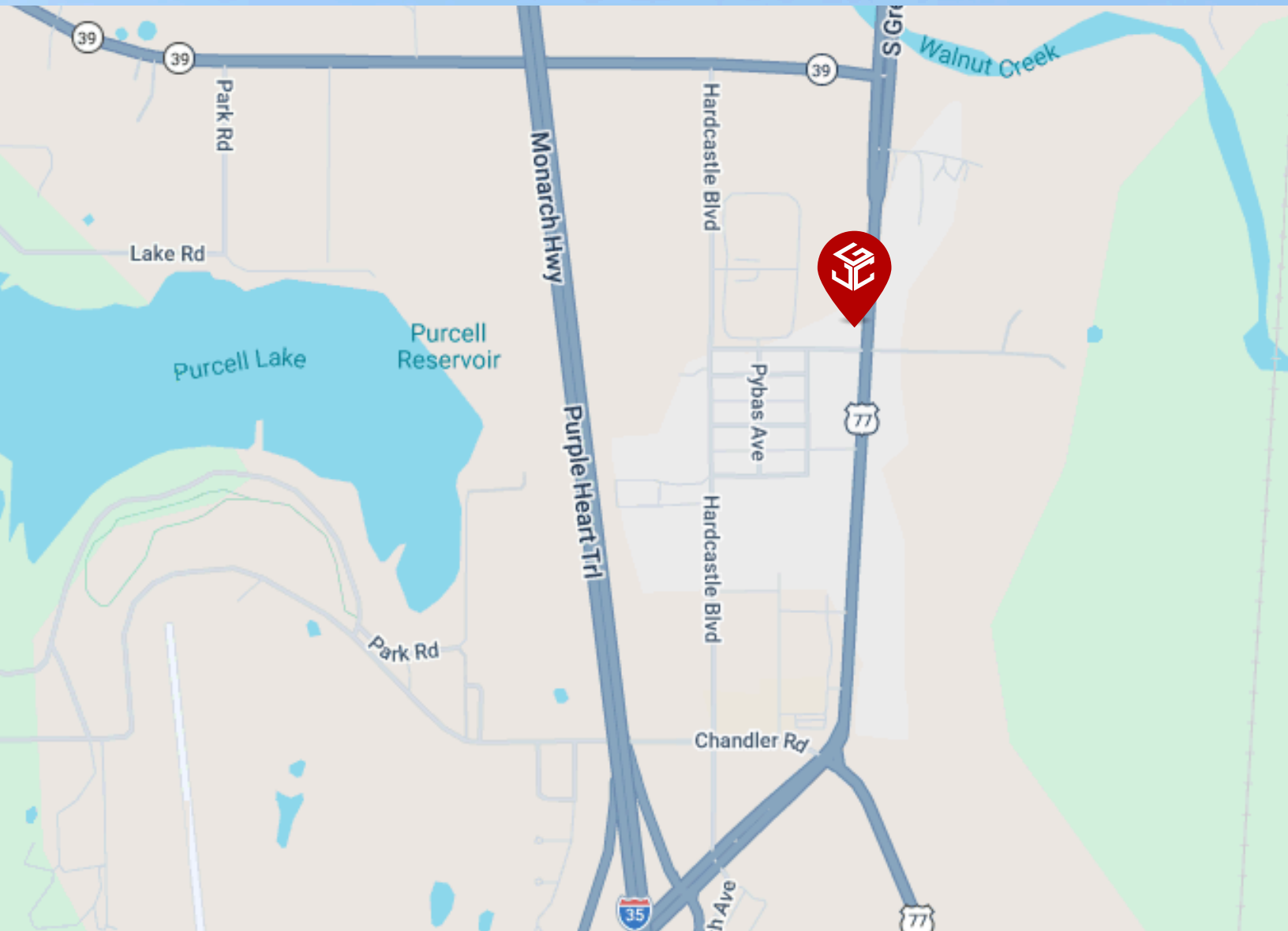
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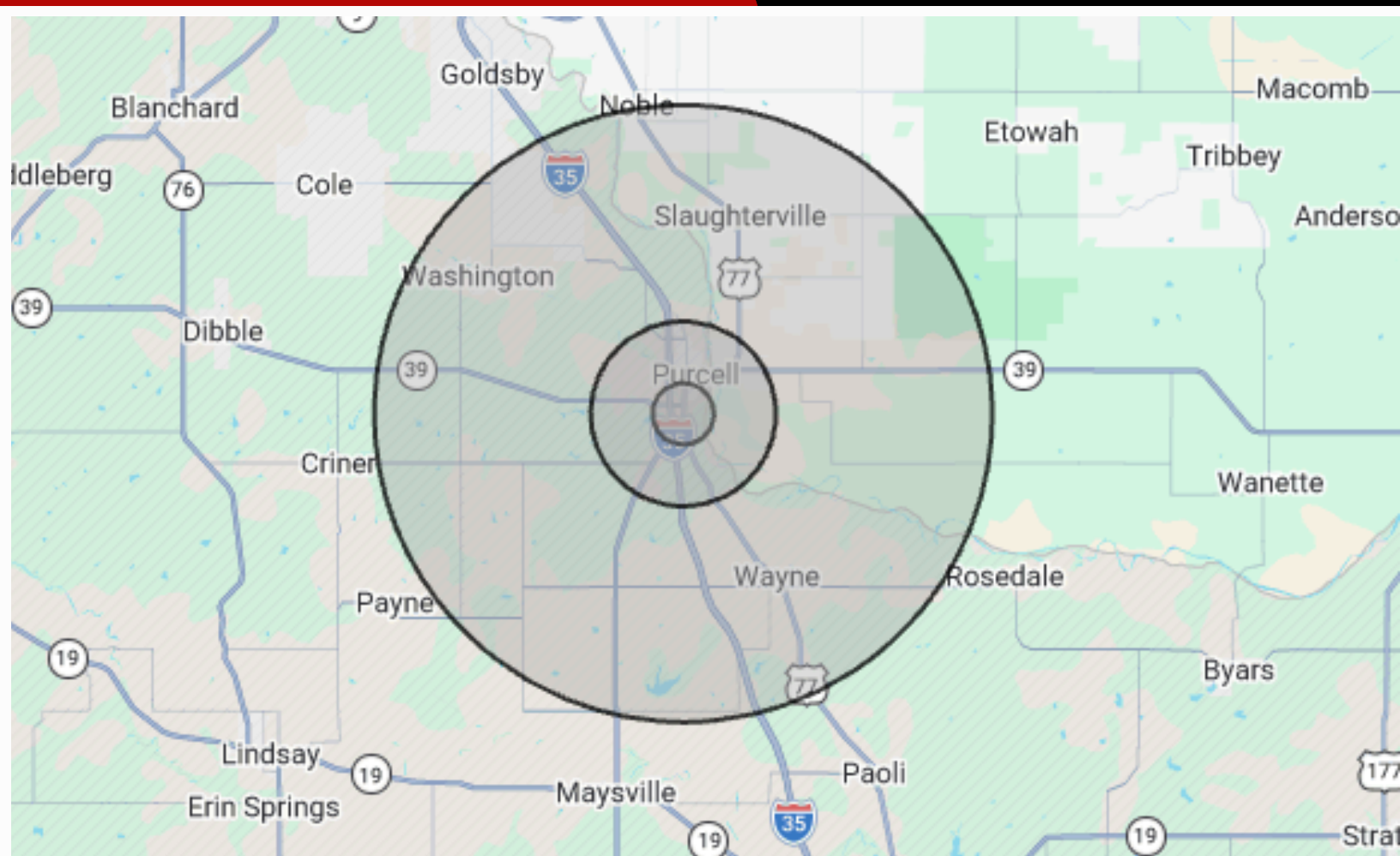
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### Demographics

#### 1 MILE

#### 3 MILE

#### 10 MILE

|                         |          |          |          |
|-------------------------|----------|----------|----------|
| Population              | 942      | 9,401    | 27,118   |
| Average Age             | 38       | 39       | 40       |
| Employment              | 977      | 4,201    | 7,696    |
| Households              | 343      | 3,475    | 10,612   |
| Ave. Household Income   | \$72,796 | \$75,909 | \$86,850 |
| Median Household Income | \$61,601 | \$60,737 | \$69,840 |

Demographic data provided by CoStar

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