



Ardmore Land – Commercial Frontage

PROPERTY DESCRIPTION

Two purchase options on this stretch of land in Ardmore, OK, though preference would go to a single buyer for the listing price of \$859,873.

1- Best use as commercial fronting Merrick Drive
82,000SF
\$5.95/SF

2- Best use as residential/multi-family, running along Shenandoah
163,678 SF
\$3.95/SF

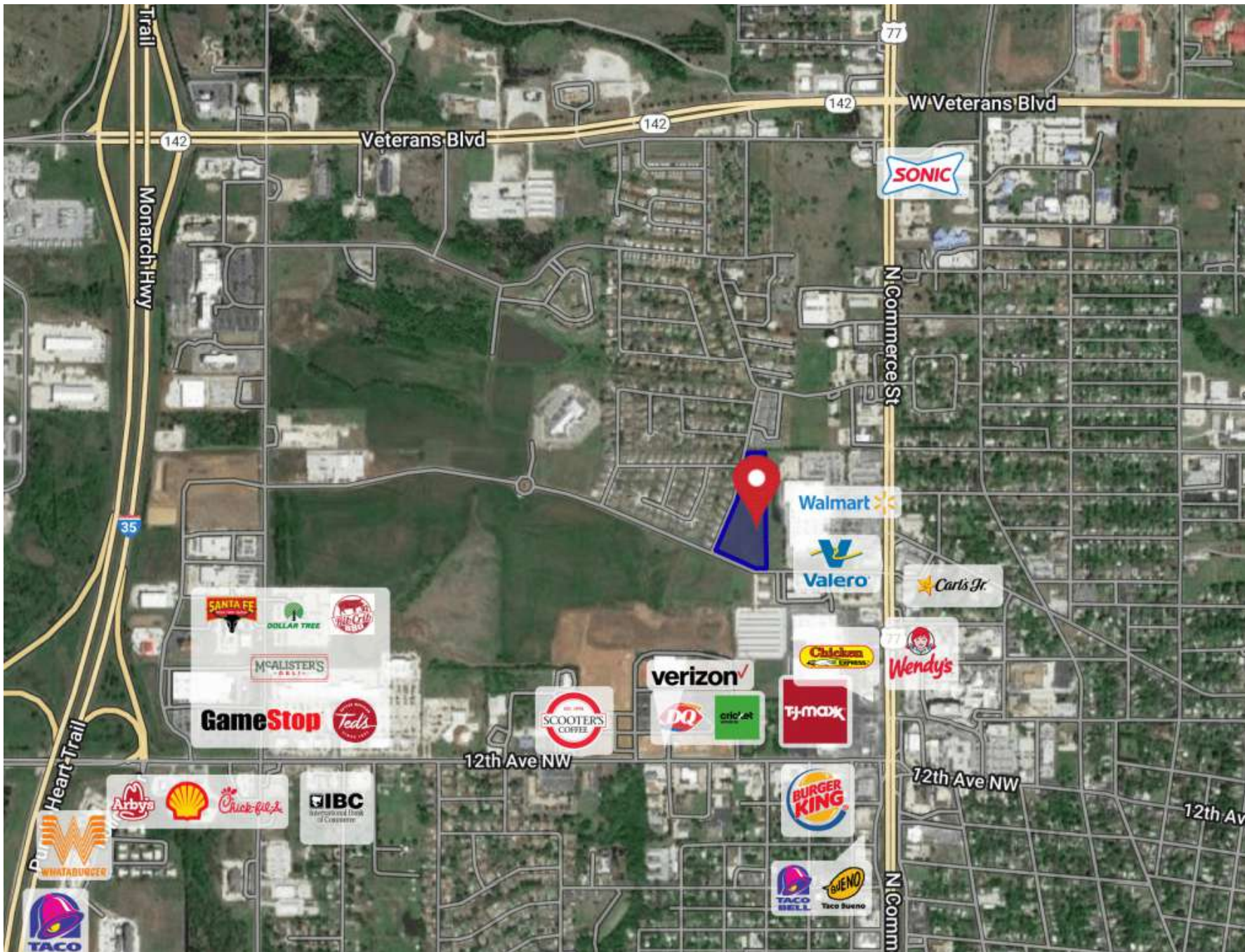
OFFERING SUMMARY

Sale Price:	\$859,873
Price/SF:	\$3.50
Lot Size:	5.64 Acres
Zoning:	RS-9 (Single Family Detached)
Market:	Ardmore
Traffic Count:	16,000+ along Commerce St

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,963	26,828	40,290
Average Age	35.9	36.9	37.2
Average Age (Male)	33.0	34.6	35.4
Average Age (Female)	39.0	40.3	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	754	10,209	15,045
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$51,626	\$50,828	\$52,394
Average House Value	\$57,565	\$70,938	\$99,315

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