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Durant Retail Pad Sites

3610 N 1st Ave, Durant, OK 74701



FOR SALE
Call for Pricing

(972) 989 - 9701
www.safecapital.us

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DETAIL

3610 N 1st Ave
Durant, OK 74701

Under Contract

FUEL SALES
1.43AC SITE

**MULTITENANT
RETAIL SERVICES**
1.5AC SITE

**MULTITENANT
RETAIL SERVICES**
1.82AC SITE

300' DEEP, TYP.

PROPOSED SHARED ACCESS ESMT

INDUSTRIAL
5.5AC SITE

**DURANT
WATER STORAGE**

PROPOSED 50' ROW

**FUTURE
RESIDENTIAL**

FIRST STREET 50' ROW TAKE

20' PUBLIC UTILITY ESMT

HIGHLIGHTS

3610 N 1st Ave
Durant, OK 74701



PROPERTY HIGHLIGHTS

- **12.5 Acre commercial** tract on 1st Avenue in Durant, OK, Fronting **Hwy 78 / N 1st Ave**
- All utilities are to the property
- New **Traffic Light** coming at the corner of Hwy 78 & Gerlach Dr
- 4 miles north of **Choctaw Casino & Resort**
- This site is within five minutes of:
 - + **Durant High School**
 - + **George Washington School**
Over 850 students, Opened in Aug. 2022
 - + **Southeastern Oklahoma State University**
5,000 full time students enrolled in 2024

LOCATION

3610 N 1st Ave
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Durant High School



George Washington School

Over 850 students, Opened in Aug. 2022

New Traffic Light

Coming in 2025 at the corner of HWY 78 & Gerlach Dr



3610 N 1st Ave
Durant, OK 74701

JOHN DEERE

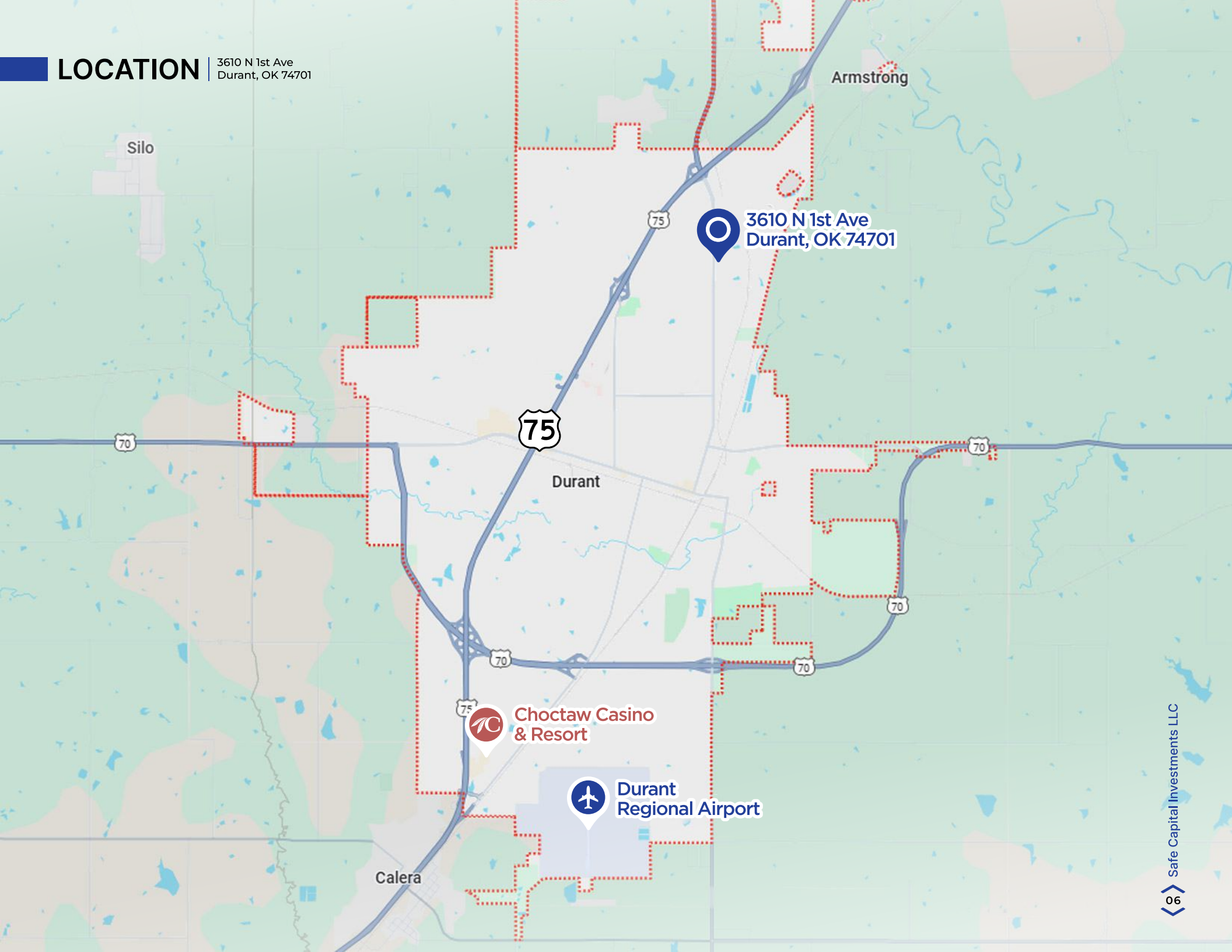
10,000 SqFt Expansion in 2025

Southeastern Oklahoma State University

5,000 full time students enrolled in 2024

LOCATION

3610 N 1st Ave
Durant, OK 74701



3610 N 1st Ave
Durant, OK 74701

75

Durant

Armstrong

Silo

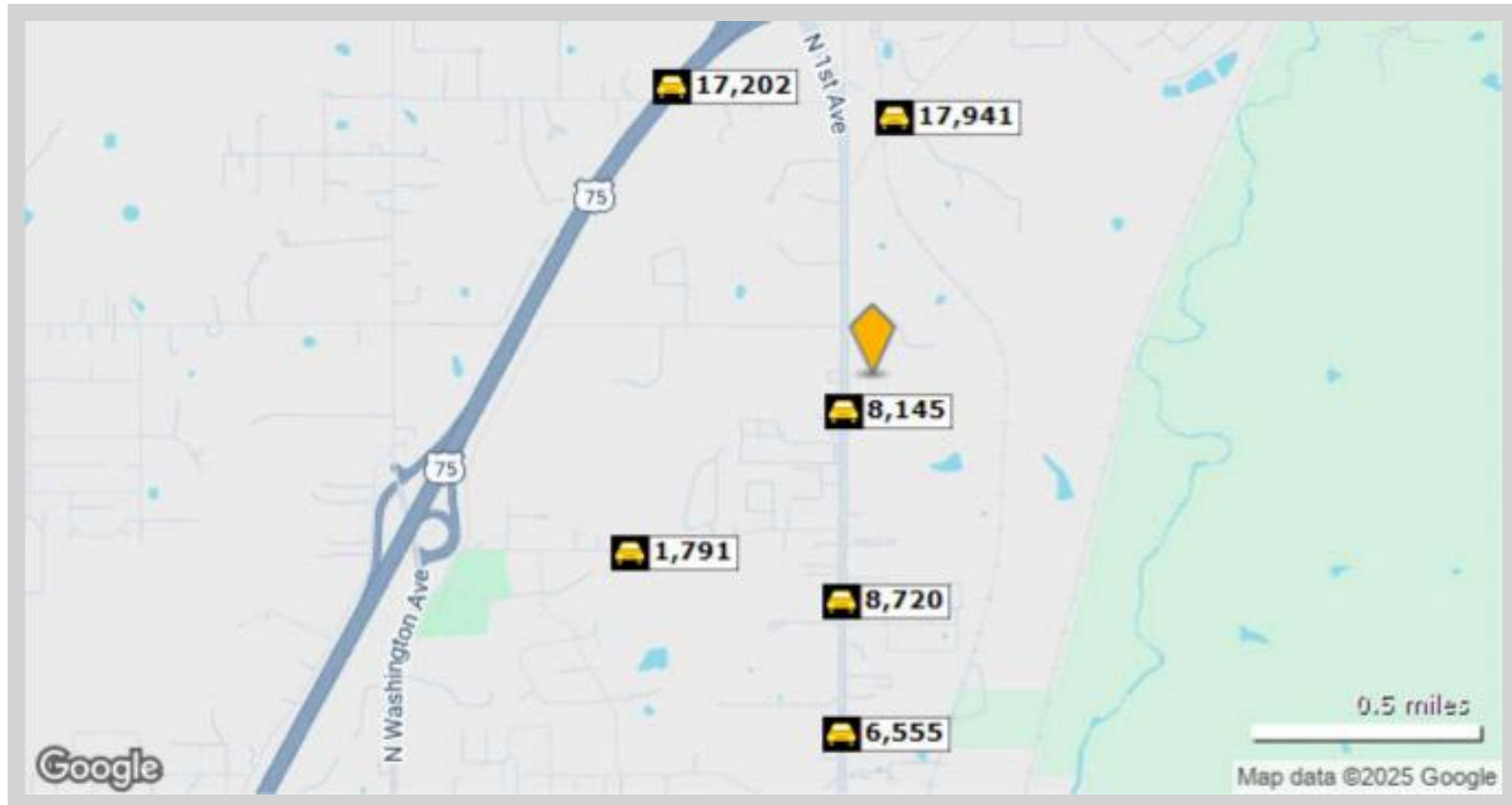
Calera

Choctaw Casino & Resort

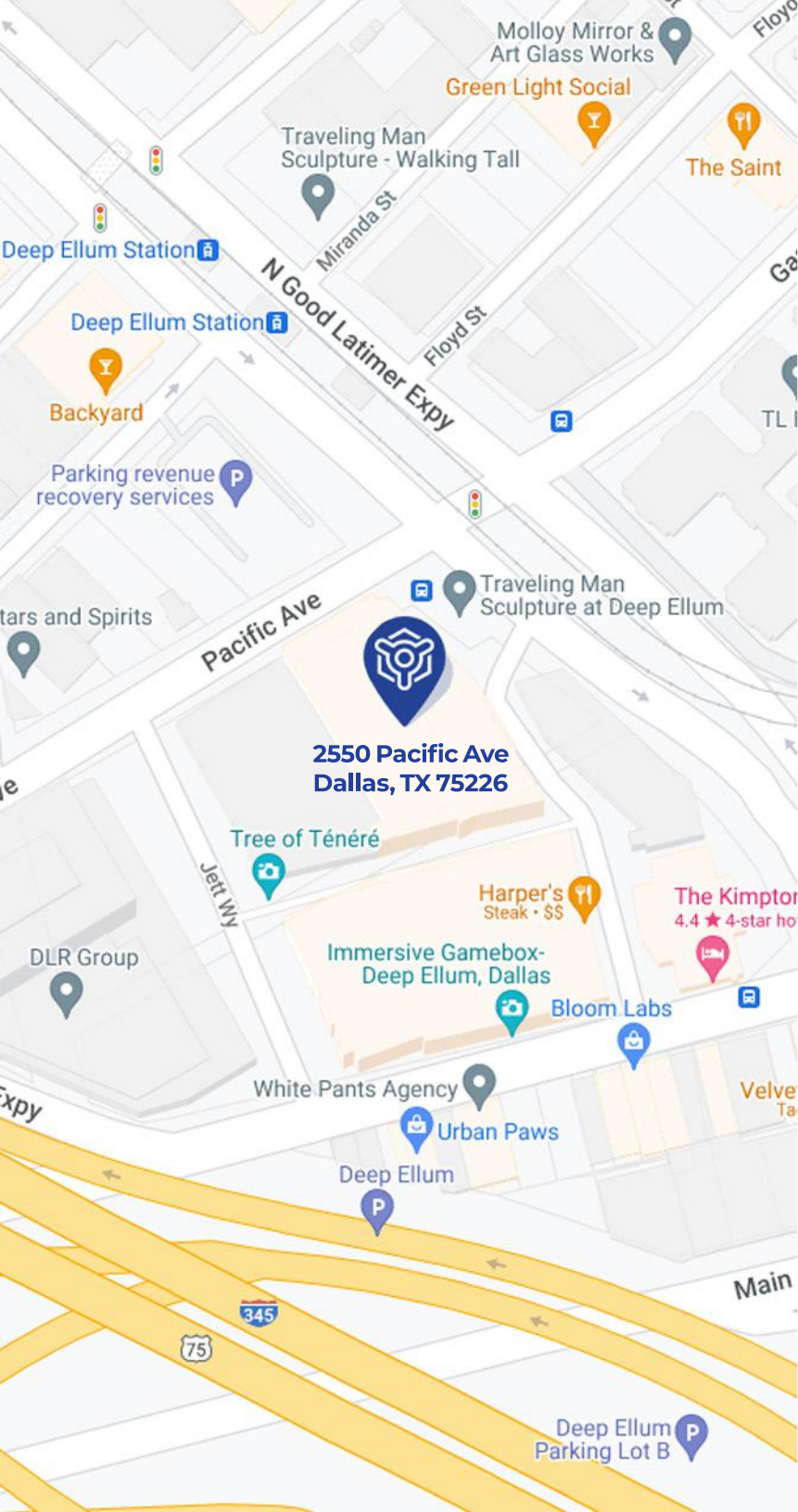
Durant Regional Airport

TRAFFIC COUNT

3610 N 1st Ave
Durant, OK 74701



Street	Cross Street	Cross Str Dist	Year	Avg Daily Volume	Volume Type	Miles from Sub Prop
1	N 1st Ave	Gerlach Dr	2022	8,145	MPSI	.09
2	North 1st Ave	Gail Farrell Dr	2022	8,837	MPSI	.50
3	North 1st Ave	Gail Farrell Dr	2022	8,720	MPSI	.50
4	Armstrong Rd	Roadrunner Dr	2022	17,941	MPSI	.59
5	Gail Farrell Dr	Quail Ridge Cir	2022	1,810	MPSI	.66
6	Gail Farrell Dr	Quail Ridge Cir	2022	1,791	MPSI	.66
7	US Highway 69	Red Bud Ln	2022	17,202	MPSI	.79
8	North 1st Ave		2022	6,555	MPSI	.79



**2550 Pacific Ave
Dallas, TX 75226**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
-	-	-	-
Sales Agent/Associate's Name	License No.	Email	Phone
-	-	-	-

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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2550 Pacific Avenue
Dallas, TX 75226

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