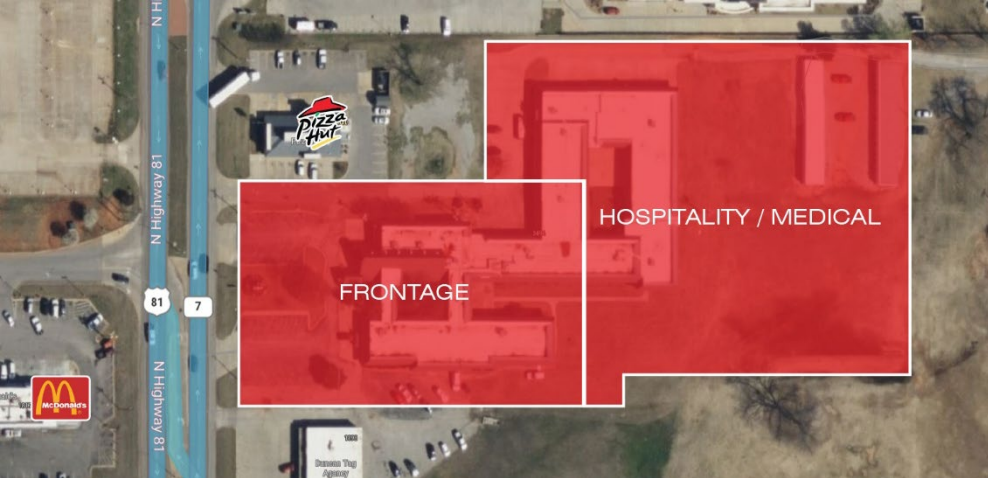


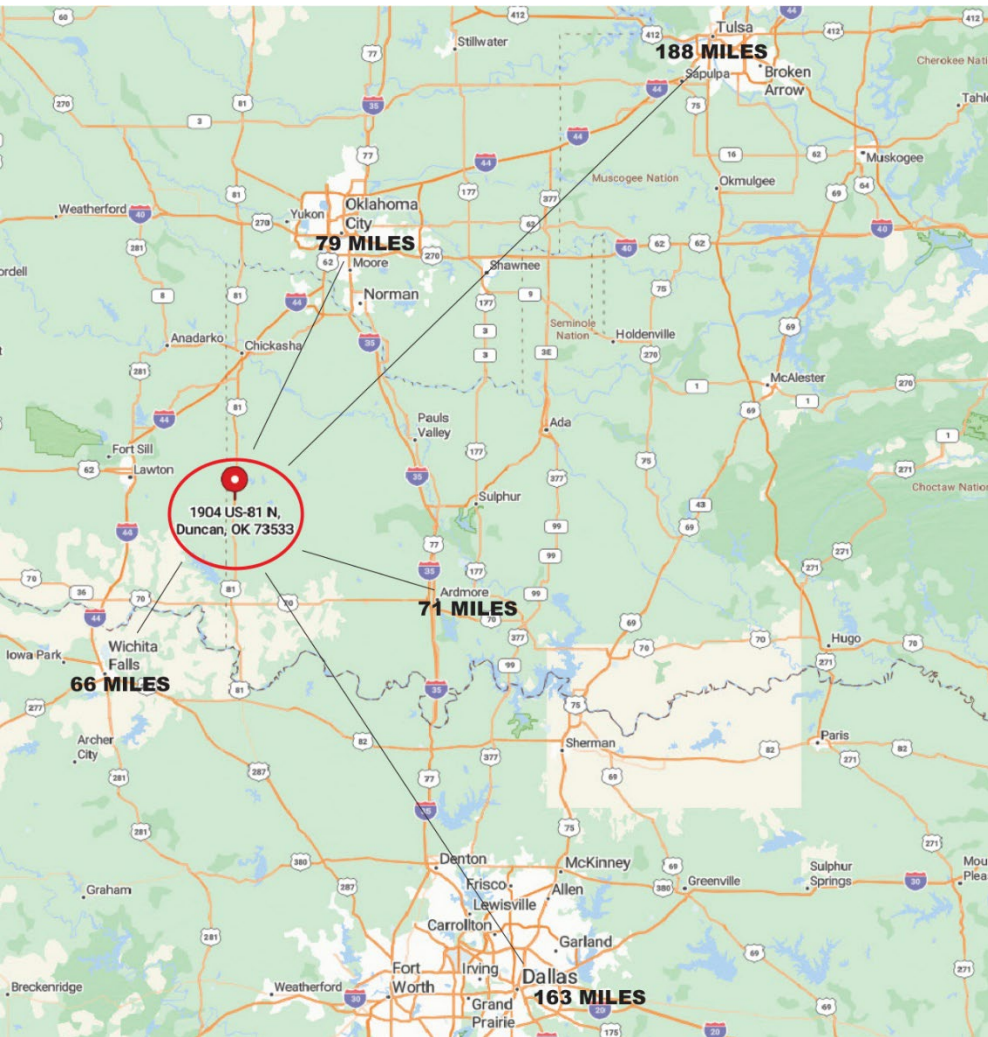
1904 US-81
DUNCAN, OK 73533



Retail Hospitality | Medical Land For Sale
5.36 Total Acres MOL
Sales Price: \$2,200,000 (\$9.42/SF)



- Seller Willing to Subdivide
- Parcel Sizes are not set in Stone
- Building to be Removed
- Right Off US Highway 81
- Across from Walmart & Other Retailers & Hotels



DEMOGRAPHICS



POPULATION
 1 MILE: 5,435
 3 MILES: 22,884
 5 MILES: 25,983



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$88,387
 3 MILES: \$67,733
 5 MILES: \$68,622



TOTAL HOUSEHOLDS
 1 MILE: 2,345
 3 MILES: 9,361
 5 MILES: 10,582



ON US-81
 1.2 MILES FROM SH-7
 1.5 MILES FROM SH-81A