PLAINS
Commercial Real Estate

HARD CORNER COMMERCIAL DEVELOPMENT SITE FOR SALE

NEC of Commerce & Veterans, Ardmore, OK 73401

Property Highlights:

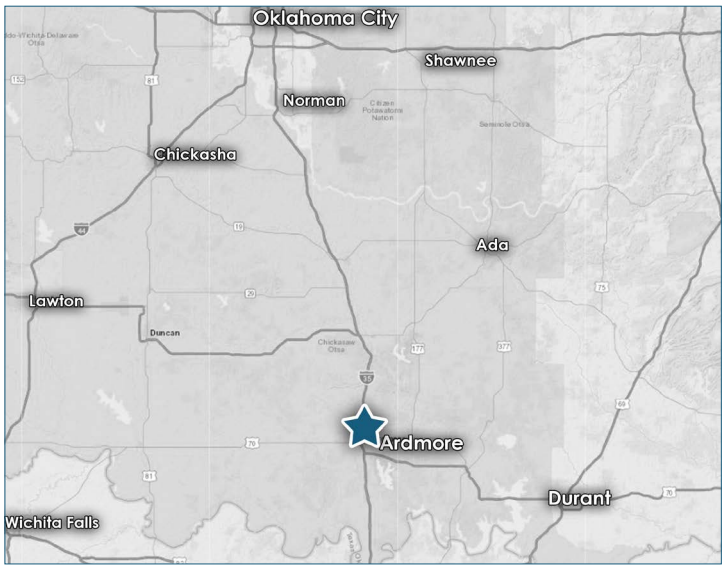
- 13.19 acre commercially zoned hard corner development site with multiple access points.
- Located at the corner of 2 intersecting highways.
- High growth area of Ardmore with significant public and private investment.
- Neighbors include: Brand new Atwoods, Walmart Supercenter, Mountain View Mall, Ardmore High School, Chickasaw Nation Clinic and Community Center, Valero Refinery, Dornick Hills and many others.
- Strong Housing Growth to the north and west of the site.
- The site is immediately adjacent to the $25,000,000 Jerome Westheimer Performing Arts Center, which is currently under construction.
- Sale Price: $6.00 PSF

Traffic Counts:

Commerce St/Hwy 77: 14,300 VPD south of site ('18)
Veterans Blvd/Hwy 142: 11,700 west of site ('18)
Veterans Blvd/Hwy 142: 10,200 east of site ('18)

Demographics:

	1 Mile	3 Miles	5 Miles
2020 Population	3,615	19,516	26,123
Daytime Population	5,102	24,880	31,403
Avg. HH Income	$61,617	$61,000	$62,268



For More Information:

Ryan C. Storer | (405) 464-2385
ryan.storer@plainscre.com

Grant Hudiburg | (405) 464-2385
grant.hudiburg@plainscre.com

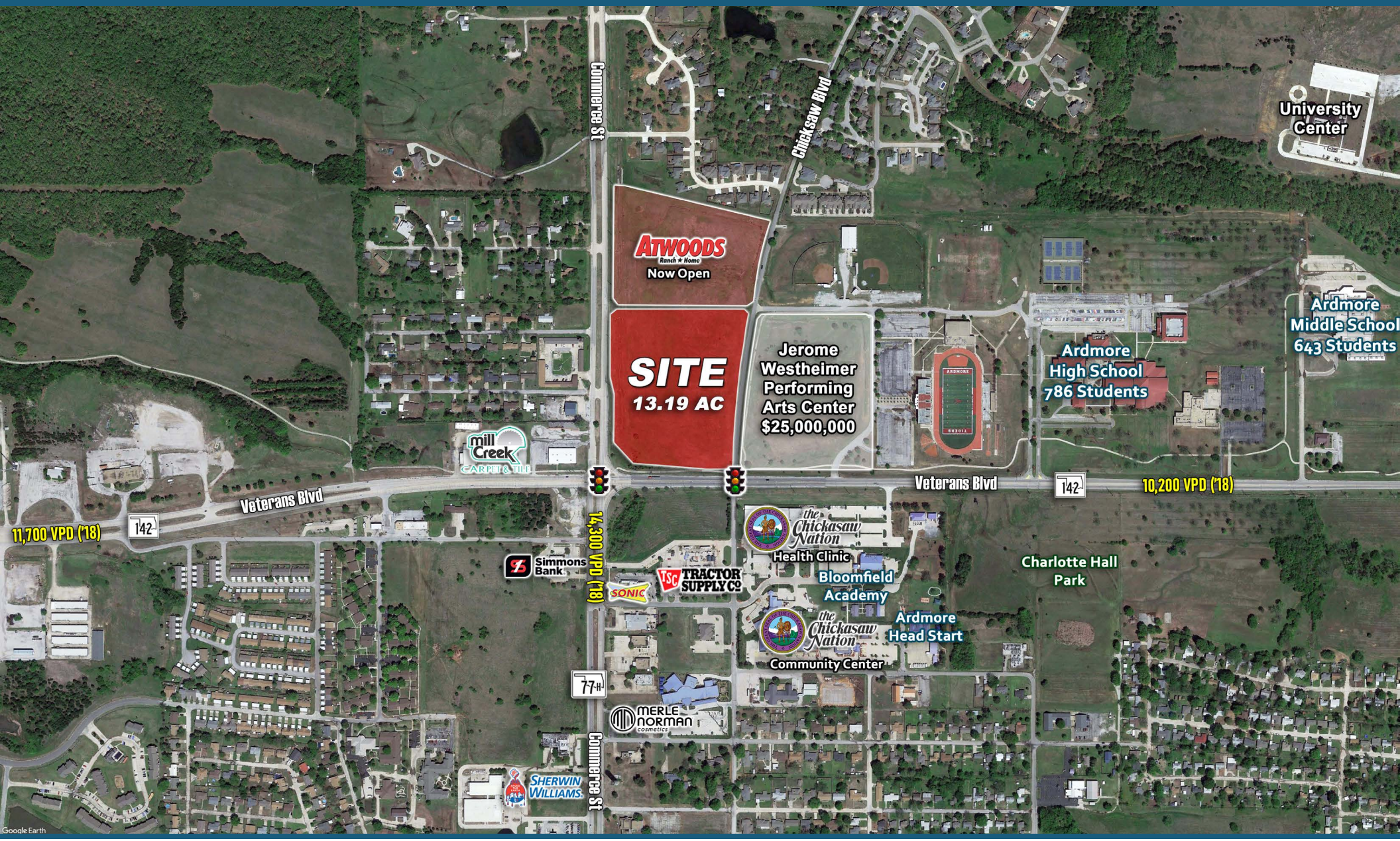
The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price,corrections, errors, and omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

HARD CORNER COMMERCIAL DEVELOPMENT SITE FOR SALE

NEC of Commerce & Veterans, Ardmore, OK 73401



Ryan C. Storer | (405) 464-2385
ryan.storer@plainscre.com

Grant Hudiburg | (405) 464-2385
grant.hudiburg@plainscre.com

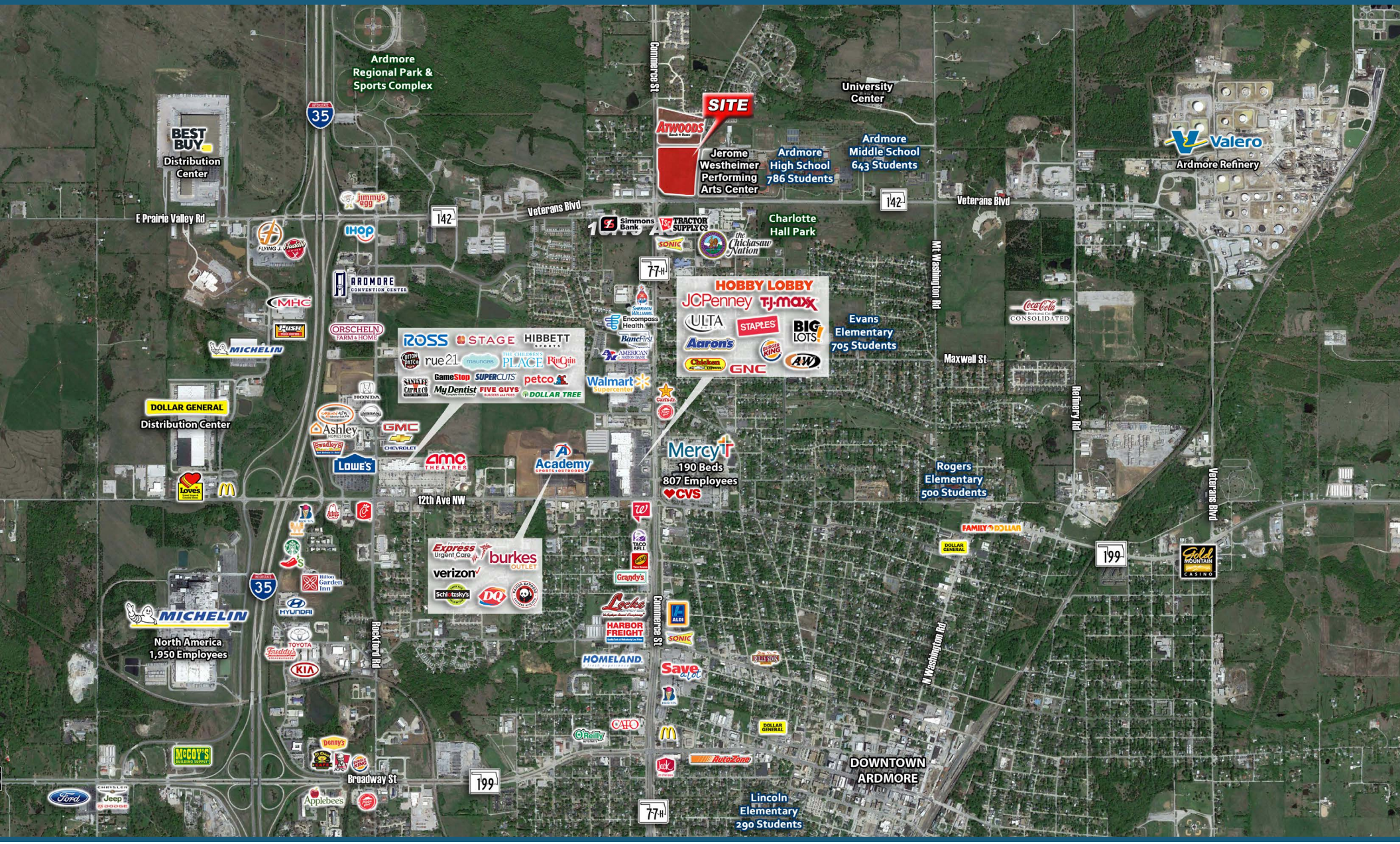
The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price,corrections, errors, and omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

HARD CORNER COMMERCIAL DEVELOPMENT SITE FOR SALE

NEC of Commerce & Veterans, Ardmore, OK 73401



Ryan C. Storer | (405) 464-2385
ryan.storer@plainscre.com

Grant Hudiburg | (405) 464-2385
grant.hudiburg@plainscre.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price,corrections, errors, and omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

HARD CORNER COMMERCIAL DEVELOPMENT SITE

NEC of Commerce & Veterans, Ardmore, OK 73401

For More Information:

Ryan C. Storer | (405) 464-2385
ryan.storer@plainscre.com

Grant Hudiburg | (405) 464-2385
grant.hudiburg@plainscre.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price,corrections, errors, and omissions, and/or withdrawal without notice.