

BUILD-TO-SUIT OR GROUND LEASE WITH I-35 VISIBILITY

1907 E OKLAHOMA AVE, GUTHRIE, OK 73044



PROPERTY DESCRIPTION

The Pad Site has up to 2 acres available and can be divided. The land is located at State Highway 33 and I-35 near Starbucks, Burger King, Braum's Love's, Arby's plus hotels and lodging.

Site has utilities and great visibility from I-35.

TRAFFIC COUNTS

Hwy 33	east	17,600
Hwy 33	west	12,200
I-35	north	23,300
I-35	south	32,000

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	87,120 SF
Lot Size:	2 Acres

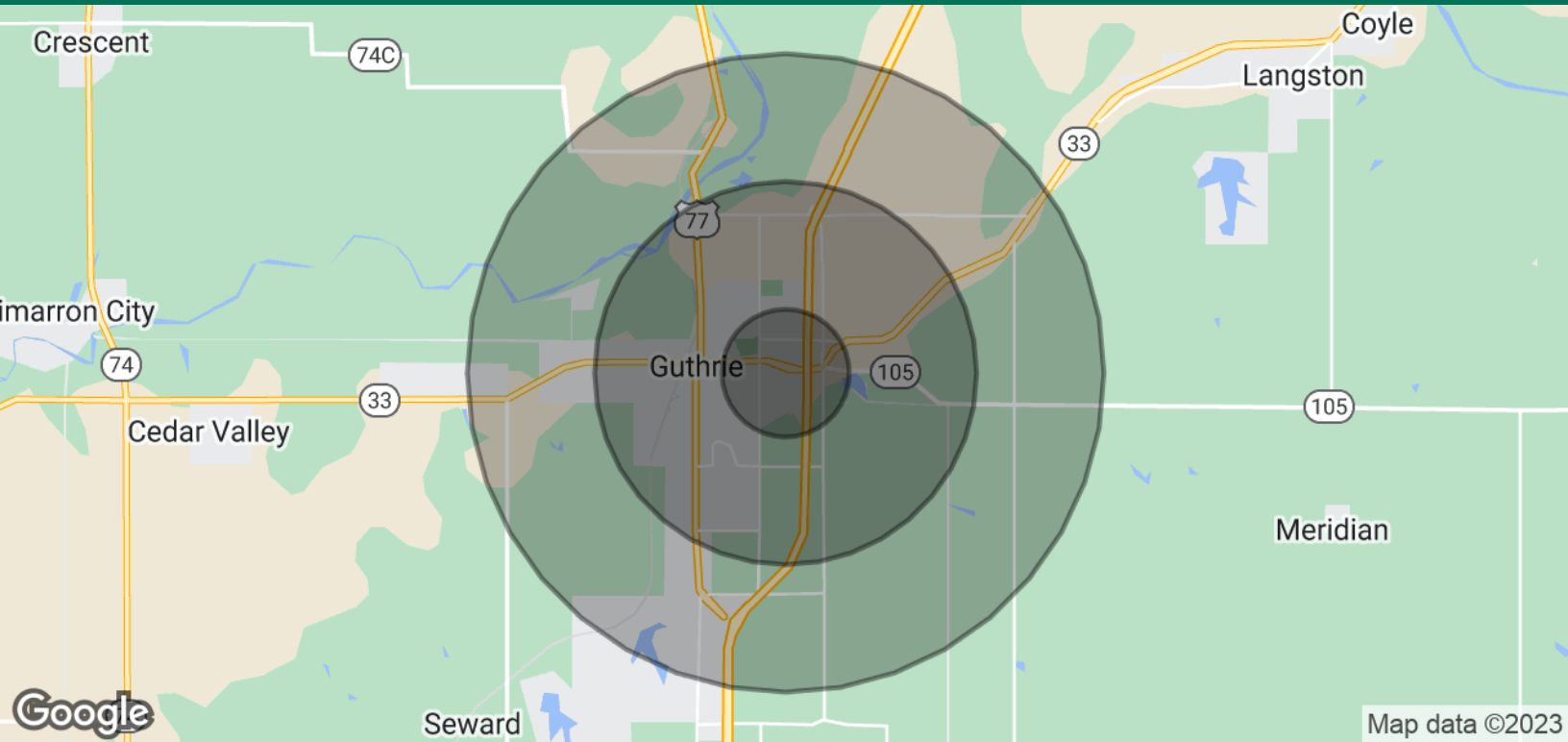
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,140	8,161	13,882
Average Age	49.1	42.6	39.6
Average Age (Male)	41.1	40.0	36.3
Average Age (Female)	52.1	43.3	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,050	3,735	5,459
# of Persons per HH	2.0	2.2	2.5
Average HH Income	\$51,336	\$53,065	\$59,490
Average House Value	\$108,512	\$126,432	\$144,162

* Demographic data derived from 2020 ACS - US Census

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