

FOR SALE/LEASE



Johnson Commercial Group

Parcel ID: 0000-12-03N-01W-0-901-00
Pauls Valley, OK 73075

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$485,000

Lease Rate: \$2,500

Size: 1.83 Acres

Price Per SF: \$6.08

Traffic Count: 35,570

Zoning: C-5

Property Overview

Prime 1.83-acre commercial lot with C-5 zoning and high visibility along I-35. Located on the service road between Starbucks and McDonald's, near established businesses including restaurants, a truck stop, and auto dealerships. Seller has approved plans for a restaurant building. One of the few remaining sites available in this area.

For sale or ground lease available.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

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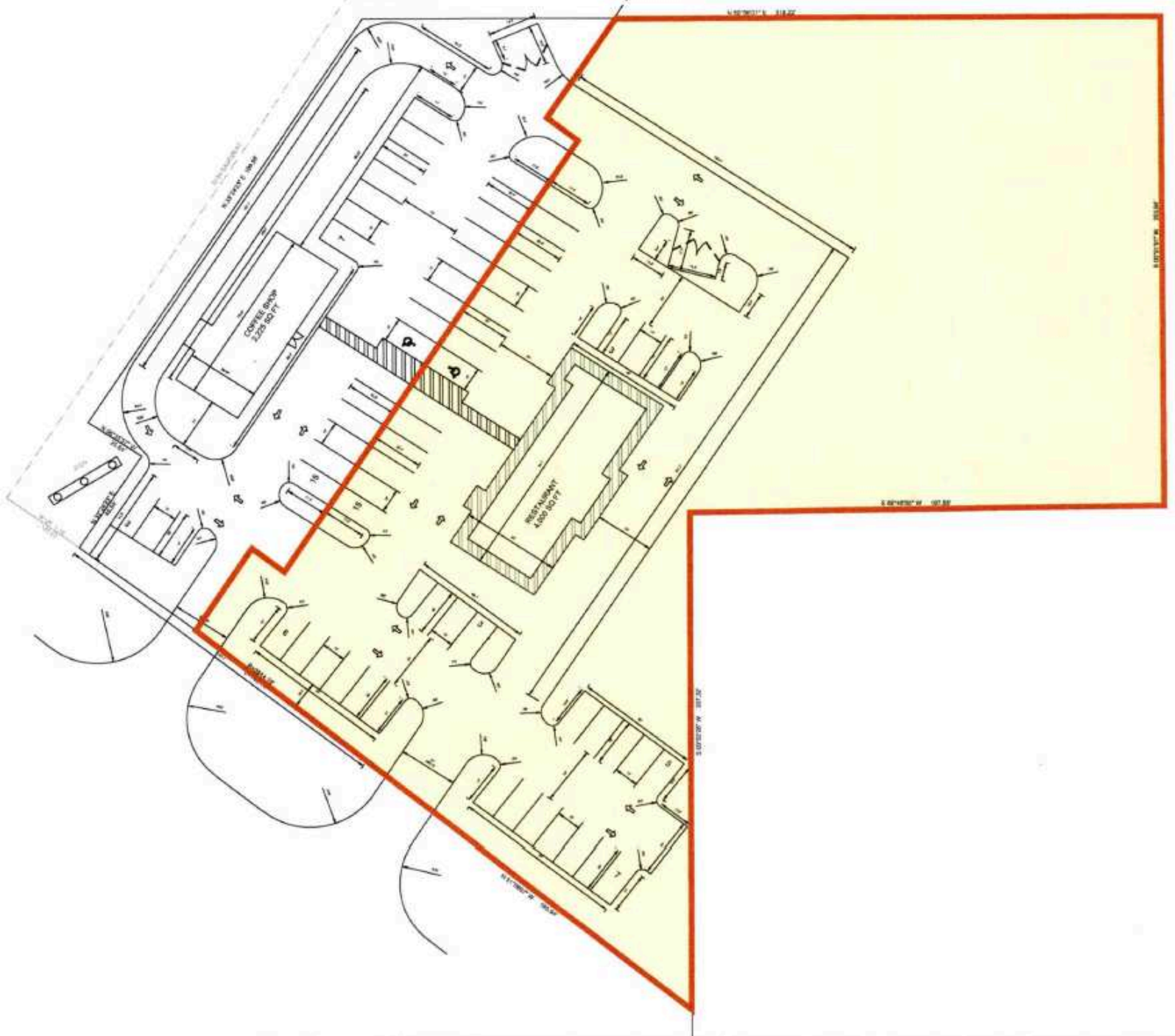
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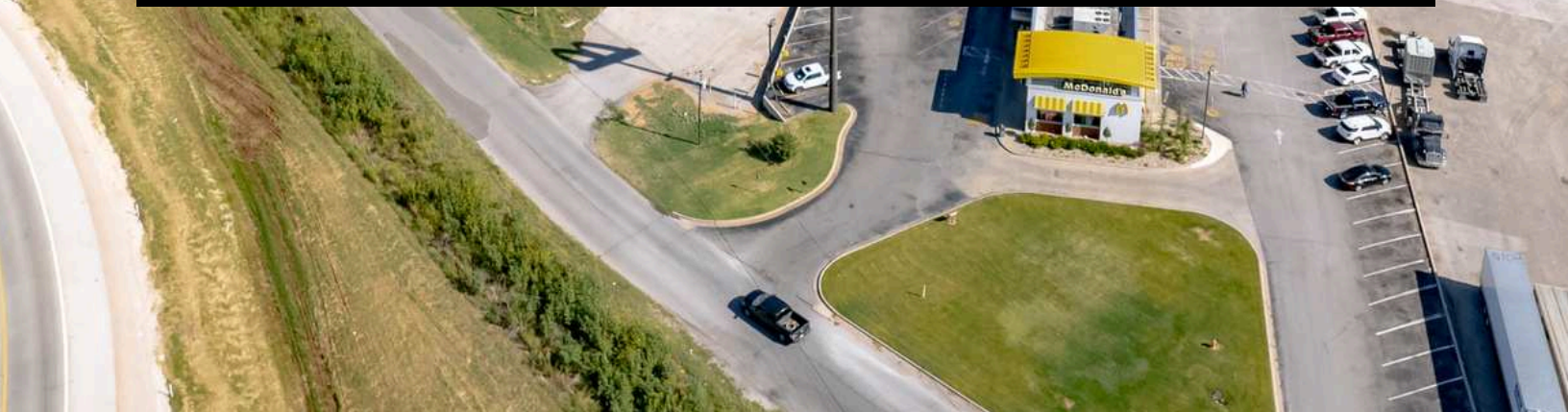
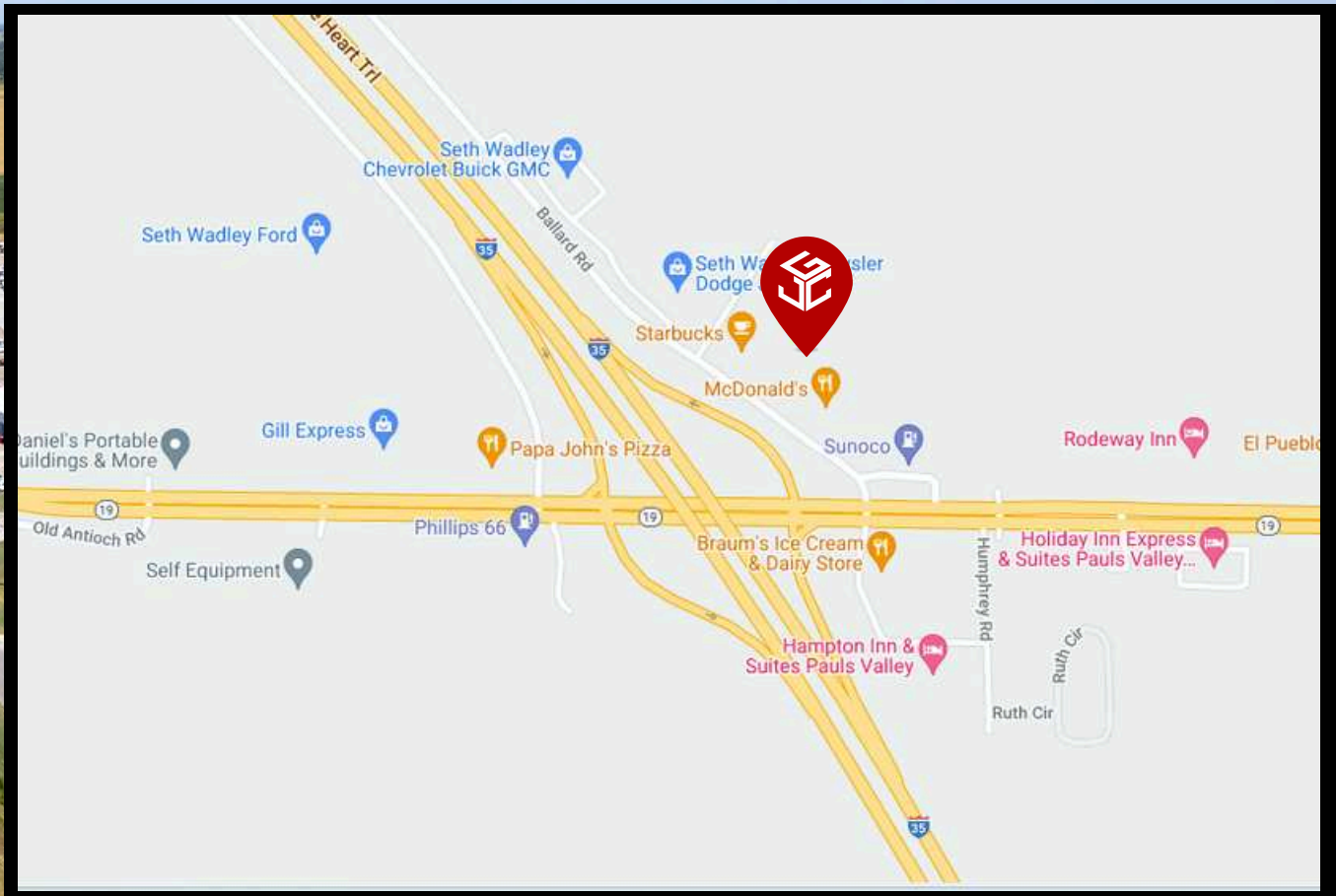
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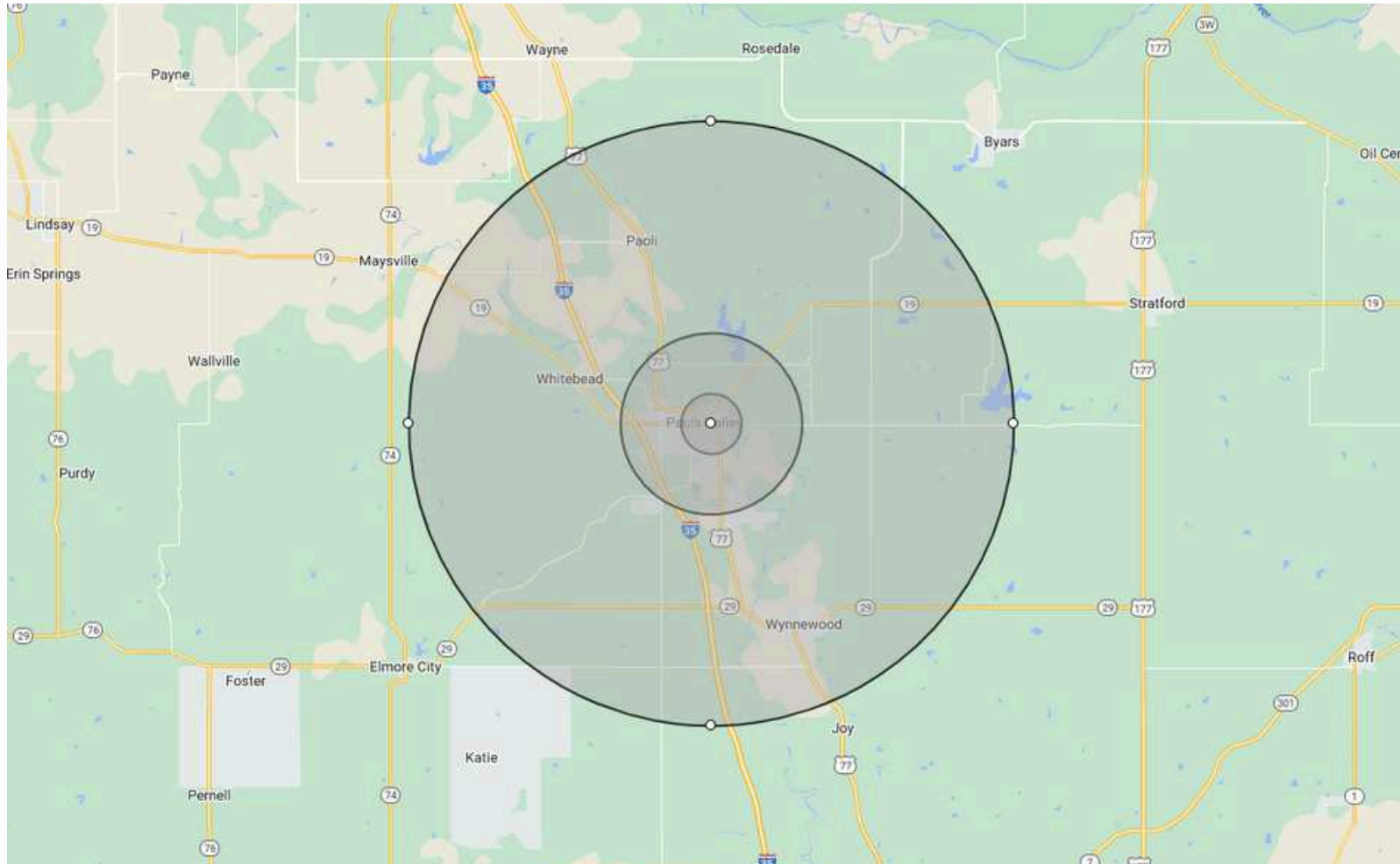
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Demographics

1 MILE

3 MILE

10 MILE

Population	166	6,209	14,415
Average Age	36	38	39
Employment	1,248	4,576	7,643
Households	65	2,558	5,856
Ave. Household Income	\$67,431	\$59,680	\$66,345
Median Household Value	\$147,368	\$120,794	\$136,001

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