### A LAND INVESTMENT OPPORTUNITY PONDEROSA DR & VALLEY VIEW DR CHICKASHA, OK 73018





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EQUITY COMMERCIAL REALTY ADVISORS, LLC

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OFFERING SUMMARY		PROPERTY HIGHLIGHTS			
Sale Price:	\$155,000	• 3 Acres of Land Located on the South Side of H.E. Bailey Turnpike (I-44)			
		• Approximately 2 Miles South of Chickasha's Downtown Business District and 0.25 Miles East of U.S. Highway 81			
Lot Size (Approx.):	3.0 Acres	<ul> <li>Property Site is located next to the John Holt Chevrolet Car Dealership, Bank of Commerce, and Chickasha Squar Shopping Center whose current tenants include Atwoods, Aaron's, and Carter Healthcare.</li> </ul>			
Taxes (2023):	\$1,159	<ul> <li>Traffic Counts (vehicles/day): H.E. Bailey Turnpike (I-44) - 20,474   U.S. Highway 81 - 17,000</li> <li>All Public Utilities are Available to the Site</li> </ul>			
10/03 (2023).	ψ1,107	All Public Utilities are Available to the Site	e		
		• All Public Utilities are Available to the Site DEMOGRAPHICS	e		
	C-3		e 1 MILE	3 MILES	5 MILES
Zoning:	C-3			<b>3 MILES</b> 5,136	<b>5 MILES</b> 820
		DEMOGRAPHICS	1 MILE		

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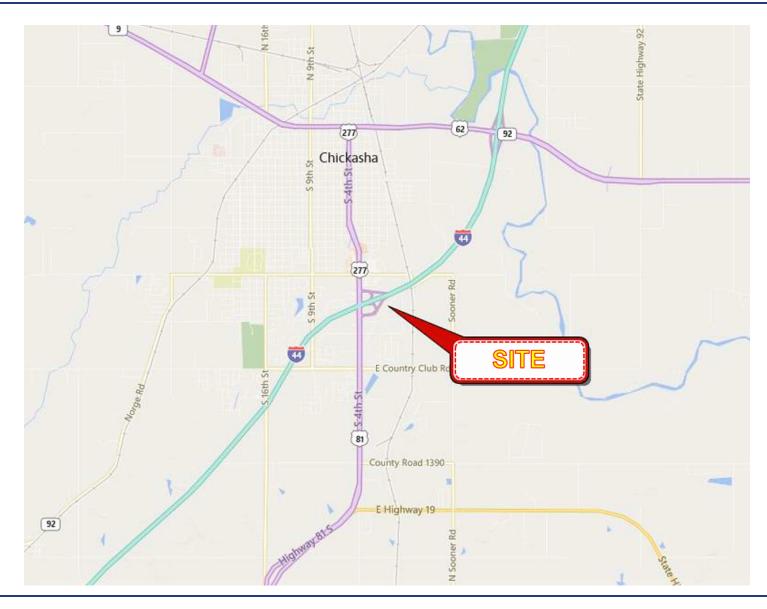
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