

THE MARKET AT SHOTT'S FARM 1200-1500 E. EAGLE ROAD WEATHERFORD, OK 73096

Pad Sites For Ground Lease

LOTS AVAILABLE

Unit 1260: 1.02 Acres MOL

Unit 1420: 1.03 Acres MOL

Unit 1500: 1.77 Acres MOL

FUTURE DEVELOPMENT LOTS

Outlot 9: 2.23 Acres MOL

Outlot 10: 2.24 Acres MOL

Outlot 11: Restaurant 1.47 Acres MOL

Outlot 13: 10.45 Acres MOL

Lease Price: Call For Pricing

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COMMERCIAL
REAL ESTATE



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405.840.0600

NAIRED.COM

DAVID HARTNACK

405.761.8955

DAVID@NAIRED.COM

SAM SWANSON

405.208.2046

SAM@NAIRED.COM

NATHAN WILSON

405.760.5327

NATHAN@NAIRED.COM

outlots

| UNIT | TENANT | ACRES |
|---------|--|-------|
| 1200 | TRACTOR SUPPLY CO. (OWNED BY OTHER) | 3.81 |
| 1260 | AVAILABLE | ±1.02 |
| 1300-40 | WHATABURGER (OWNED BY OTHER) | 2.16 |
| 1400 | SCHLEGEL'S QUICK LUBE (OWNED BY OTHER) | 1.05 |
| 1420 | AVAILABLE | ±1.03 |
| 1440 | AUTO BATH CAR WASH (OWNED BY OTHER) | 1.20 |
| 1500 | AVAILABLE | ±1.77 |

future development outlots

| UNIT | TENANT | ACRES |
|------|-----------------------------|--------|
| 9 | AVAILABLE | ±2.23 |
| 10 | AVAILABLE | ±2.24 |
| 11 | RESTAURANT OUTLOT AVAILABLE | ±1.47 |
| 12 | POTENTIAL SPEC BUILDING | |
| 13 | AVAILABLE | ±10.45 |



PROPERTY HIGHLIGHTS

- Prime Lots & Development around Walmart
- New I-40 Exit Ramp Adjacent to Property
- 5 Minutes from Southwestern Oklahoma State University (Approx 5,200 Students)

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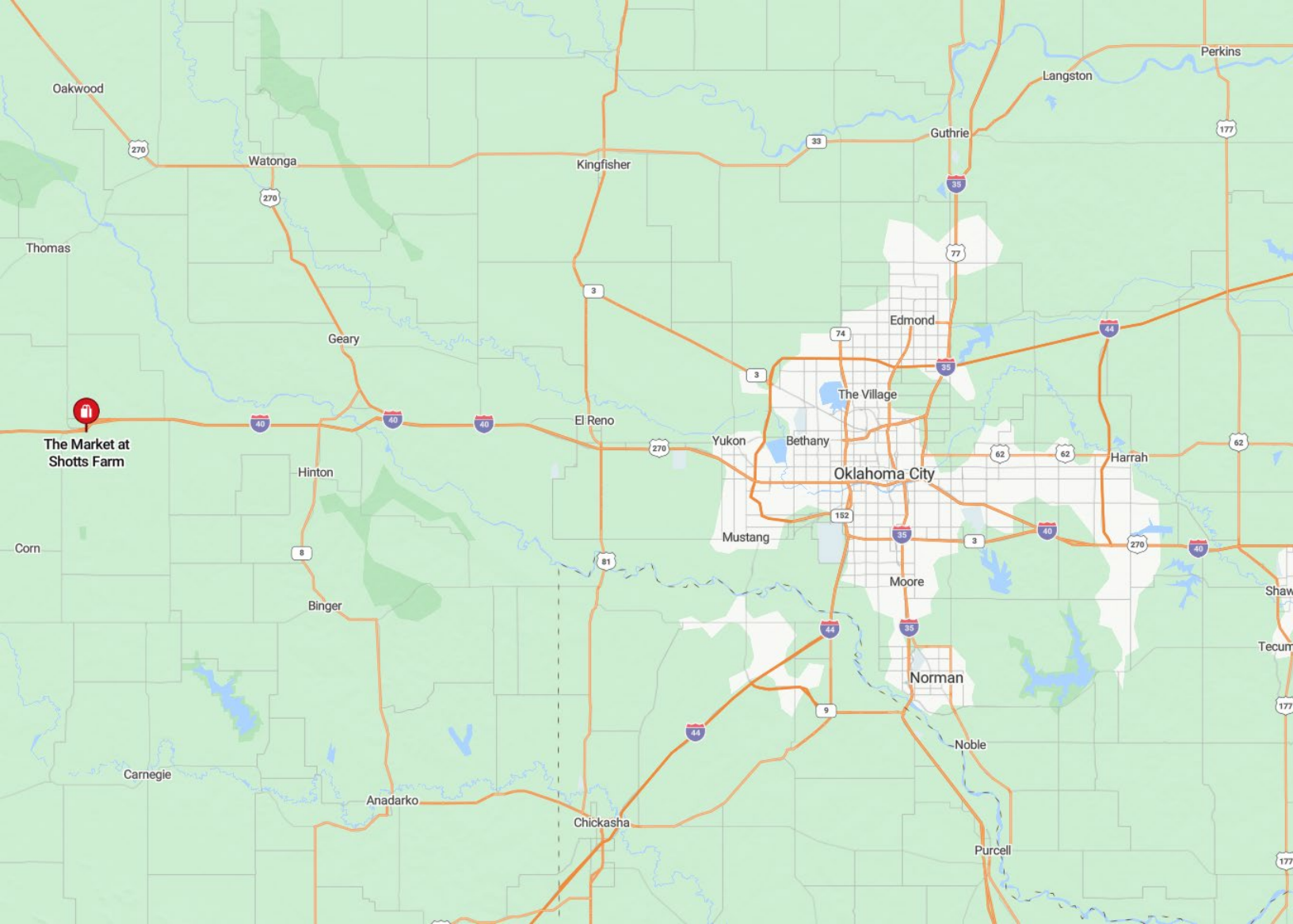
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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 2,879 | 13,424 | 14,281 |
| AVERAGE HOUSEHOLD INCOME | \$55,628 | \$72,942 | \$74,432 |
| TOTAL HOUSEHOLDS | 1,316 | 5,470 | 5,801 |

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