

REDUCED Sales Price: \$1,100,000



2016 W. Eagle Road

Weatherford, Oklahoma 73096

PROPERTY HIGHLIGHTS

- **7.4 Acres MOL, Zoned Commercial**
- Outside Weatherford City Limits
- Great Visibility & Access from I-40
- 543' of Frontage on I-40
- Utilities to Site
- 30,500 Cars Per Day on I-40
- 1 hour from Oklahoma City
- 4 minutes from Southwestern Oklahoma State University

LOCATION HIGHLIGHTS

- Weatherford Population: 11,980
- Southwestern Oklahoma State University Enrollment: 3,761

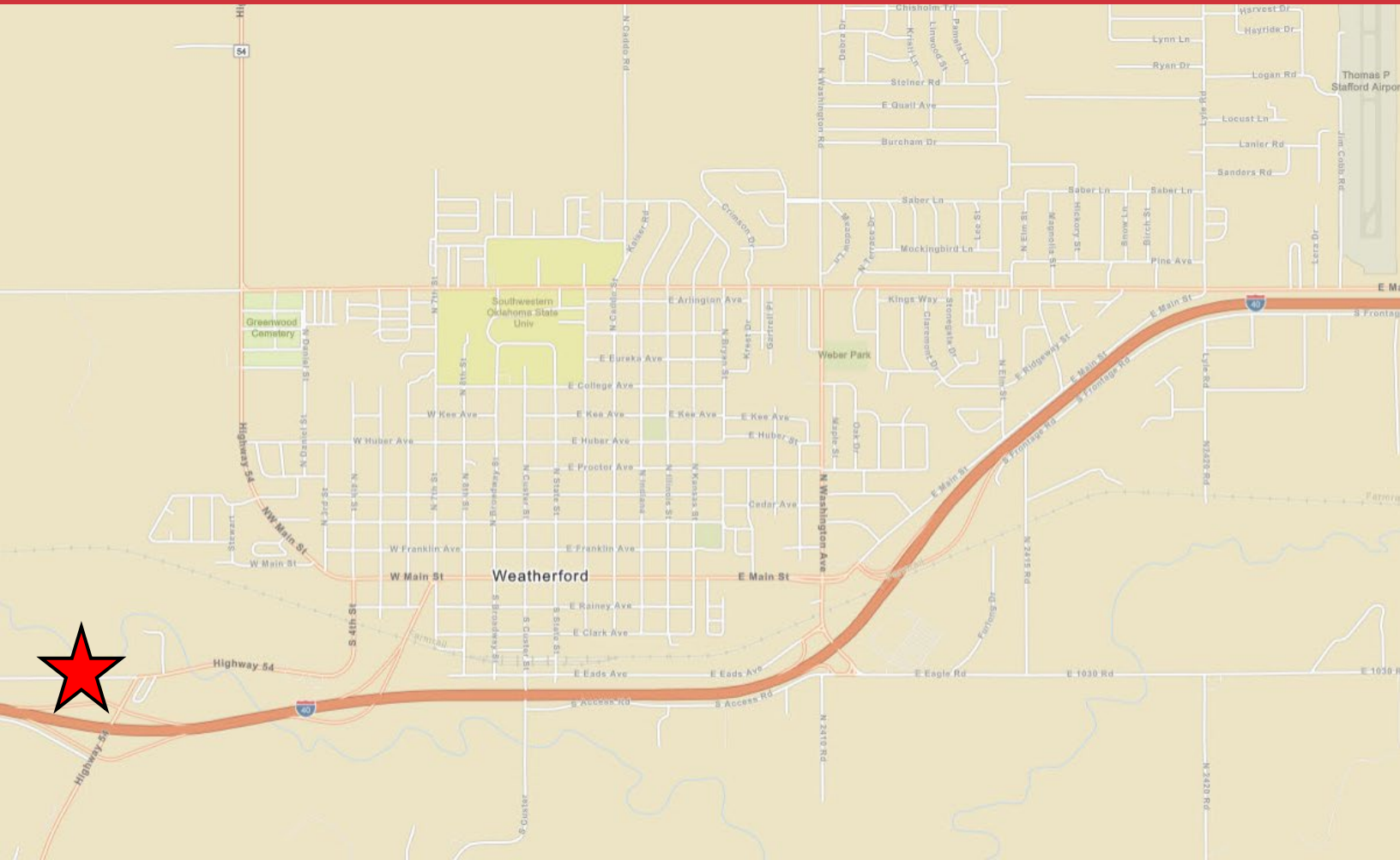
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Population	1 Mile: 1,293	3 Miles: 11,027	5 Miles: 13,880
Average Household Income	1 Mile: \$36,510	3 Miles: \$44,473	5 Miles: \$52,054
Total Households	1 Mile: 519	3 Miles: 4,488	5 Miles: 5,607

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