

Lease Price: Call For Pricing



3601 W. Main Street

Durant, Oklahoma 74701

PROPERTY HIGHLIGHTS

- Positioned Across the Street from Walmart Supercenter
- Fronting the Busiest Street in Durant with over 17,000 Cars Per Day

SUITES AVAILABLE

- Suite 125 : 1,625 SF
- Suite 150 : 900 SF

TOTAL SF	18,165 SF MOL
BUILT	2005
ZONED	Commercial

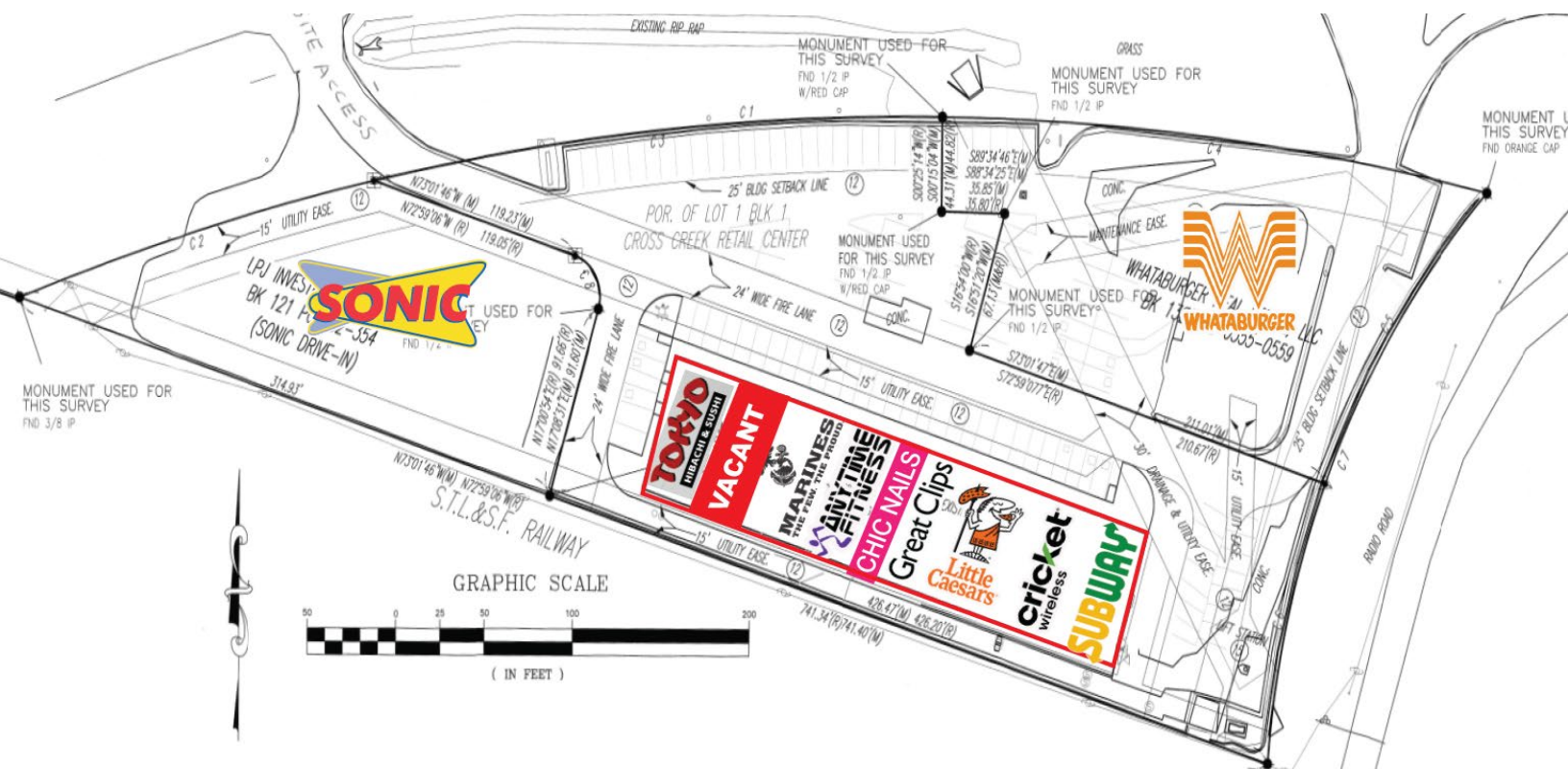
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LOCATION HIGHLIGHTS

- \$1 Billion Dollar Development Located Directly West on Highway 70
- Durant, OK boasts a burgeoning market that caters not only to its resident population but also to the influx of tourists drawn by the allure of Lake Texoma (6 million visitors per year)

Population	1 Mile: 3,542	3 Miles: 19,265	5 Miles: 27,287
Average Household Income	1 Mile: \$49,364	3 Miles: \$39,900	5 Miles: \$42,432
Total Households	1 Mile: 1,480	3 Miles: 7,621	5 Miles: 10,786

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Pointe Vista: \$1 Billion Dollar Development



- 2,700 Acre Mixed Use Development
- Three 4-Star Resort Hotels
- Convention Center
- Chickasaw Nation Casino
- Restaurants
- Aquatic Center
- 2,100 Homes
- Championship Golf Course
- Hard Rock Hotel
- Margaritaville Resort
- Expected to Create 9,000 Jobs

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