

Sales Price: \$1,500,000

19371 Bellview Street

Thackerville, Oklahoma 73459

PROPERTY HIGHLIGHTS

- BNSF Served Rail Spur
- 4,000 Linear Feet of Industry Rail
- 880 SF on 5.51 Acres MOL
- 480 SF Office Building
- 400 SF Shop Building with Overhead Doors
- 3 Phase Power
- Adjacent Land may be available for Industrial Development

LOCATION HIGHLIGHTS

- Approximately 80 Miles from DFW Area
- Approximately 15 Miles from BNSF Gainesville Yard
- Approximately 120 Miles from BNSF Eastern Ave Yard in Oklahoma City



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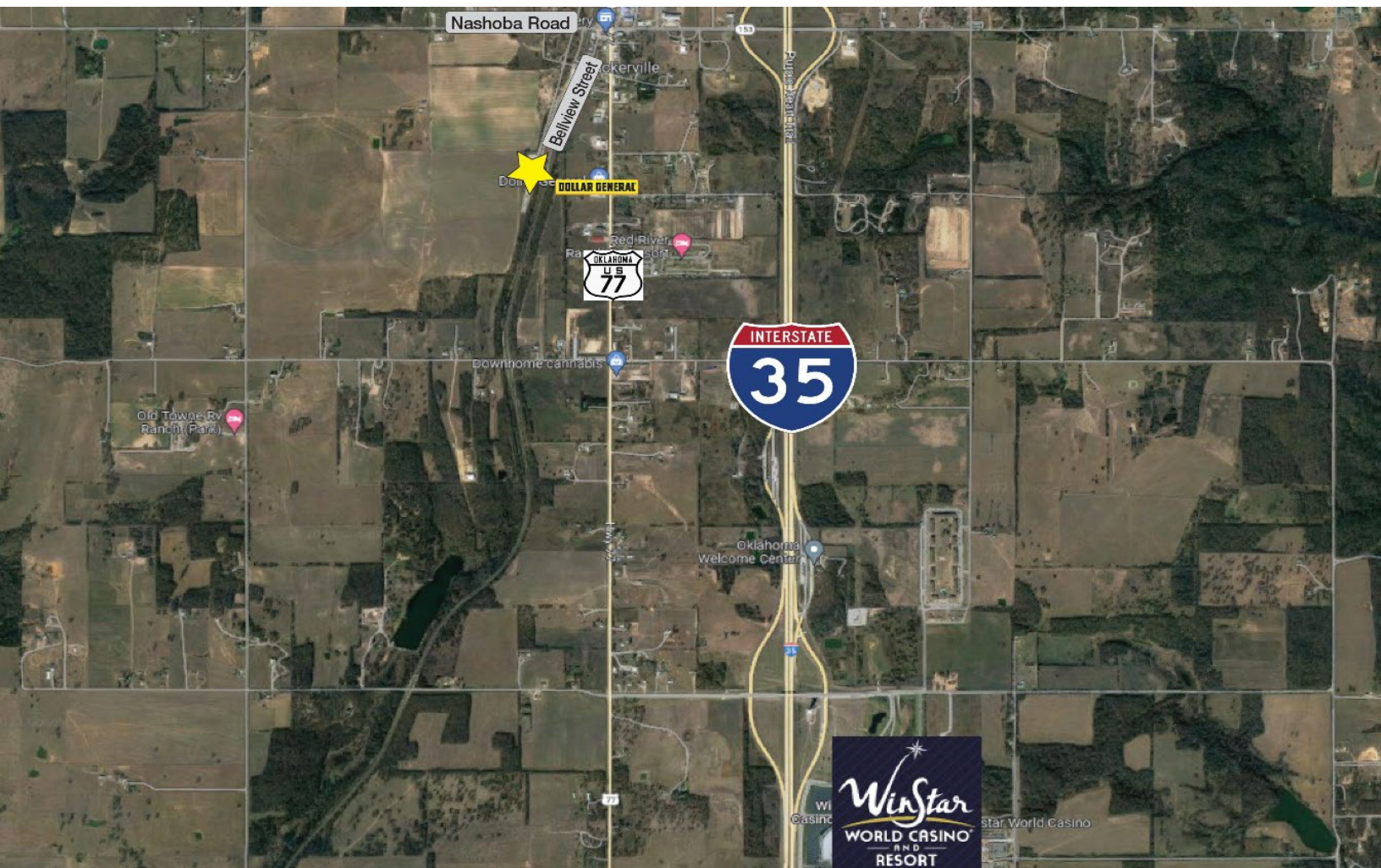
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EXECUTIVE SUMMARY

We have for sale an approximate 5.5 acre site in Thackerville, Oklahoma, a rail spur which was last used by a national propane company as a rail storage site to bring in propane for distribution. This site can be used by most any product user and is served by the BNSF railroad.

Thackerville is a rural town in southern Oklahoma in Love County, which boasts the “World’s Largest Casino”, Win-Star Casino. The site is one mile west of Interstate 35 and is 5 miles from the Oklahoma-Texas border.

The track consists of two tracks with a total track length of 4,000 linear feet. The rail is active with 2 manual switches. The property is fully fenced with a 6’ chain link fence with a 3 strand barbed wire top.



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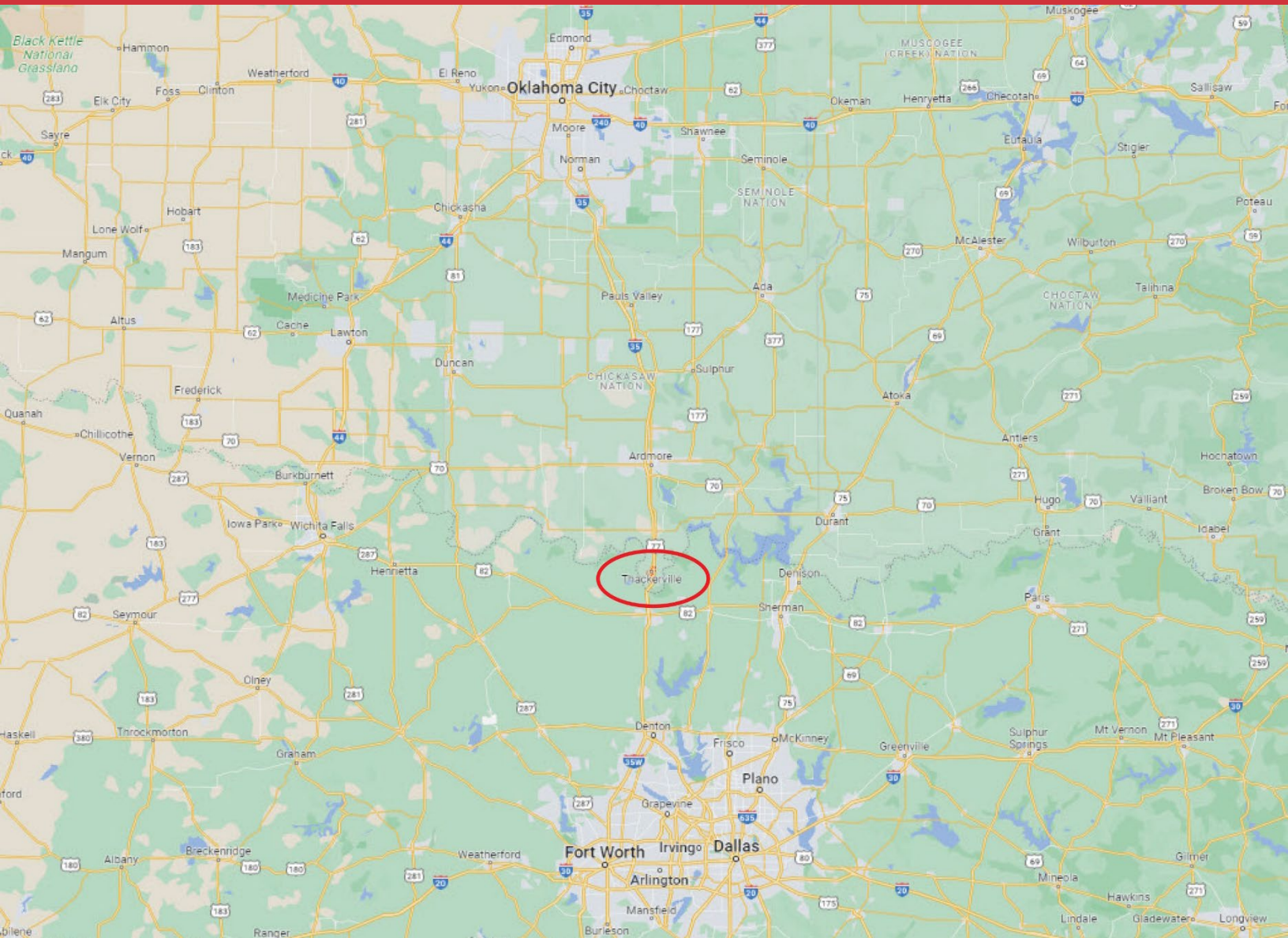
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Population	1 Mile: 281	3 Miles: 1,607	5 Miles: 2,214
Average Household Income	1 Mile: \$70,636	3 Miles: \$70,637	5 Miles: \$75,374
Total Households	1 Mile: 123	3 Miles: 671	5 Miles: 878

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