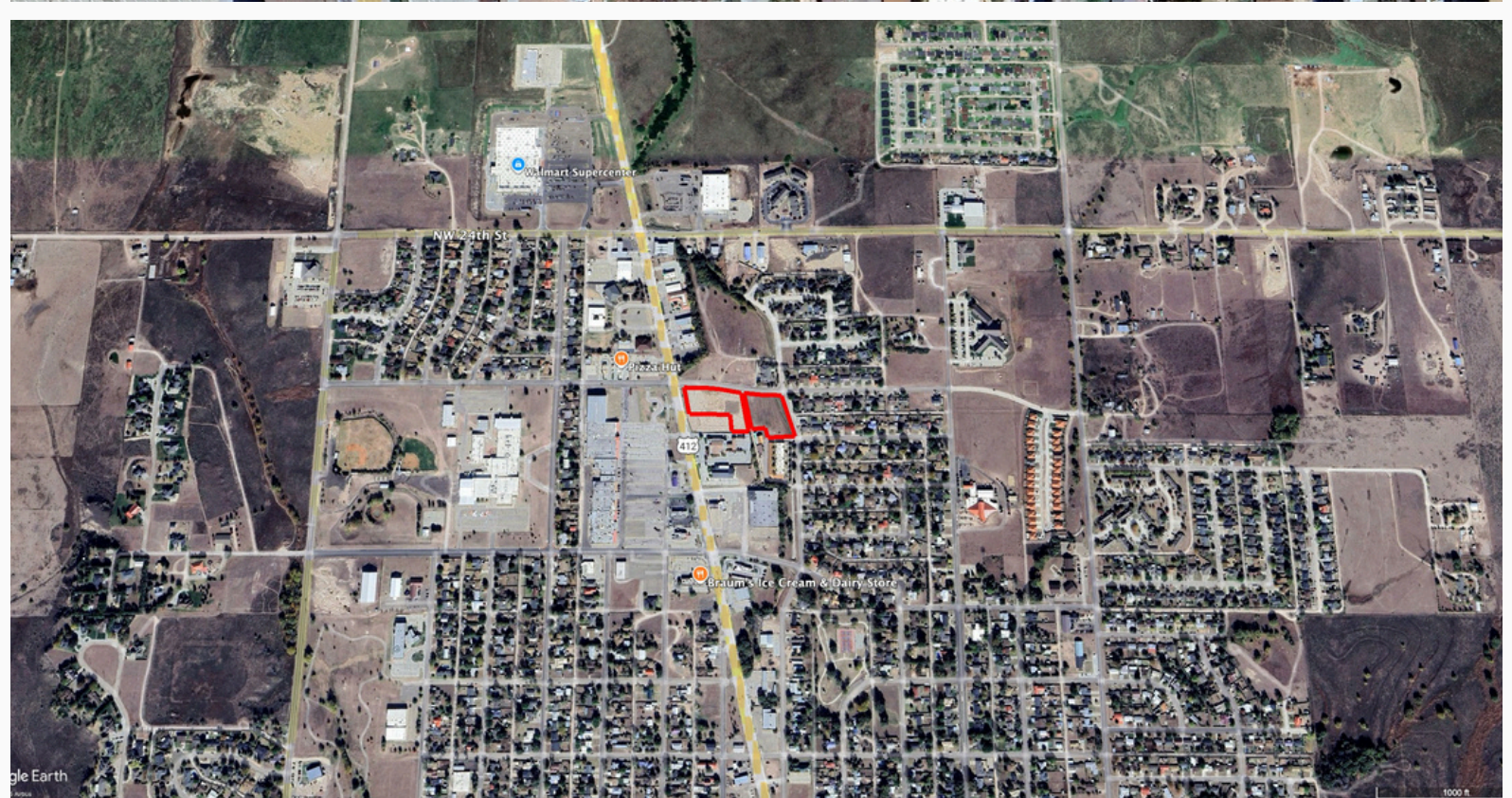


FOR SALE

\$10.00/ SF or \$1,441,836

Guymon, OK Commercial Development Lot



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FOR SALE**Guymon, OK Commercial Development Lot****PROPERTY OVERVIEW**

Property Type: Commercial Retail, Office

Address: 1907 NW Highway 64 Guymon, OK 73942

Location: Located in Guymon, OK in the Oklahoma Panhandle. The property is positioned just as you come out of the downtown area of Guymon into the main area for shopping and dining. This location can serve any retail, restaurant, coffee shop or office space with high traffic frontage. This is a corner lot with city street access on the north side with highway frontage on the west side. With 3.31 acres of land, the property is large enough to accommodate any retail, restaurant or QSR with drive through.

Surrounding Business: Wal-Mart sits .3 miles to the north of the property. Also to the north is Tractor Supply, Dollar Tree and T-Mobile. Northridge Shopping Center sits across the highway from the property with Bealls being the anchor tenant. Also, McDonalds, Sonic, Rent-a Center, Hibbit Sports, Farm Credit, Subway and Braums are all within yards of the property.

Lot Condition: The lot is considered "Build Ready" for construction with the previous building completely razed. Utilities are up to the lot with 3-phase electricity, city water and sewer.

Lot Size: 3.31 acres or 144,183 SF

Guymon, OK Population: The latest estimated population count shows a population of approximately 12,600 residents.

Guymon, OK Features: Golden Mesa Casino and Hotel located just SW of Guymon, OK is a major attraction for the city with the casino just finishing a \$70 million expansion with a new hotel and expanded casino.

Price: \$10.00/ SF or \$1,441,836