



**OFFERING SUMMARY**

Sale Price: \$795,000  
 Lot Size: 0.63 Acres  
 Year Built: 1994  
 Building Size: 1,720  
 Market: Purcell  
 Traffic Count: 3,000 - 15,000  
 Price / SF: \$462.21

**PROPERTY OVERVIEW**

This amazing investment is on a corner lot located at a busy intersection with 114ft of frontage along Green Ave/Hwy 74 and 367ft of frontage on Weedn Blvd/Hwy 77. Located less than .5 miles from I-35. High traffic counts along both intersecting streets.

**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Households	294	3,179	8,843
Total Population	832	8,910	25,238
Average HH Income	\$57,023	\$54,844	\$54,253

**LOCATION OVERVIEW**

Located on the corner of Weedn Blvd and Green Ave. This convenience store is constantly busy. It is across from Wal-Mart, McDonalds, and next to Econo Lodge at Exit 91 off I-35. This is an excellent location!

**PROPERTY HIGHLIGHTS**

- New refrigeration units for walk in fridge
- Newer digital sign
- Signaled intersection
- Ample parking
- Excellent condition and location

**PAUL SWALES**

Equity Commercial Realty II, LLC  
paul@fleskeholding.com

(405) 420- 6244 cell  
(405) 701- 3505 x218 office

**JOSH WHITE, CCIM**

Equity Commercial Realty II, LLC  
josh@fleskeholding.com

(405) 417- 6761 cell  
(405) 701- 3505 x221 office





Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

**PAUL SWALES**

Equity Commercial Realty II, LLC  
paul@fleskeholding.com

(405) 420- 6244 cell  
(405) 701- 3505 x218 office

**JOSH WHITE, CCIM**

Equity Commercial Realty II, LLC  
josh@fleskeholding.com

(405) 417- 6761 cell  
(405) 701- 3505 x221 office

