

LAND FOR SALE

BRUCE SLOAN TIRE SERVICES

1334 S Green, Purcell, OK 73080

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DEMOGRAPHICS	11	the property, compliance or lack of compliance with applicable governmental requirements,
ADVISOR BIOS	13	developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

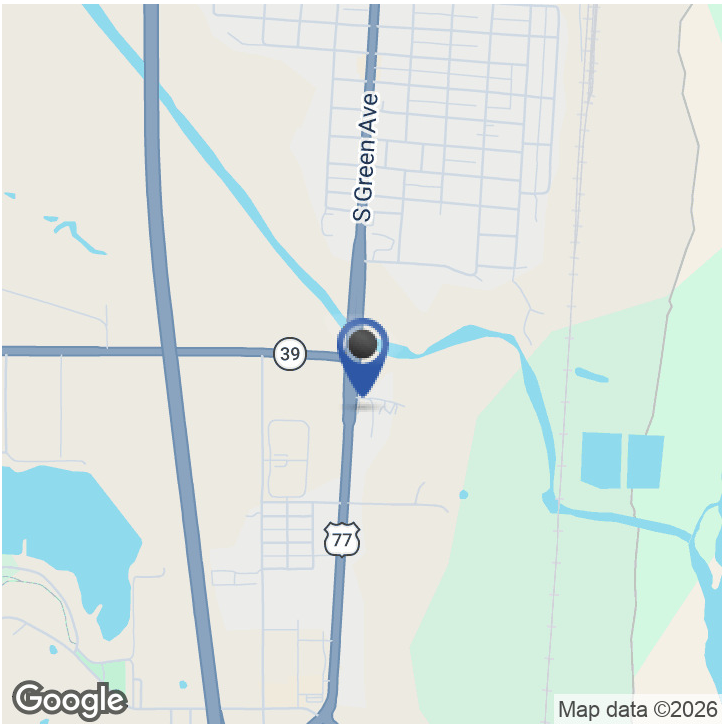
Chris Castro, Associate



SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$914,760
Available SF:	
Lot Size:	1 Acres
Price / Acre:	\$914,760
Market:	oklahoma City Metro
Submarket:	Purcell

PROPERTY OVERVIEW

Positioned in the thriving Purcell area, this property offers an exceptional opportunity for Land / Industrial investment. Boasting a prime location, this site provides convenient access to major transportation routes, facilitating efficient logistics and distribution operations. The property's strategic placement within Purcell's vibrant business environment presents an ideal setting for industrial development, supported by a strong local workforce. With its advantageous position in a promising market, this property is poised to catalyze growth and success for investors seeking an advantageous location for their industrial ventures. Experience the potential and possibilities

PROPERTY HIGHLIGHTS

- Prime location in Purcell, OK
- Convenient access to major transportation routes
- Ideal for logistics and distribution operations

PROPERTY DESCRIPTION



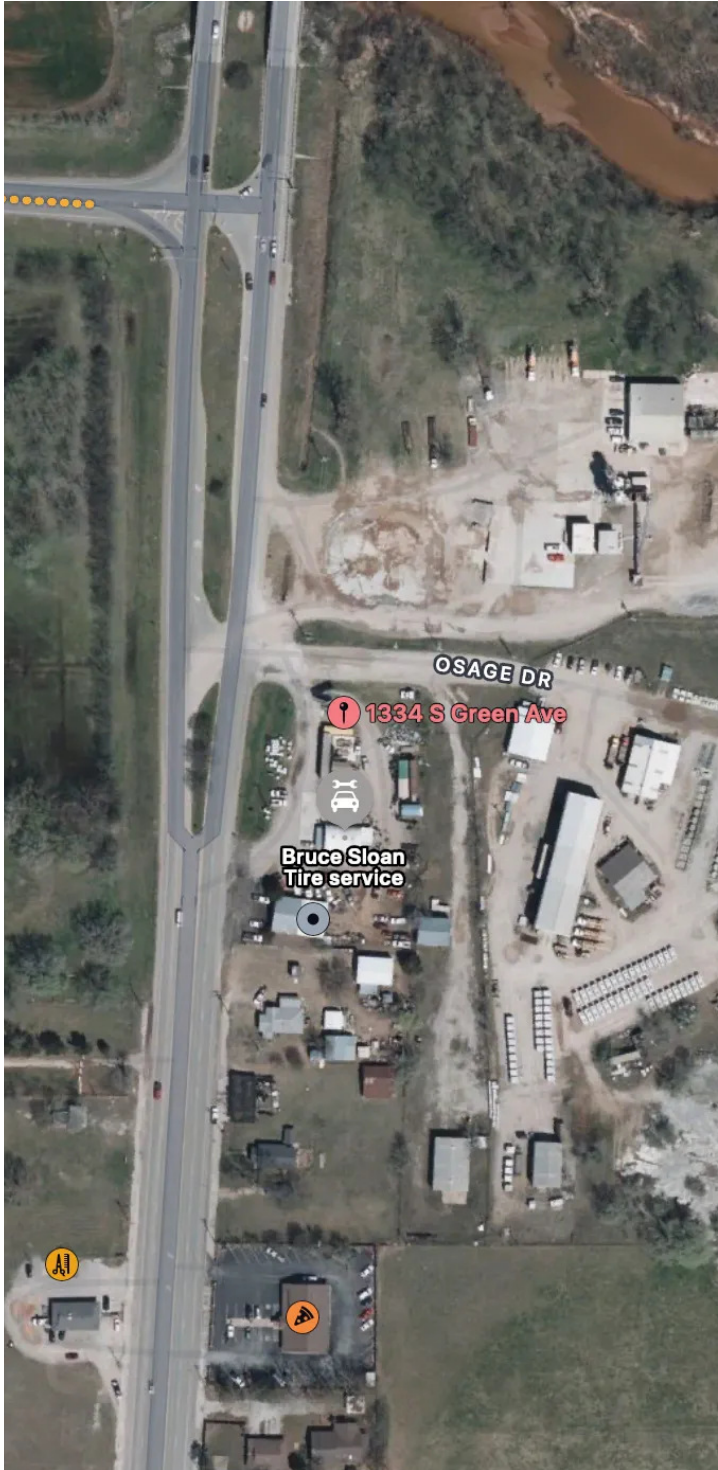
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LOCATION DESCRIPTION

Located in the thriving Purcell, OK area with convenient access to major transportation routes, offering an ideal industrial investment opportunity.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime location in Purcell, OK
- Convenient access to major transportation routes
- Ideal for logistics and distribution operations

SECTION 2

LOCATION INFORMATION

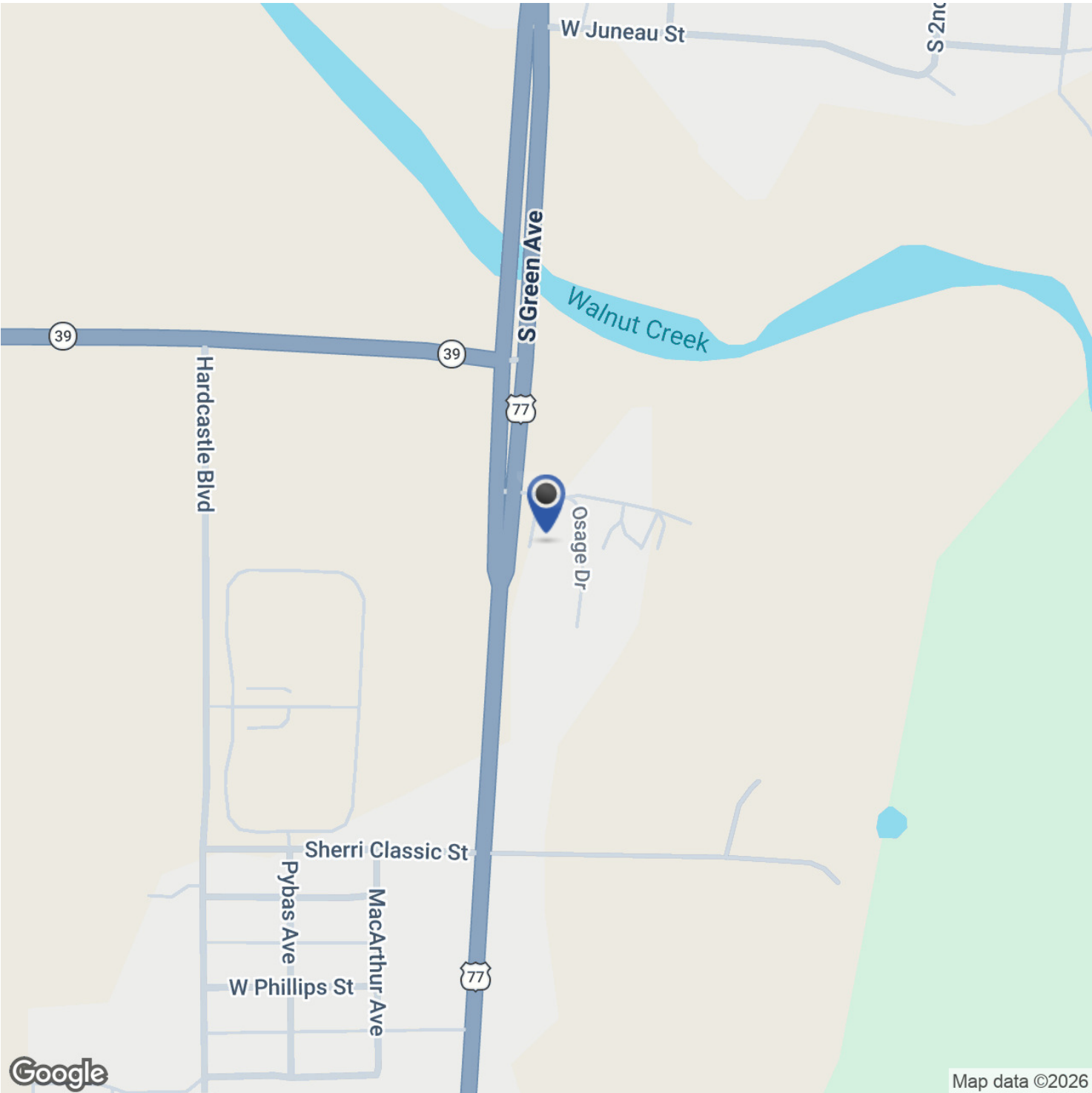


REGIONAL MAP





LOCATION MAP



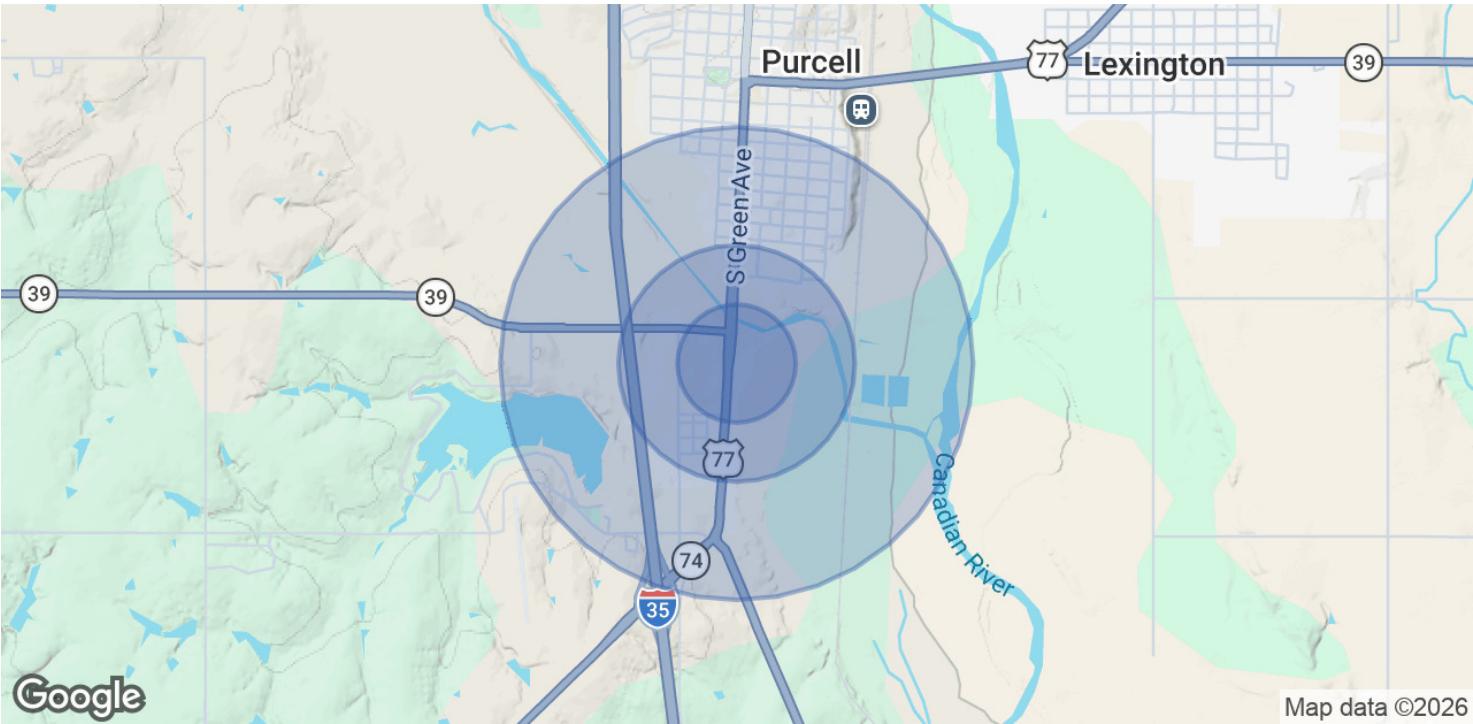
AERIAL MAP



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	34	177	1,022
Average Age	28.6	28.8	30.9
Average Age (Male)	25.0	22.7	25.2
Average Age (Female)	28.8	29.1	30.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	65	358
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$69,529	\$70,340	\$72,281
Average House Value	\$101,769	\$124,481	\$145,648

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

ADVISOR BIO 1



CHRIS CASTRO

Associate

chris@creekcre.com

Direct: 405.317.0627

PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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