

DEVELOPMENT LAND

100 N. Ballard Drive
Pauls Valley, Oklahoma 73075

Land Area: **3.57 Acres***
Zoning: **Commercial**
Water/Sewer: **Municipal**
Electric/Gas: **To Site**
Divide: **Possible**
Pole Sign: **Reserved from Sale**
Price: **\$585,000**



* Source: Survey

Listed By:

Brad Worster, CPM, CCIM

Broker / Owner

Oklahoma Broker License #121019

Fax (405) 701-0288

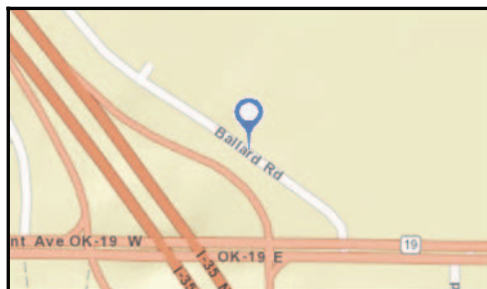
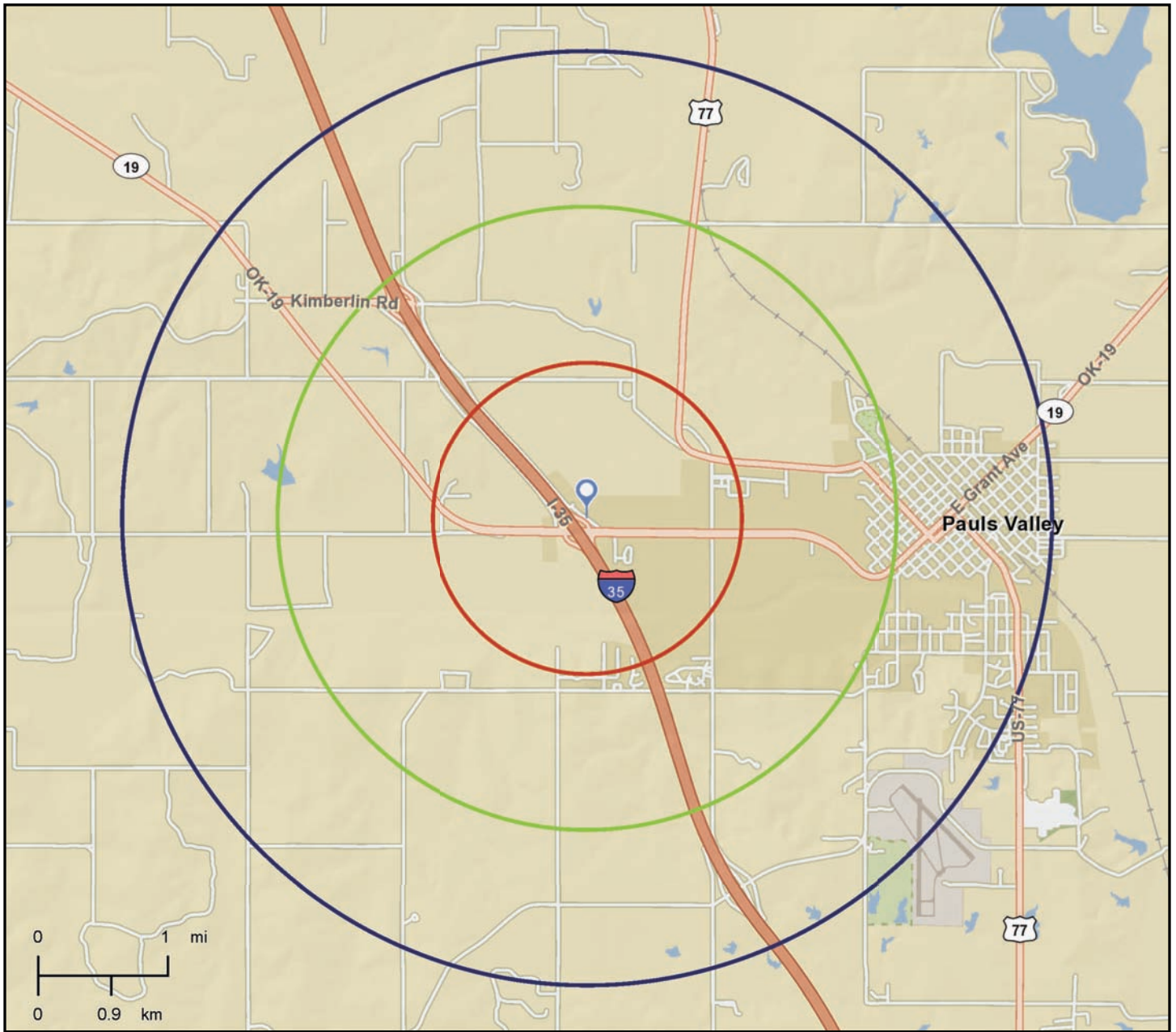
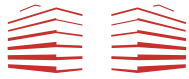
Office (405) 701-0200

www.FultonWorsterGroup.com



FULTON WORSTER GROUP

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE



100 N. Ballard Drive
Pauls Valley, Oklahoma

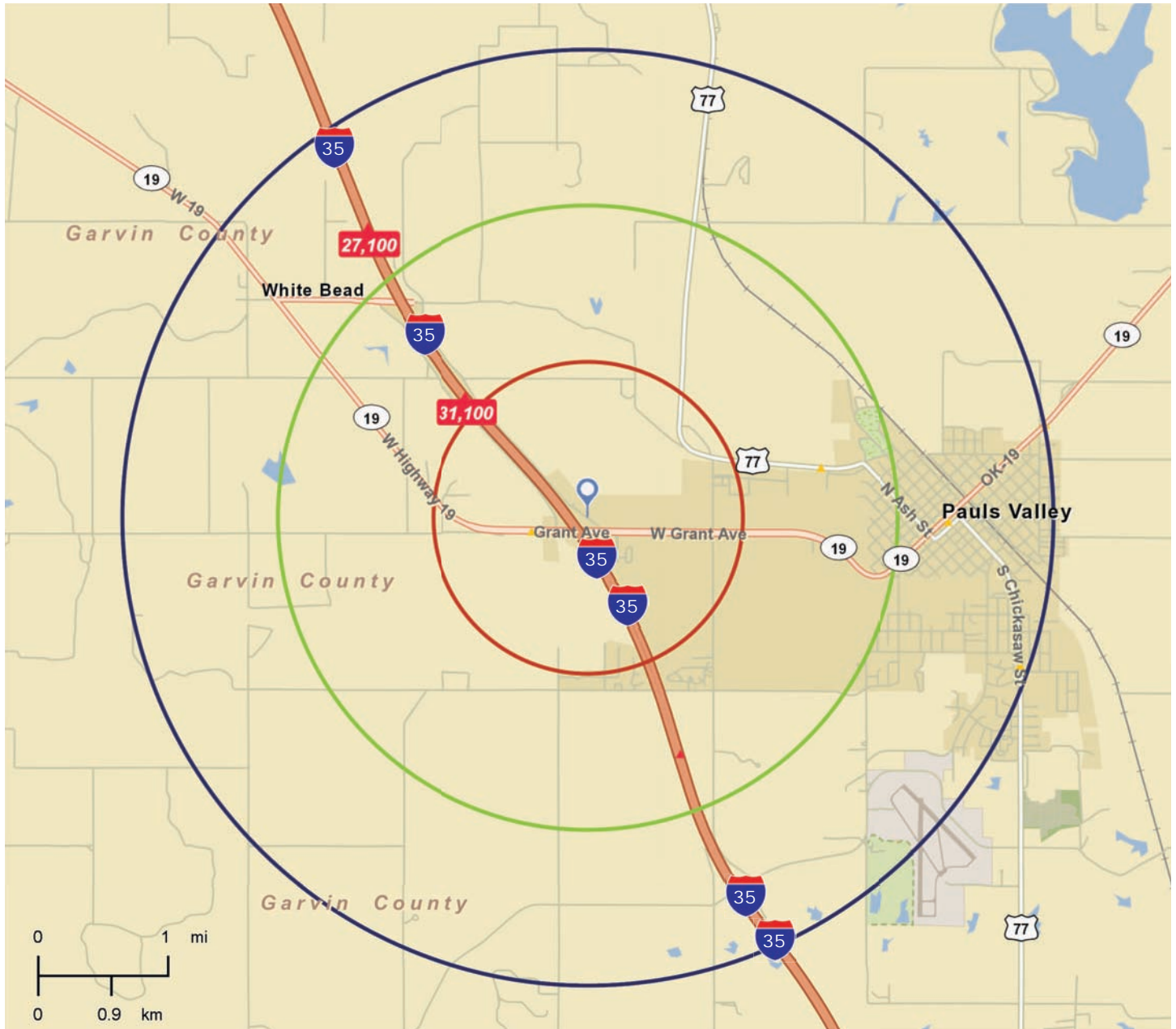
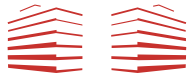
Rings: 1, 3 & 5 Miles

Latitude: 34.740651

Longitude: -97.261913

© 2015 ESRI





Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.37	Grant Ave	Old Antioch Rd (0.17 miles W)	2003	4,600
1.11	I- 35	E1555 Rd (0.72 miles NW)	2003	31,100
1.53	US Hwy 77	Hill Ave (0.04 miles E)	2003	2,300
1.57	Grant Ave	S Indian Meridian Rd (0.75 miles W)	2003	11,800
1.63	I- 35	Royal Oaks Rd (0.43 miles N)	2003	29,400
2.32	N Willow St	W Grant Ave (0.02 miles NW)	2003	7,500
2.35	I- 35	E1555 Rd (0.53 miles SE)	2003	27,100
2.94	S Chickasaw St	Diffie Ln (0.04 miles S)	2003	4,800



The Surface and Surface Rights Only in and to a part of the SW ¼ of Section 12, Township 3 North, Range 1 West of the I.B.M., lying Northeasterly from I-35 and North of State Highway No. 19, being more particularly described as follows: Commencing at the SE/corner of said SW ¼, thence North 00°30'47" West along the East line of said SW ¼ a distance of 687.80 feet; thence North 89°59'34" West and parallel to the South line of said SW ¼ a distance of 1747.68 feet to a point on the Northeasterly right-of-way line of said I-35 being the point or place of beginning; thence Northwesterly along a curve to the left having a radius of 2914.19 feet and a tangent bearing of North 54°38'49" West a distance of 106.25 feet; thence North 56°44'09" West along the said Northeasterly right-of-way line of I-35 a distance of 102.46 feet; thence North 33°15'51" East a distance of 208.71 feet; thence South 56°44'09" East a distance of 208.68 feet; thence South 33°15'51" West a distance of 210.65 feet to the point of beginning.

AND

BEGINNING AT A POINT APPROXIMATELY 1293.04 FEET WEST AND 898.84 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 12, T3N, R1W, I.M., GARVIN COUNTY, OKLAHOMA; THENCE N 89°59'34" W, A DISTANCE OF 324.00 FEET AND PARALLEL TO THE SOUTH LINE OF SAID SW/4; THENCE S 33°15'51" W, A DISTANCE OF 249.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF I-35; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 2914.19 FEET, A DISTANCE OF APPROXIMATELY 172.00 FEET TO A POINT; THENCE S 51°05'33" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 182.92 FEET TO A POINT ON CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 522.96 FEET, A DISTANCE OF 133.10 FEET TO A POINT; THENCE S 65°40'28" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 83.90 FEET TO A POINT ON CURVE; THENCE N 00°00'26" E, A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING.

