

SWQ HWY 64 & I-40 ROLAND OK | 18+ AC AVAILABLE

SWQ HWY 64 & I-40 ROLAND, OK 74954

SHOP^{COS.}



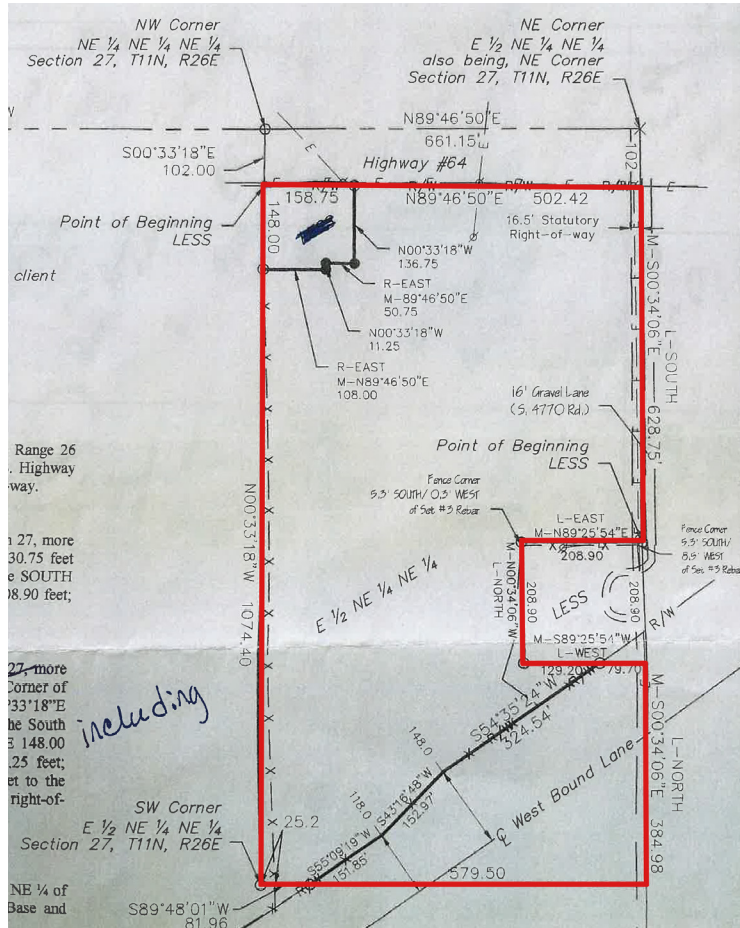
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	555	6,364	11,735
Avg. HH Income	\$65,983	\$65,602	\$66,252
Total Housing Units	240	2,422	4,555
Daytime Population	790	5,818	10,447
Medium Home Value	\$125,000	\$126,106	\$129,603

PROJECT SCOPE

This ±18 AC site in Roland, OK is available for ground lease or build-to-suit. Located at the SWQ of Highway 64 and I-40, the property offers over 665 feet of frontage with convenient access to the interstate. Traffic counts exceed 17,000 vehicles per day on I-40. Positioned near the Oklahoma-Arkansas border, the site is less than 10 minutes from Fort Smith, AR. The area sees a daytime population of over 10,000 individuals. Nearby businesses include Harps Food Stores, Dollar General Market, and multiple national QSRs. Utilities are available at the site. This property is ideal for retail or mixed-use development.

PRICING

- Call for rates

DETAILS

- ±18 AC Available For Lease or BTS
- Frontage: 665' Depth: 1,330'
- Great Access & Visibility

TRAFFIC COUNTS

o Hwy 64	10,745 VPD-25
o Interstate 40	17,036 VPD-25

AREA RETAILERS



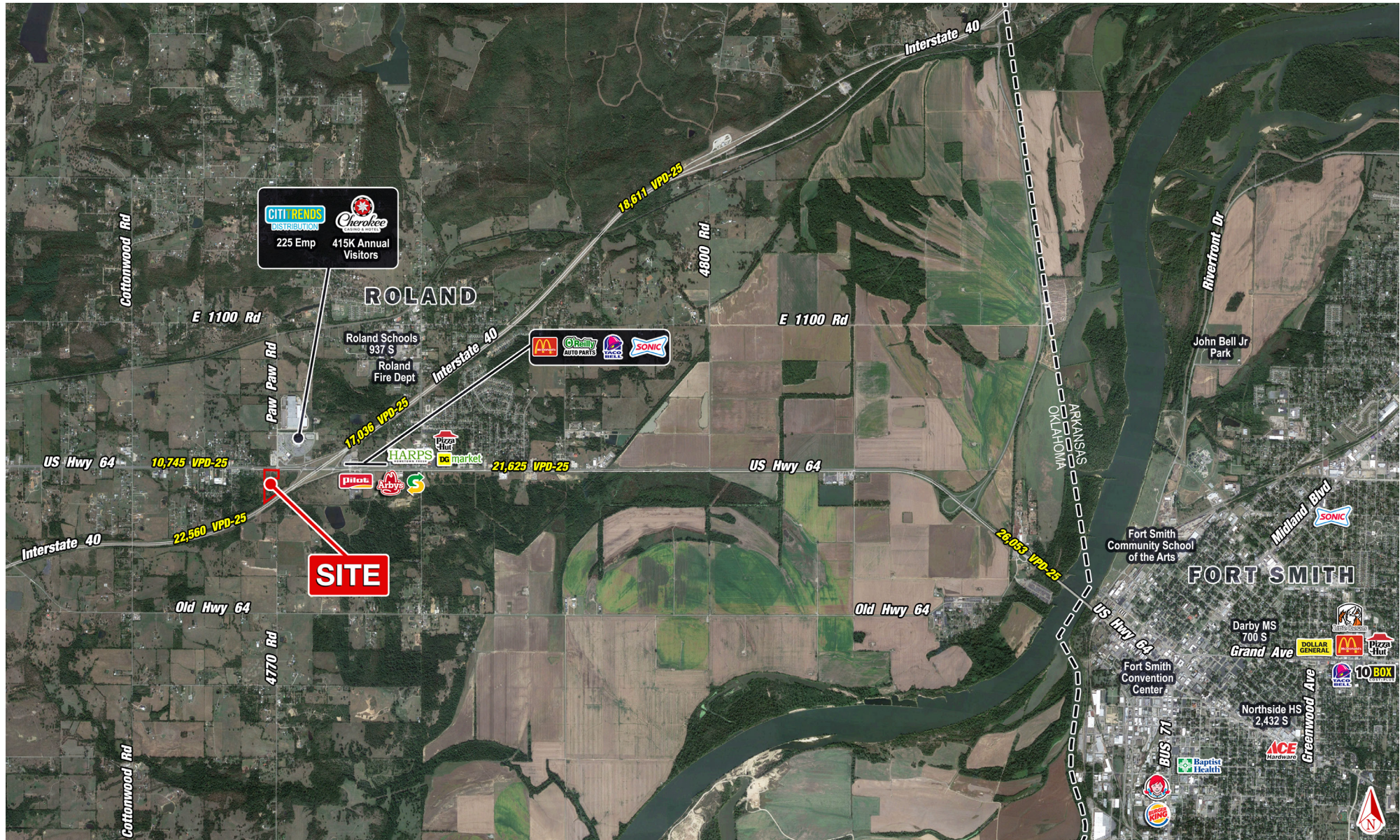
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