

BUILDING AND 3.79 AC FOR SALE OR LEASE

HWY 75 FRONTAGE + 7,100 SF BUILDING

238 GANTRY LANE, CALERA, OK 74730

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

FREESTANDING BUILDING FOR SALE OR LEASE

TOTAL SF	+/-7,100 SF (INCLUDES 2,800 SF COVERED PATIO)
TOTAL ACRES	+/-3.79 AC
SALE PRICE	\$1,350,000
LEASE RATE	\$7,500/MONTH (SEE LEASABLE AREA PAGE)
NNN RATE	\$2.54/SF
TERMS	3-5 YEARS

FEATURES

ZONING	BUSINESS (LOCATED IN BRYAN CO)
PARKING	+/- 2.5 AC OF ASPHALT/GRAVEL
YEAR BUILT	2006
CLASS	B
DRIVE IN/GRADE-LEVEL DOORS	1
SIGNAGE	ELECTRONIC BILLBOARD W/ 2-WAY DISPLAY



HIGHLIGHTS

- FRONTAGE ON US 75
- JUST SOUTH OF CHOCTAW CASINO AND RESORT IN DURANT
- SEMI-ENCLOSED BUILDING INCLUDES BEAUTIFUL STONE EXTERIOR AND AN INVITING OUTDOOR FIREPLACE

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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CALERA, OKLAHOMA FRONTAGE OPPORTUNITY +/-3.79 AC + 7,100 SF

A fantastic opportunity in Calera, Oklahoma on US 75, just south of the Billion Dollar Choctaw Casino. The property sits on +/-3.79 AC and includes a 4,300 SF building and 2,800 SF covered patio. The enclosed building includes 3 private offices, show room marketing area, breakroom, kitchen, restrooms and a large storage area. The patio consists of stone exterior, metal roof, large outdoor fireplace and concrete flooring. The property also features a unique electronic billboard sign with two-way display.

NEARBY BUSINESSES



DEMOGRAPHICS

2022 - Census Reporter	Town of Calera	Bryan County
Total Population	2,957	47,105
Median Household Income	\$54,035	\$47,175

TRAFFIC COUNTS (2022)

HWY 75/US 69 @ MAIN ST.	35,900AADT
HWY 75/US 69 @ LEMONHILL RD.	33,500 AADT

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SOUTH SIDE OF PROPERTY



REAR VIEW



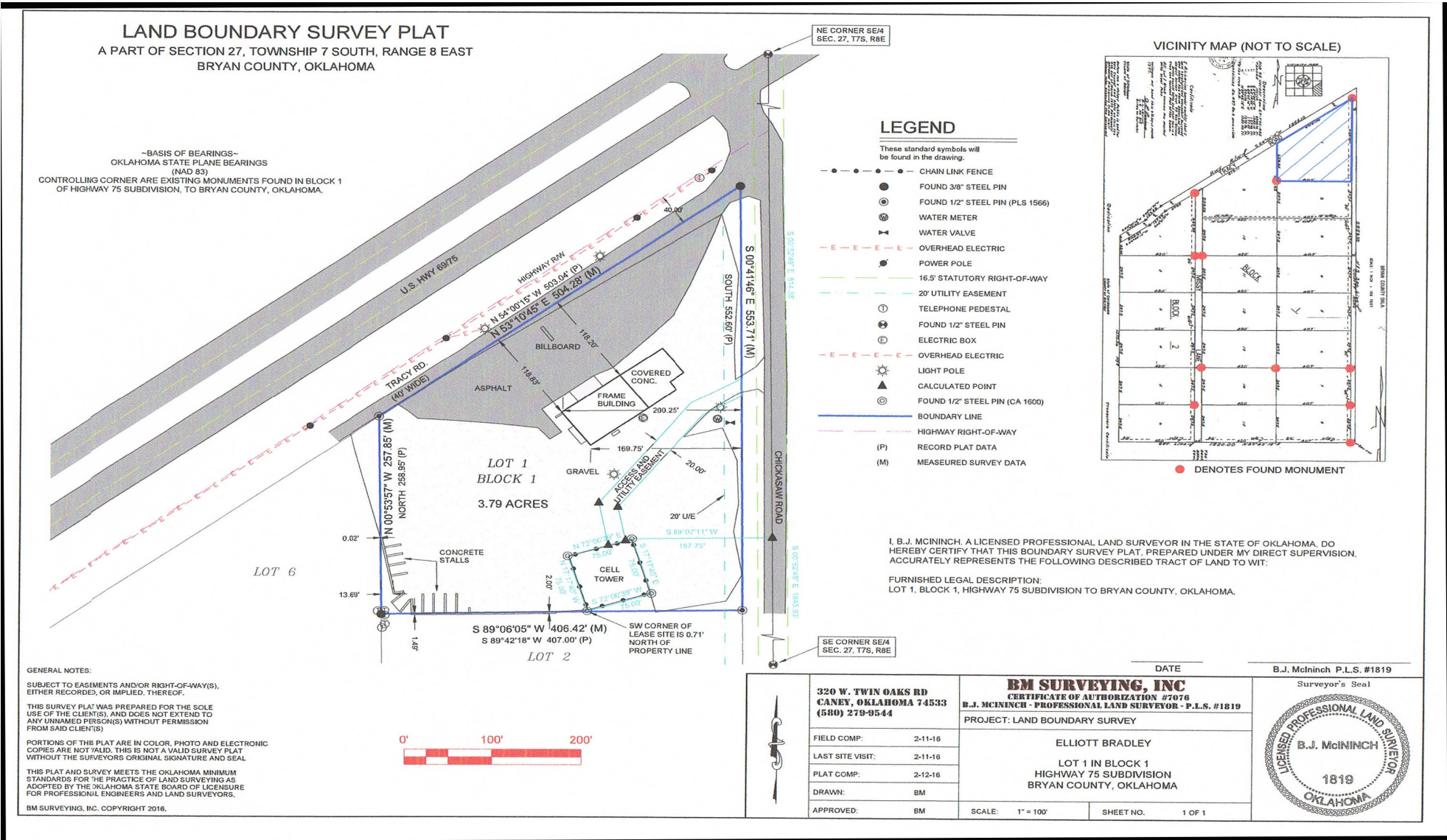
REAR OF PATIO



VIEW FROM FRONT ENTRY DOOR

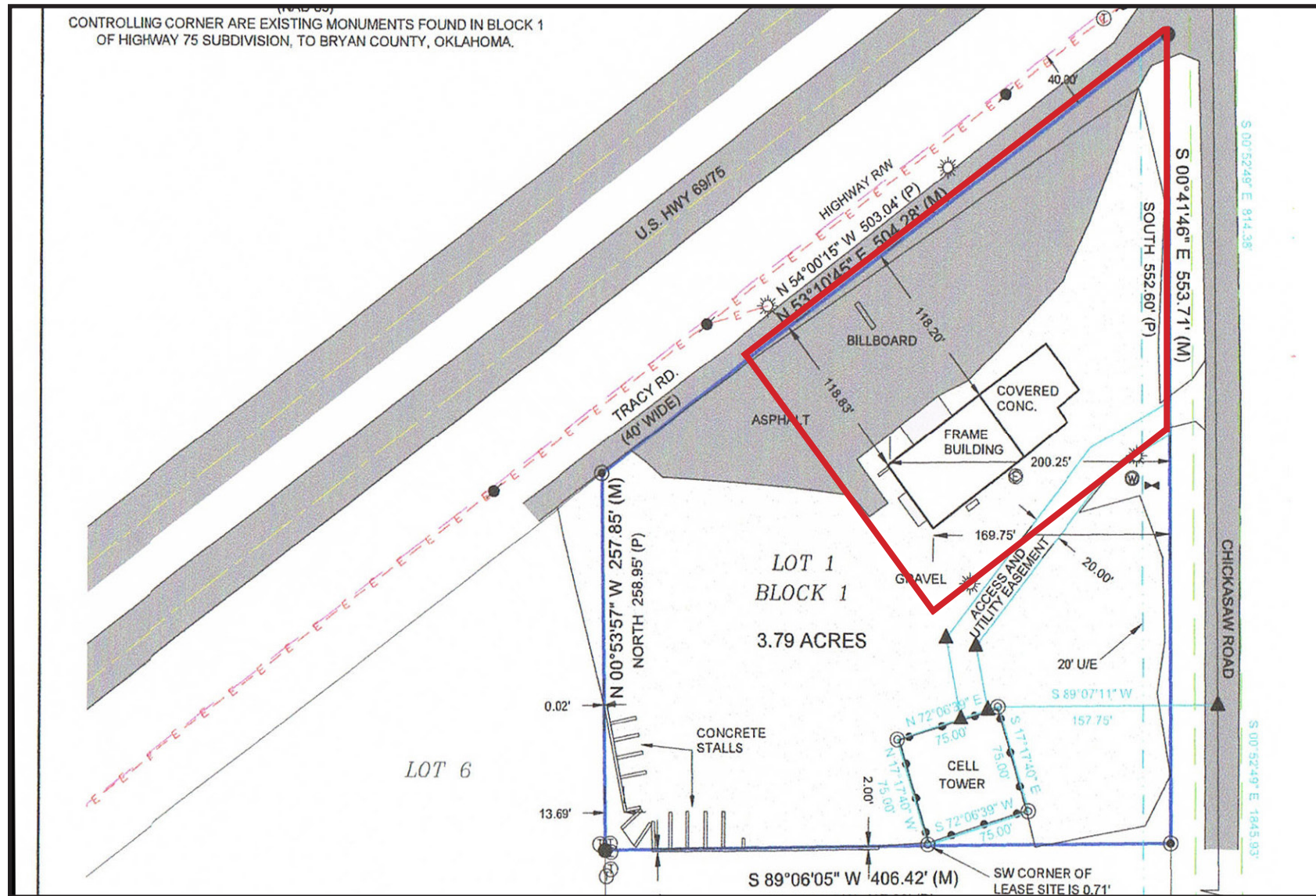


BOUNDARY SURVEY PLAT



LEASABLE AREA

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LEASABLE AREA

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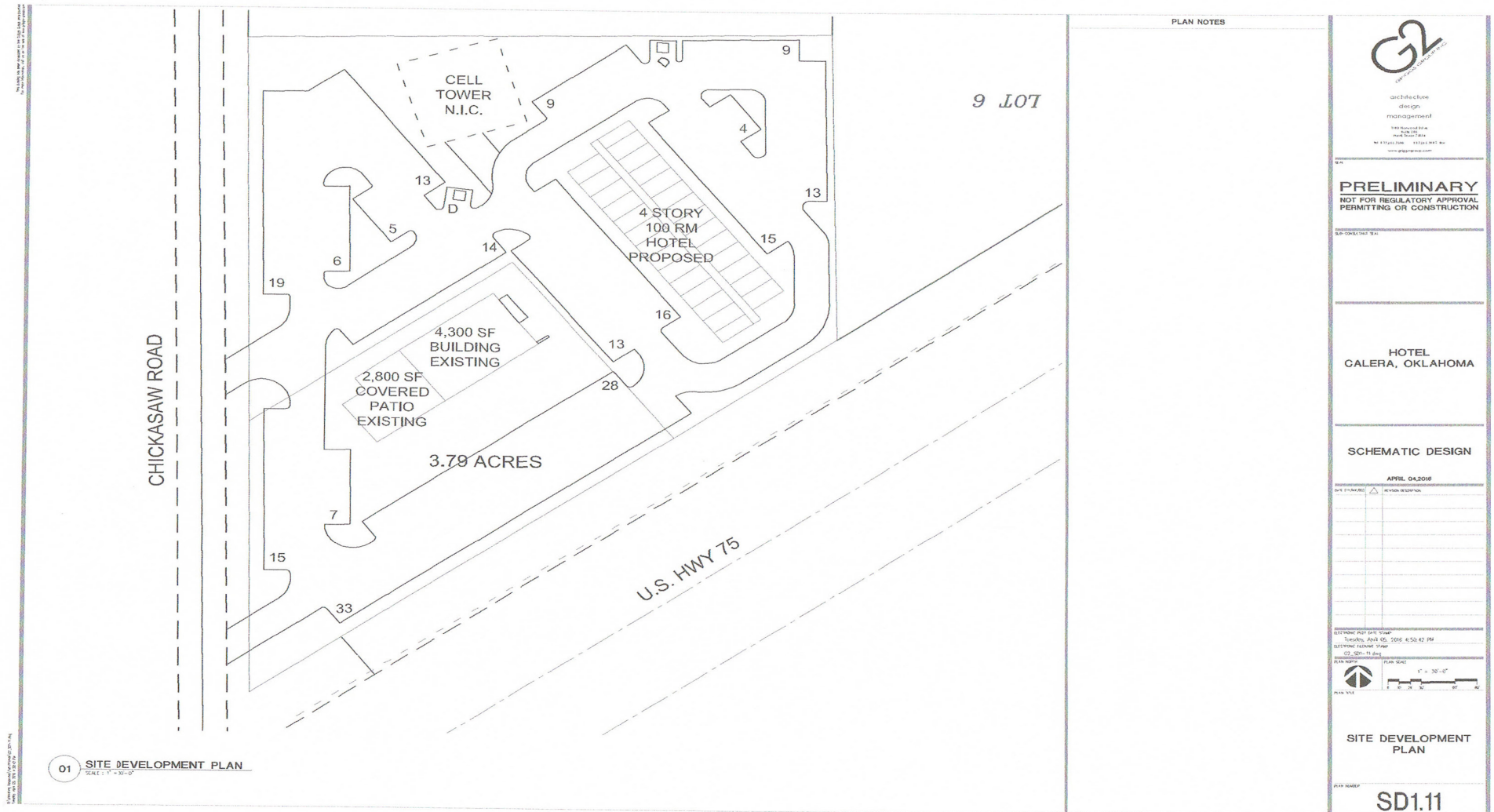
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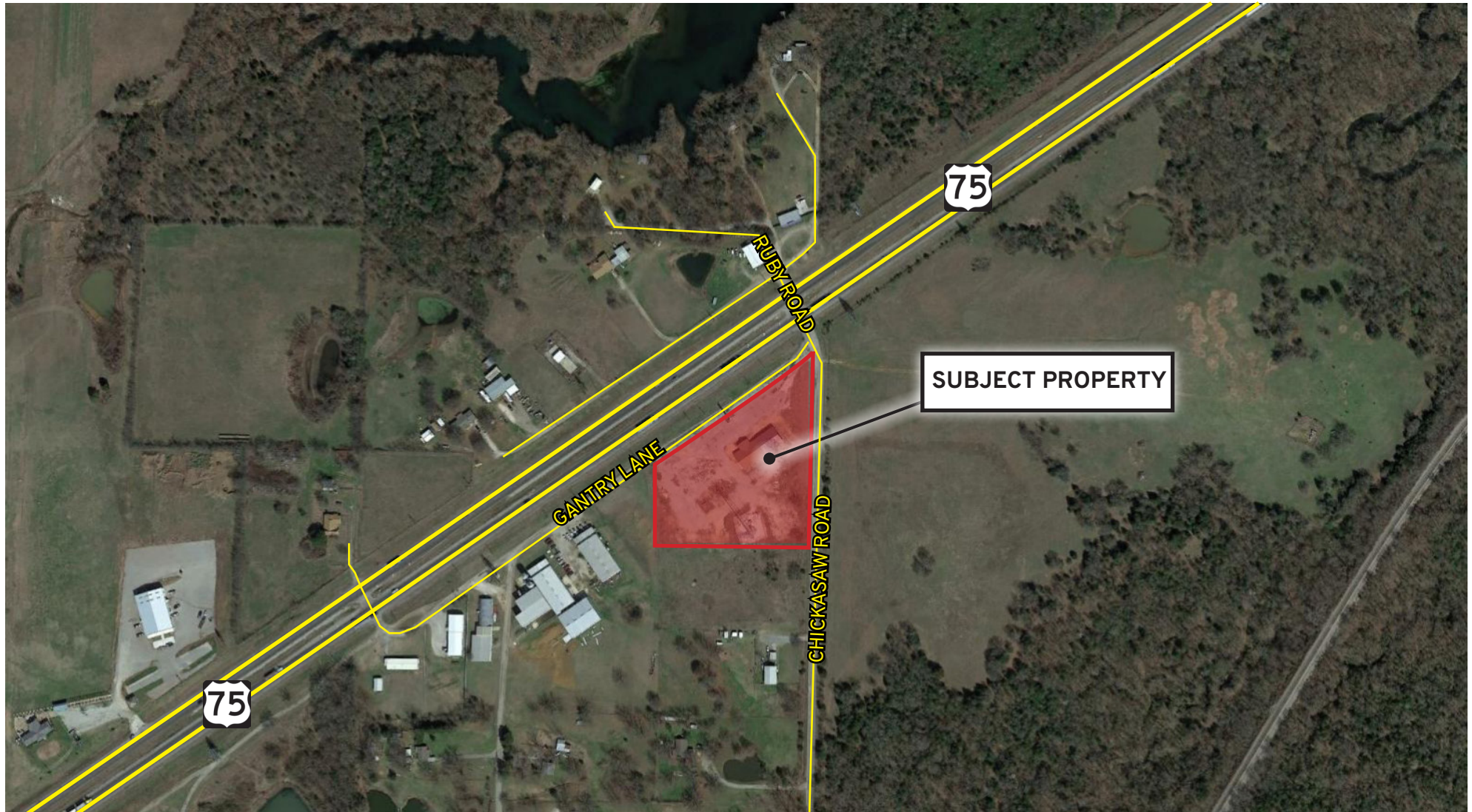
POTENTIAL DEVELOPMENT PLAN

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PROPERTY LOCATION

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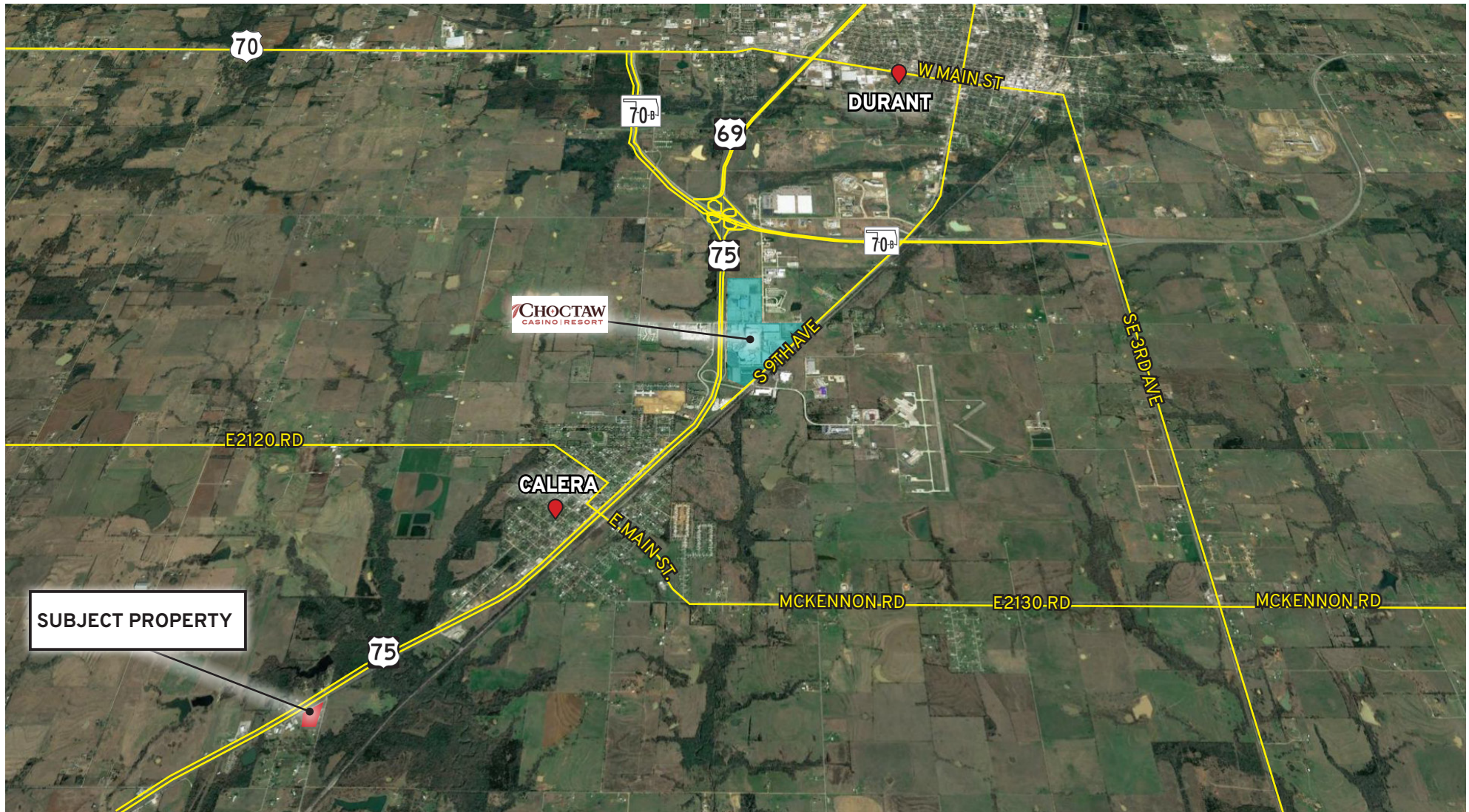
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SURROUNDING AREA

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date