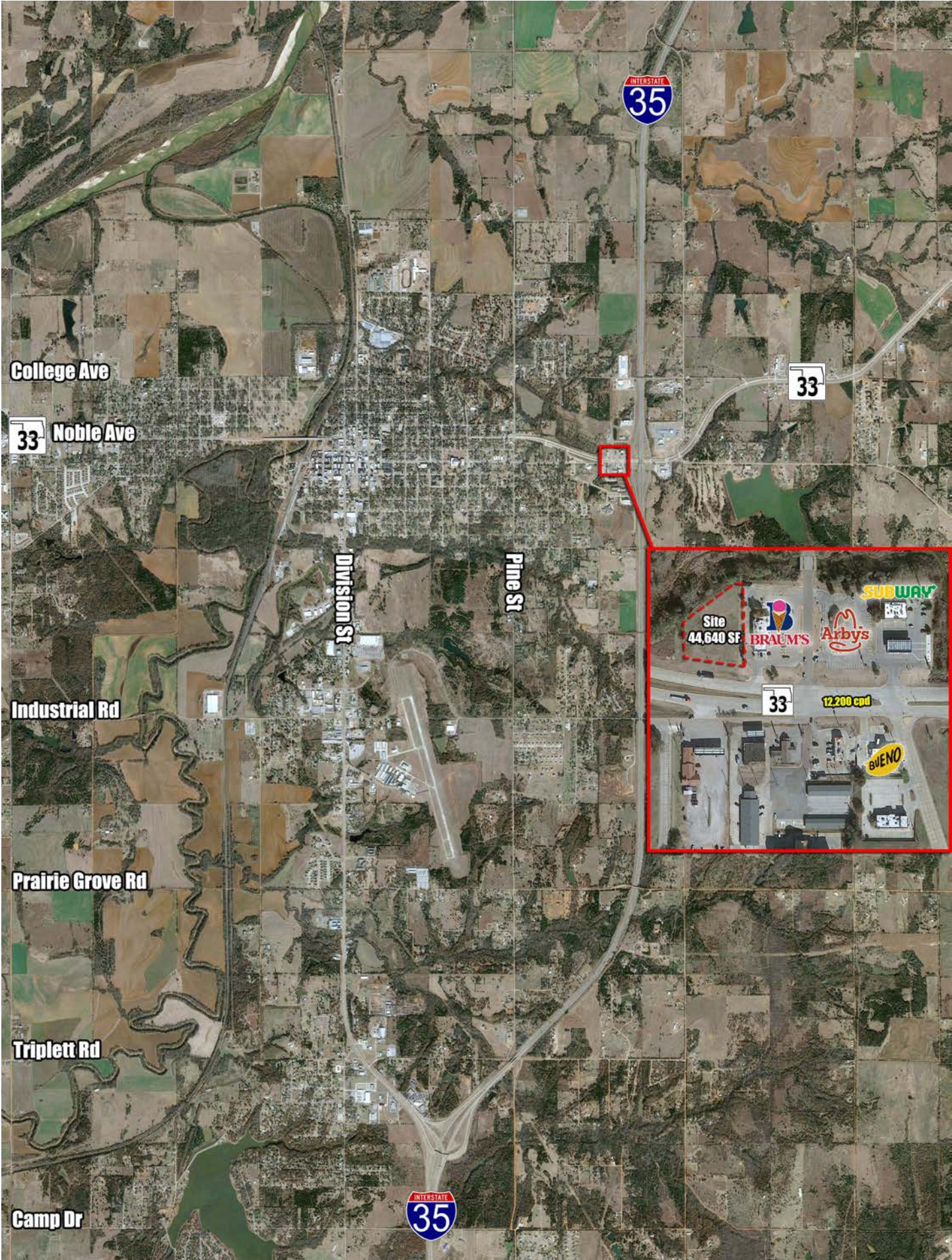


FOR SALE

I-35 & NOBLE, GUTHRIE, OK

- Land Size: 44,640SF w/225' of Frontage
- Legal Description: LOT 1, BLOCK 1, THE PLAZA AT GUTHRIE FIRST ADDITION
- Zoned: C-2, Commercial
- Utilities: Electric, Water, & Gas at or near the site
- Commission: 3% to the selling broker
- Miscellaneous: THIS PROPERTY HAS A RESTRICTION AGAINST ANY RESTAURANT THAT SERVE HAMBURGERS OR ICE CREAM. RESTRICTION WILL BE PLACED ON THE DEED AT CLOSING
- Price - \$625,000

Helen Pacione | Director of Real Estate
1710 W. Randol Mill Road
Arlington, TX 76012
(c) 817-291-6137



College Ave

33 Noble Ave

Division St

Pine St

Industrial Rd

Prairie Grove Rd

Triplett Rd

Camp Dr

INTERSTATE
35

33

Site
44,640 SF

BRAUM'S

Arby's

SUBWAY

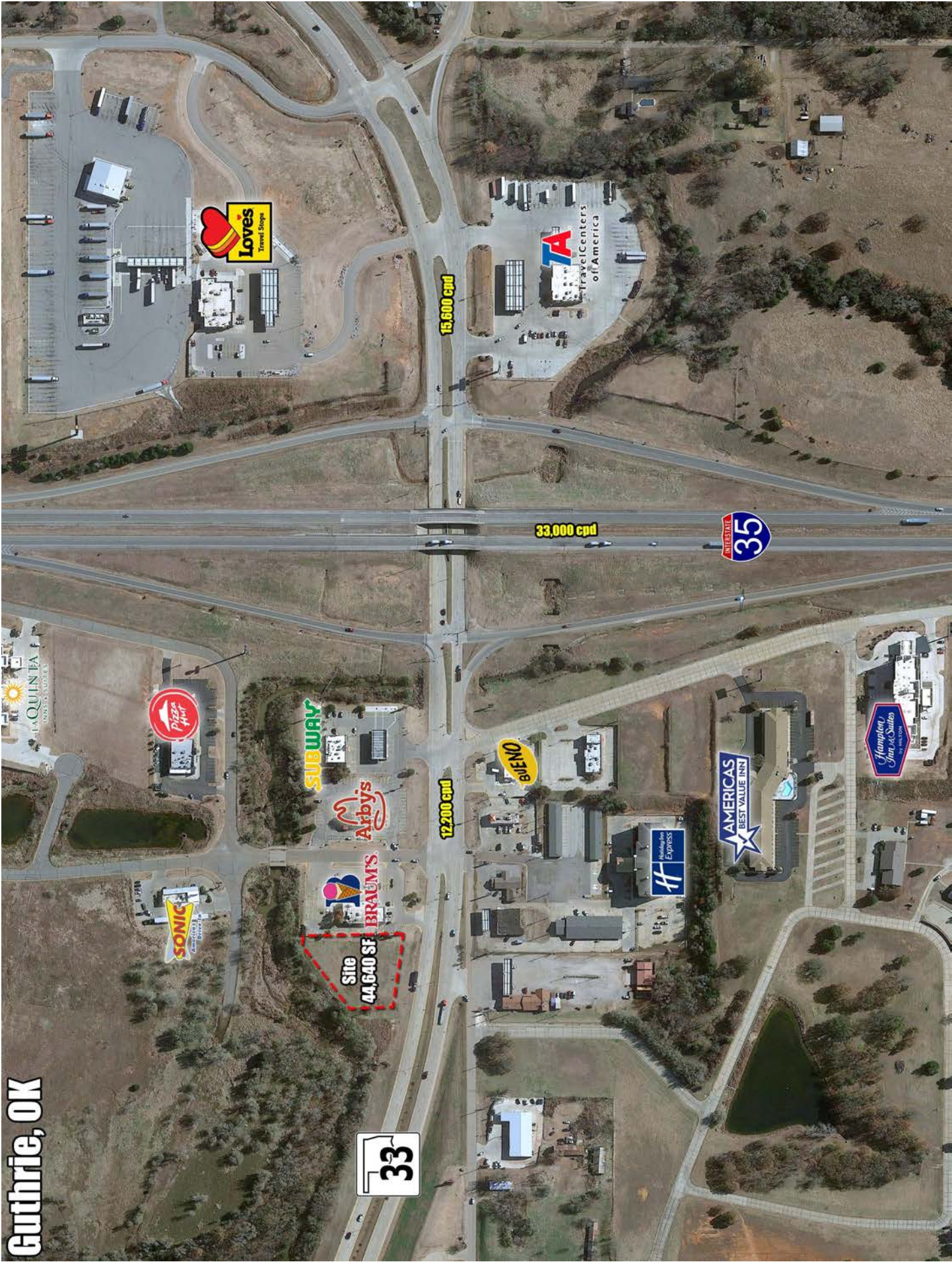
33

12,200 cpd

BUENO

INTERSTATE
35

Guthrie, OK



33

Site
44,640 SF

BRAUM'S

Arby's

SUBWAY

Pizza Hut

SONIC

BUENO

33,000 cph

12,200 cph

15,600 cph

AMERICAS
BEST VALUE INN

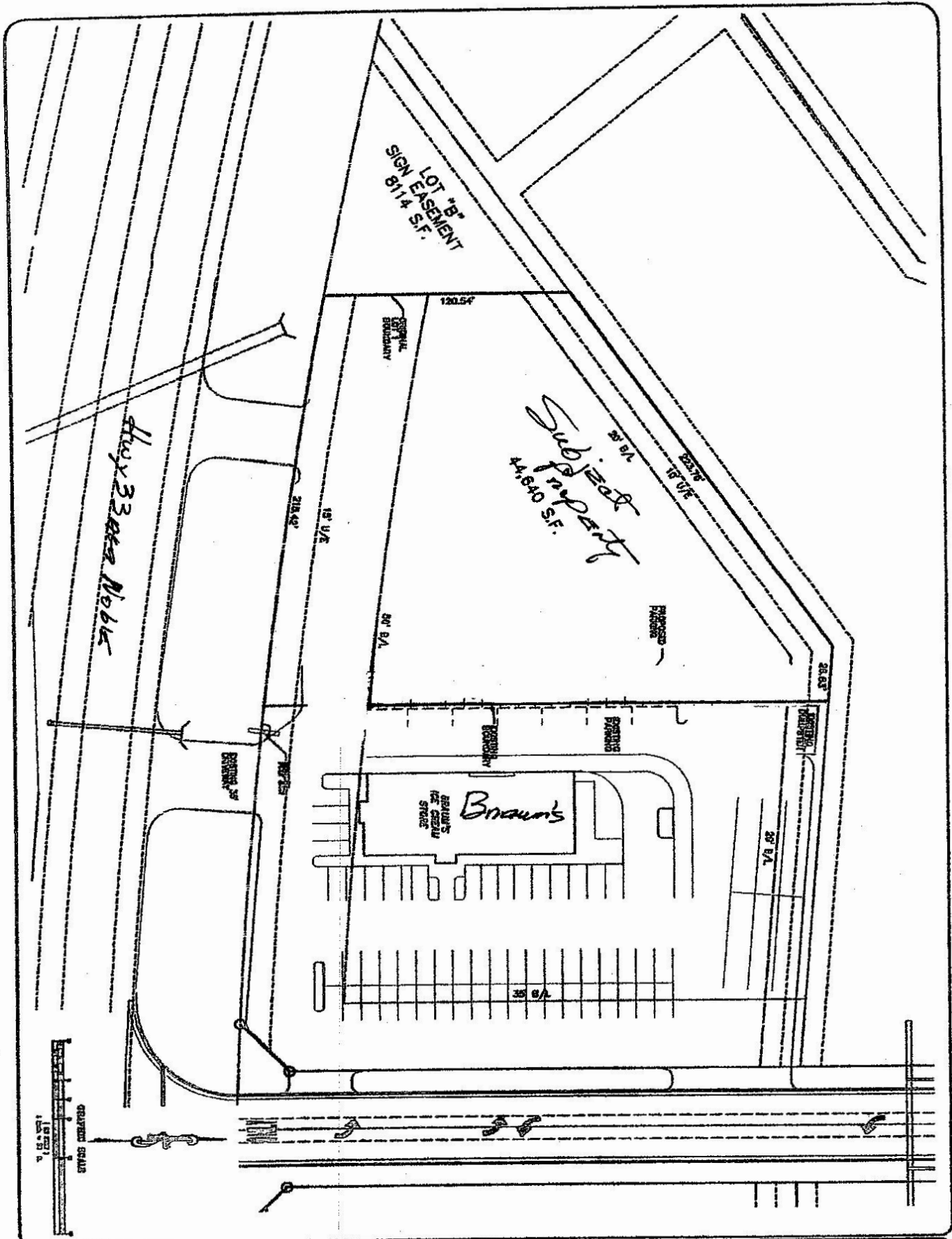
Hyatt
Express

Hampton
Suites & Suites

Travel Centers
of America

Loves
Travel Stops

35



GUTHRIE PLAZA - LOT 1, BLOCK 1

STEVEN EBY & ASSOCIATES PC
 CIVIL, MECHANICAL, ELECTRICAL

PARCEL EASEMENT

NO.	DATE	REVISION	BY

STATE PLANNING BOARD
 PLANNING BOARD
 PLANNING BOARD
 PLANNING BOARD
 PLANNING BOARD