



MARKET OVERVIEW

Durant, the economic and cultural center of Bryan County, presents strong retail potential with steady population growth and rising consumer demand. As a regional tourism destination, the city is anchored by the Choctaw Casino Resort, which attracts millions of visitors annually and drives significant retail and hospitality traffic.

PROPERTY HIGHLIGHTS

- > 0.5 - 3.08 AC Available for Sale, Lease, or Build-to-Suit
- > Immediately Adjacent to Starbucks
- > Located off Highly Trafficked Main St.
- > Easily accessible to US-75 (2 minutes)

TRAFFIC COUNTS

- > W. Main Street: 11,036 VPD
- > US-75: 28,094 VPD

DEMOGRAPHICS	5-Minute	10-Minute	15-Minute
2024 Population	7,090	23,324	34,792
2024-2030 Growth	5.1%	6.9%	7.0%
Avg HH Income	\$65,700	\$75,600	\$77,900
Households	2,668	8,930	13,313





