

Dollar General

Durant, OK

Investment Highlights

Investment-Grade Credit

New Construction with Long-Term Lease

Renewal Options with Increases

Great Demographics

Growing Town

\$1,246,115

Purchase Price

7.00%

Cap Rate

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Location Overview

Durant is a city in Bryan County, Oklahoma and serves as the capital of the Choctaw Nation of Oklahoma. The population was 15,856 at the 2010 census. Durant is the principal city of the Durant Micropolitan Statistical Area, which had a population of 42,416 in 2010. It ranks as the second largest city within the Choctaw Nation, following McAlester, and ahead of Poteau. Durant is also part of the Dallas-Fort Worth Combined Statistical Area, anchoring the northern edge.

Durant is home to Southeastern Oklahoma State University and the headquarters of the Choctaw Nation. The city is officially known as the Magnolia Capital of Oklahoma. The city and its micropolitan are a major part of the Texoma region.

One of the city's strongest industries is tourism; attractions include Lake Texoma, the Choctaw Casino Resort, Choctaw Casino Bingo and Fort Washita. It is estimated that Durant's daytime population increases to approximately 20,000 people.

The largest employer in Durant is the Choctaw Nation of Oklahoma, including the Choctaw Nation Headquarters and the Choctaw Casino Resort, which has two Choctaw Travel Plazas, two Choctaw casinos, the Choctaw Inn, and more facilities that are located in the resort. Over 5,400 people work for the Choctaw Nation in Durant.

The city of Durant, along with southeastern Oklahoma and north Texas, is served by the Medical Center of Southeastern Oklahoma which has been ranked as one of the best 100 hospitals in the US.



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