

Tract 2 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle
1102 E Main St
Tuttle, OK 73089

\$680,625
3.15± Acres
Grady County



Tract 2 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle Tuttle, OK / Grady County

SUMMARY

Address

1102 E Main St

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Commercial, Undeveloped Land, Business Opportunity, Lot

Latitude / Longitude

35.29107 / -97.791803

Acreage

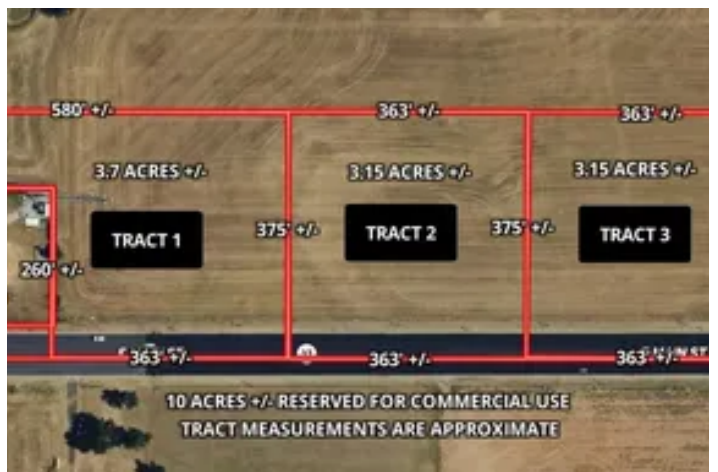
3.150

Price

\$680,625

Property Website

<https://clearchoicera.com/property/tract-2-3-15-ac-commercial-frontage-hwy-37-tuttle-grady-oklahoma/80066/>



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PROPERTY DESCRIPTION

Now available: Tract 2, a strategic investment opportunity offering approximately 3.15 acres of commercially zoned land located within Tuttle city limits.

This tract lies in a steadily growing area of Grady County and is positioned to attract attention from developers and investors seeking land with long-term potential in a maturing market. With its location inside the highly regarded Tuttle School District, this property carries added appeal for projects that benefit from proximity to strong residential demand and consistent local growth.

The site offers direct road frontage along a well-traveled corridor, giving it strong visibility and ease of access—factors that consistently support successful commercial development. The land itself is primarily level and open, presenting a workable canvas with minimal clearing required. Its size and shape lend themselves well to flexible layout options, whether for single-user development, pad sites, or a multi-tenant concept.

Utilities, including water, sewer, and electric, appear to be nearby; however, all prospective buyers should independently verify availability and service connection details with the appropriate authorities. Likewise, all zoning and land-use planning should be confirmed to ensure alignment with development goals.

With Tuttle experiencing steady population growth, new home construction, and ongoing commercial expansion, this parcel represents a compelling opportunity to get ahead of the curve. Whether for short-term development or as part of a long-range investment portfolio, this tract offers both location and adaptability in a community with rising demand.

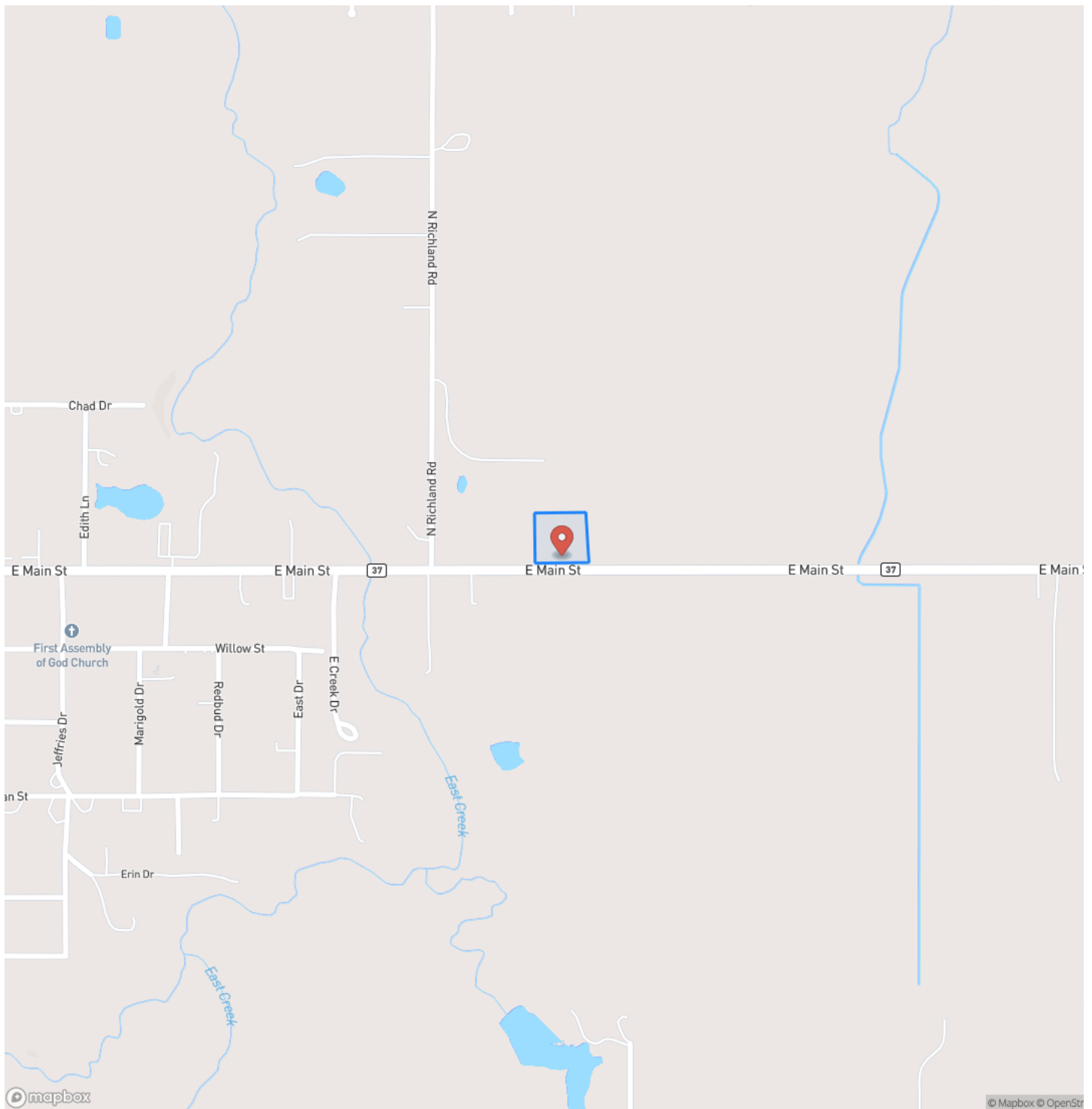
Contact us today to discuss access, survey details, or to schedule a site visit.

Please note the address is for listing reference only and does NOT reflect the legal address of the property.

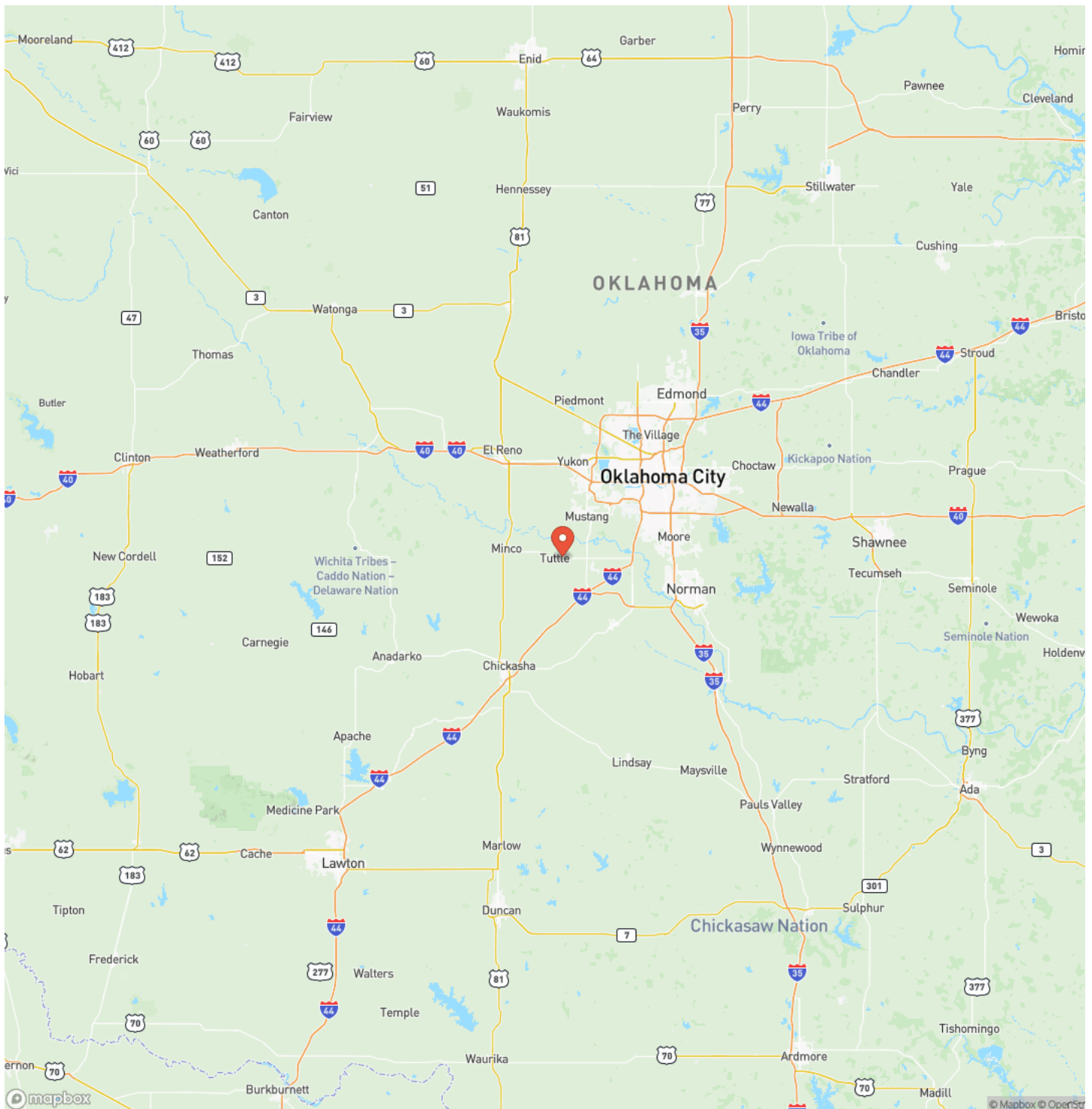
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Locator Map



Locator Map



Satellite Map



**Tract 2 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle
Tuttle, OK / Grady County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Tami Utsler

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(405) 406-5235

Office

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Email

tami@clearchoicera.com

Address

P.O. Box 40

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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