

Tract 1 - 3.7 ac Commercial Frontage - Hwy 37 - Tuttle
1101 E Main St
Tuttle, OK 73089

\$805,400
3.700± Acres
Grady County



Tract 1 - 3.7 ac Commercial Frontage - Hwy 37 - Tuttle
Tuttle, OK / Grady County

SUMMARY

Address

1101 E Main St

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Commercial, Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

35.291162 / -97.7932

Acreage

3.700

Price

\$805,400

Property Website

<https://clearchoicera.com/property/tract-1-3-7-ac-commercial-frontage-hwy-37-tuttle-grady-oklahoma/80064/>



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PROPERTY DESCRIPTION

Now available: an exceptional opportunity to acquire approximately 3.7 acres of commercially zoned land within the Tuttle city limits.

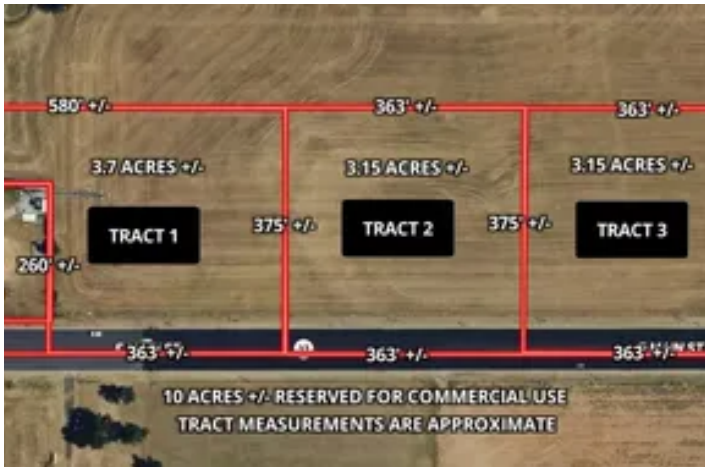
With exact acreage to be confirmed by survey, this highly visible parcel offers outstanding development potential in a fast-growing community known for its strong local economy and top-rated Tuttle School District. Situated along a well-traveled roadway, the site provides excellent frontage, high traffic exposure, and easy access to major routes.

Located within city limits, the property is served by municipal utilities including water, sewer, and electricity—making it development-ready for a wide range of commercial uses. (Buyer to verify utility access, city states that on the West side of Richland Road are all utilities including sewer. They have stated in the past that certain businesses with minimal use requirements could possibly tie into the sewer but that needs to be confirmed.)

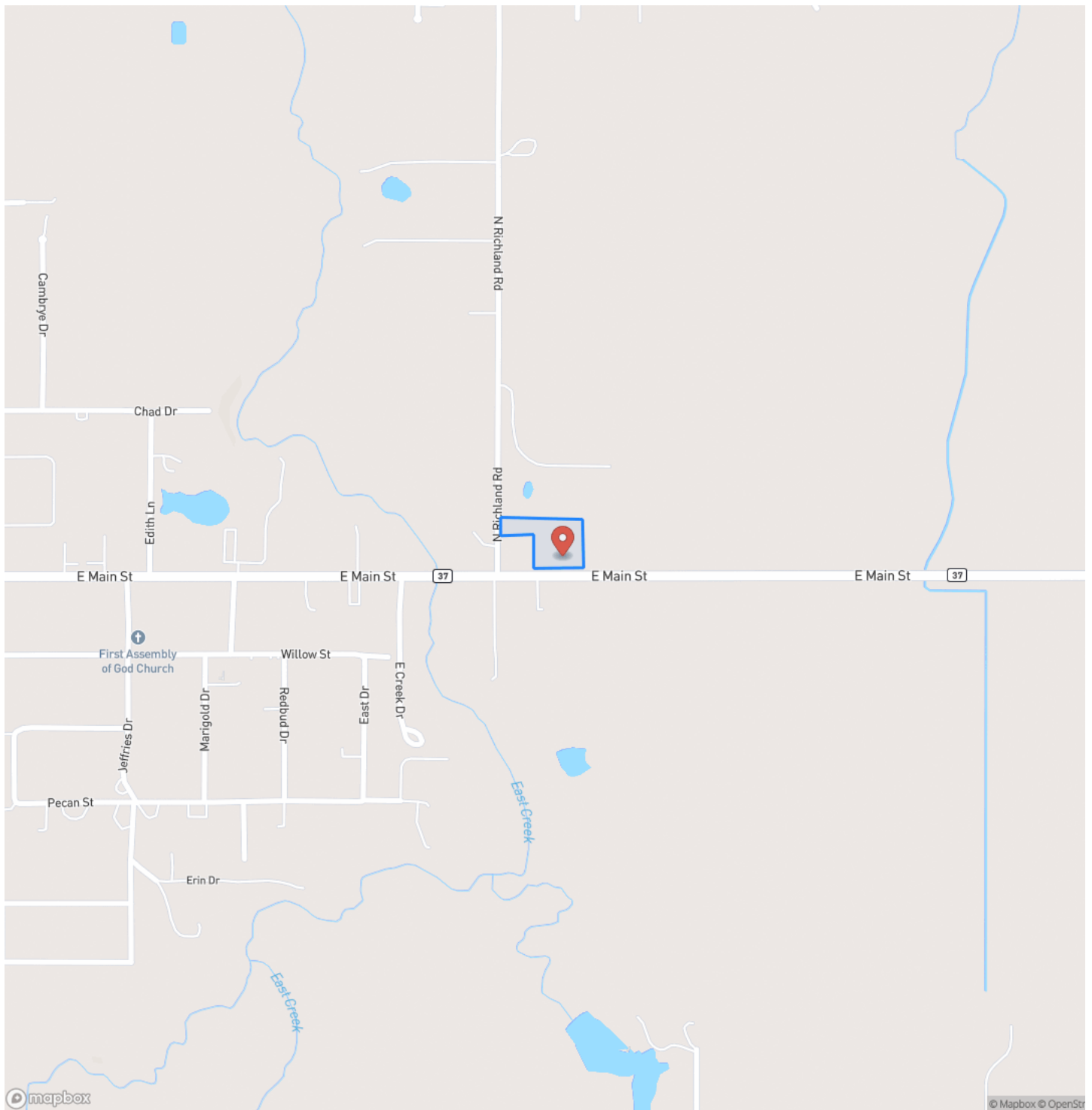
The level terrain and flexible layout allow for a variety of configurations suitable for retail, office space, medical facilities, service businesses, or even mixed-use concepts. Its position within the Tuttle School District enhances long-term viability for businesses catering to families, professionals, and residents in the area. The surrounding region continues to experience residential and commercial growth, driven by infrastructure improvements and community investment.

This property presents a rare chance to establish a presence in one of central Oklahoma's most desirable markets. Whether you're a developer, investor, or owner-operator, this land offers the visibility, location, and flexibility to support your vision. Contact us today for zoning information or to schedule a site visit. Please note the address is for listing reference and is NOT the legal address.

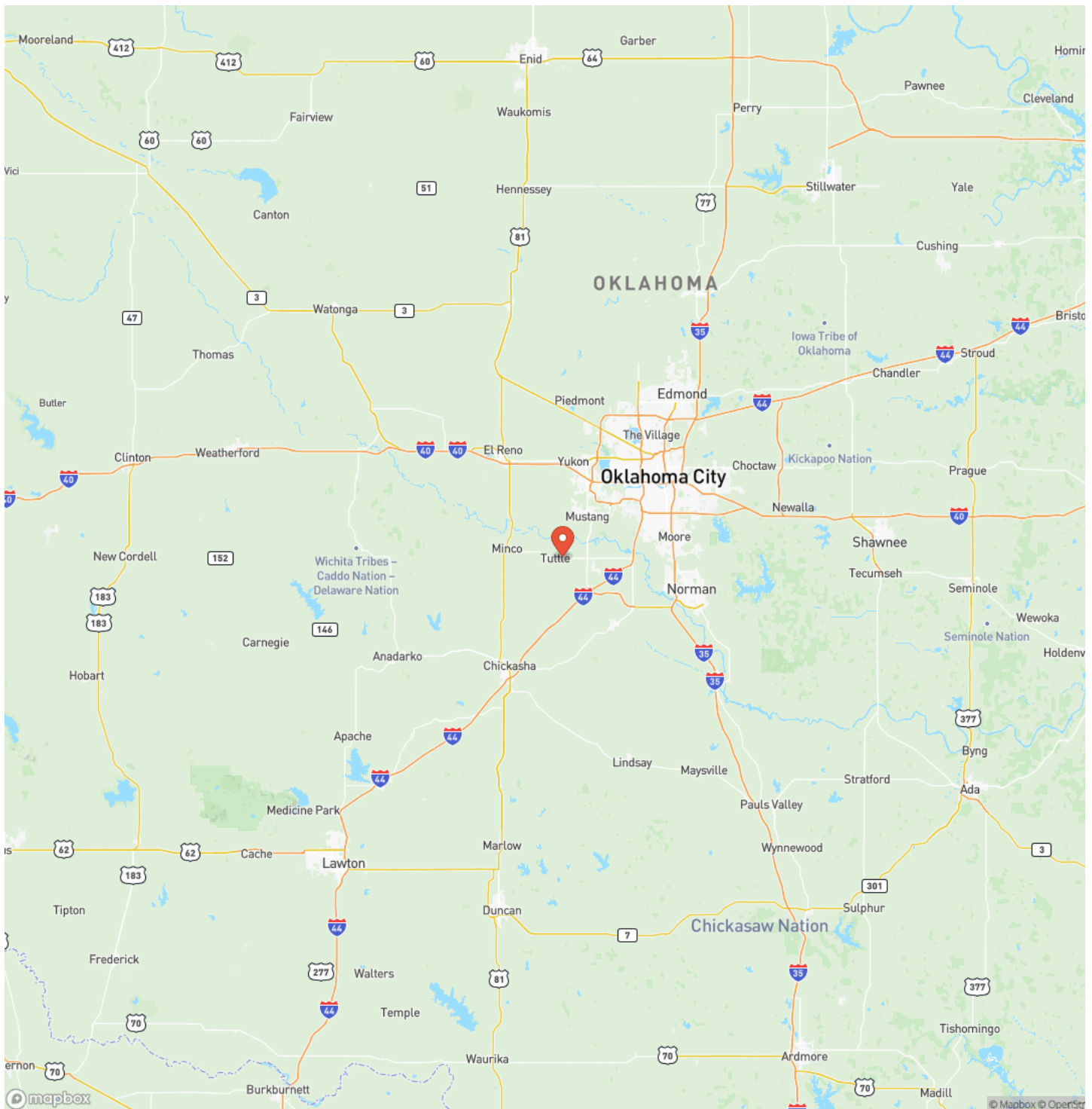
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Locator Map



Locator Map



Satellite Map



**Tract 1 - 3.7 ac Commercial Frontage - Hwy 37 - Tuttle
Tuttle, OK / Grady County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Tami Utsler

Mobile

(405) 406-5235

Office

(405) 406-5235

Email

tami@clearchoicera.com

Address

P.O. Box 40

City / State / Zip

NOTES

[illegible]

This image shows a single 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.

DISCLAIMERS

A portion of the property has wheat planted on it. The tenant will need to be considered in this matter. Ask Tami for details.

Clear Choice Realty & Auction LP
P.O. Box 40
Minco, OK 73059
(405) 406-5235
Clearchoicera.com
