

Tract 3 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle  
1103 E Main St  
Tuttle, OK 73089

**\$680,625**  
3.150± Acres  
Grady County



## Tract 3 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle Tuttle, OK / Grady County

### SUMMARY

#### Address

1103 E Main St

#### City, State Zip

Tuttle, OK 73089

#### County

Grady County

#### Type

Commercial, Undeveloped Land, Business Opportunity, Lot

#### Latitude / Longitude

35.291338 / -97.790411

#### Acreage

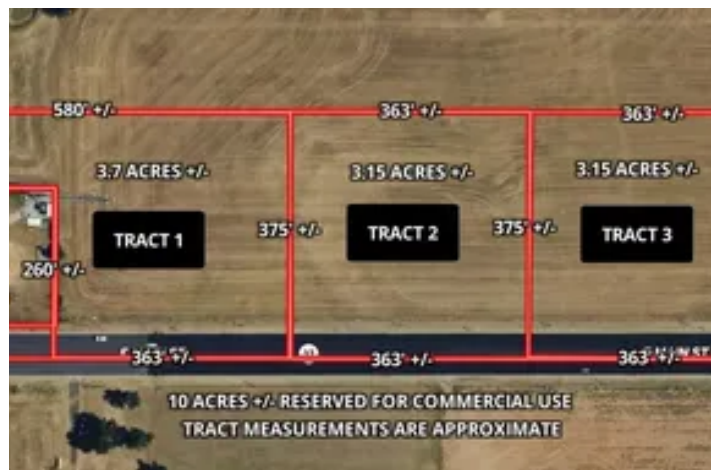
3.150

#### Price

\$680,625

#### Property Website

<https://clearchoicera.com/property/tract-3-3-15-ac-commercial-frontage-hwy-37-tuttle-grady-oklahoma/80067/>



## **Tract 3 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle Tuttle, OK / Grady County**

---

### **PROPERTY DESCRIPTION**

Now available: Tract 3, 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.



**Tract 3 - 3.15 ac Commercial Frontage - Hwy 37 - Tuttle**  
**Tuttle, OK / Grady County**



## Locator Map

---



## Locator Map

---



## Satellite Map

---



**Tract 3 - 3.15 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

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing a guide for writing. The background is plain white, and there are no margins, text, or other markings present.



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

---

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

---