

Tom Love
Keller Williams Realty Ardmore
tlove@kw.com
Cell: 580-465-1092



Agent 360 Property View

Cortez Circle, Ardmore, OK 73401

Listing

Vacant Land Agent Full

Cortez Circle Ardmore, OK 73401				List Price:	\$300,000
MLS#:	2102221	County:	Carter	List Date:	01/22/2021
Status:	Active	School District:	Ardmore - Sch Dist (AD2)	TR5:	04S-01E-24
Type:	Commercial Lot	Subdivision:	Plaza Cortez II	DOM:	276
		Multiple Parcels:	No	CDOM:	276

[Report A Violation](#)



General Information

Current Use:	Other	Cultivated:	
Lt Sze-Sqft:	30,485	Timber:	0.000
Lot Dimen:		Pasture:	
Road Frontage:	City Street, US Highway	Acres:	0.70
Building:	None	Rd Surface:	Paved
Mineral Rights:	None	Trees:	None
Zoning:	C1	HOA:	
Fence:	None		
Land Description:	Corner Lot		
Legal:	PLAZA CORTEZ #2, BLK 1 LOT 6(175.65X194.51X172X160)		

Remarks: **0.70 acre Commercial lot with state highway frontage just off of I-35, Exit 33. Located between 2 motels. Located centrally between Dallas and Oklahoma City. A major cross-country, north-south route, Interstate 35 begins in Laredo, TX and runs to Duluth, Minnesota. Major towns along the way include San Antonio, Austin, and Dallas, TX; Oklahoma City, OK; Wichita and Kansas City, KS; and Des Moines, IA.**

Listing Information

Accessibility Amen:
Water Source: **Other**
Utility Connections on Premises: **None**
Area Amenities:
Census Tract:

Sewer: **Other**

Taxes

Taxes/Tax Yr/Tax ID: **\$246/2019/**

Homestead:

Finance/Warranty Information

Assumable Loan:
Loan Type:
Loan Balance:
Discount Pnts Buyer:
Discount Pnts Seller:
Lakes & Rivers:
Lake/Water Amen:

Loan Int Rate:
Fin Opt/Used: **/**
1st Time Buyer:
Concessions:

Non-Qualifying:
Lender Name:
PITI:
Yrs Remaining:
New Interest Rate:
Dist to Lake/River:

Office and Showing Information

Listing Office: **[Keller Williams Realty Ardmore \(3438\)](#)**
Listing Associate: **[Tom Love \(68755\)](#)**
Company OREC #: **173366**
Owner:
Compensation: **3%**
OREC Disclosure Type:
List Agreement Type: **Excl Right to Sell**
Showing Contact: **Call Agent**
Warranty:

Office Phone: **(580) 319-7425**
Contact Phone: **(580) 465-1092**
Listing Team Name:
Owner Phone:
Flood Notice Req: **No**
Occupied: **No**
Keybox Type: **None**
Possession: **At Closing**
Accept Delivery: **No**
Corp/Relocate: **No**
Limited Service: **No**
Short Sale: **No**
Lender Owned: **No**
Original List Price: **\$300,000**

Directions: **From I-35, Exit 33 and go east on Veteran's Boulevard to Cortez Circle. This lot is on the NW corner of Veteran's Boulevard and Cortez Circle.**

Firm Only Remarks

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buyir decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. © 2021

Photos

Tom Love

Keller Williams Realty Ardmore

tlove@kw.com

Cell: 580-465-1092



Agent 360 Property View

