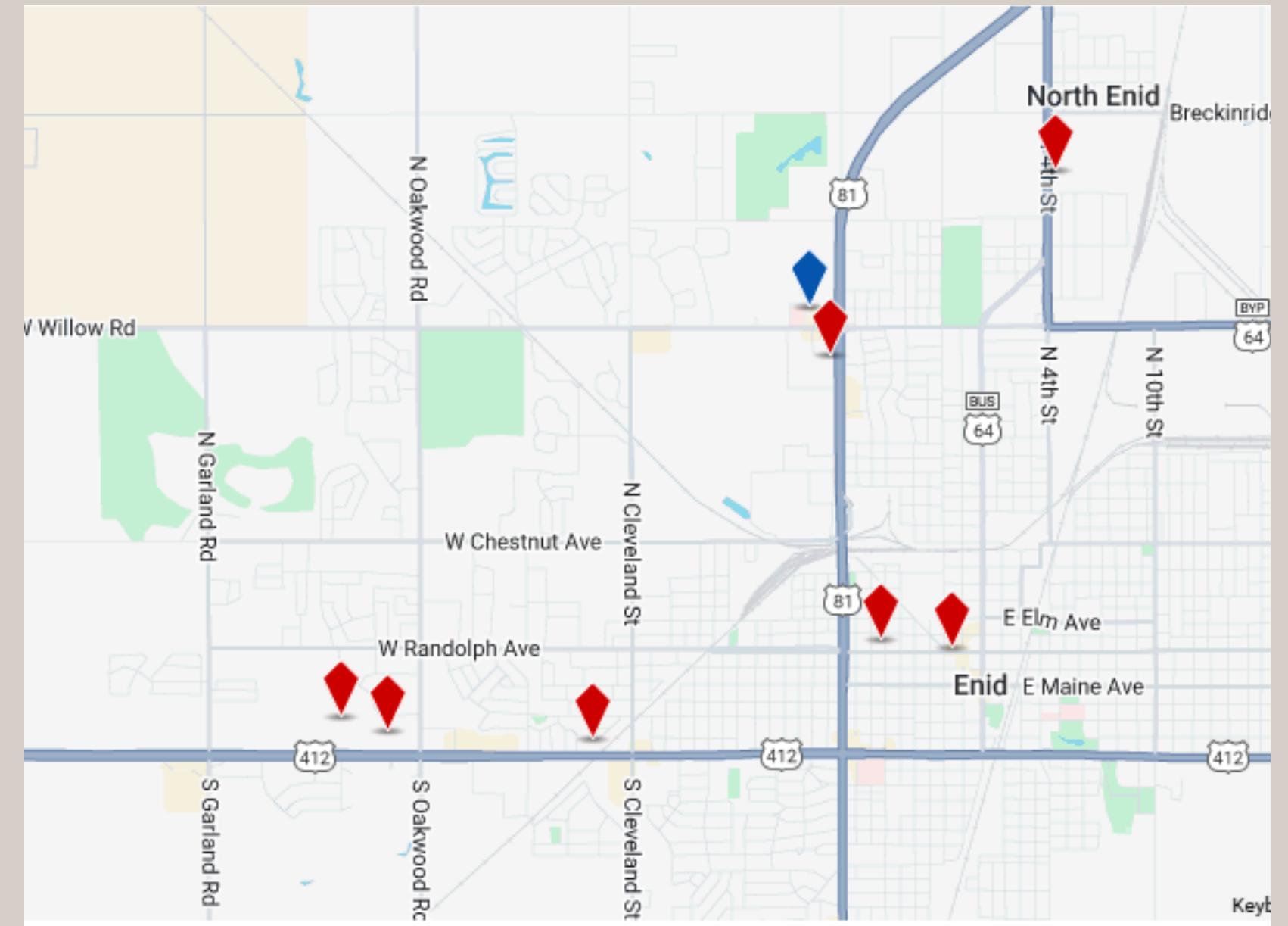


1110 W Willow, Enid, Oklahoma 73703



Details

Asking Price	\$799,000
Square Footage	60,984 SF
Legal Description	PART Lot 4 Block 1 BEG S89DG54'44"W 115' SE/C L4, N0DG09'32"W 705', N89DG54'44"E 15', N0DG09'32"W 245.5', N89DG54'44"E 41.13', N0DG14'18"W 167', S89DG54'44"W 180.7', S0DG09'32"E 458', S45DG08'25"E 35.35', N89DG54'44"E 99.8' TO BEG sd-E57 NORTHGATE ADDN SE/4 36-23-7
Land Area	1.4 Acres
Price/SF	\$13.10

Marketing Description

Nestled along W Willow Road in Garfield County, just a few blocks west of 1110 W Willow, this vacant land offers convenient access to Highway 412 and the heart of Enid. The property benefits from a smooth blacktop frontage and is situated within the established Willow-West/Heritage Hills corridor — a vibrant mix of residential, agricultural, and emerging commercial uses.

Available parcels range from 10 to 16 acres, making them ideal for custom homesteads, small-scale farming, or future development. Select tracts feature natural enhancements like live creeks or spring-fed ponds, offering both agricultural value and aesthetic appeal.

Quick access to Chisholm High School and public utilities

Within a short drive to Enid's retail, healthcare, dining, and regional employers

Part of ongoing infill and reinvestment efforts targeting underutilized land

Investment Highlights

1. Positioned along high-traffic W Willow Road, a key connector within Enid's thriving west side corridor
2. Minutes to major retailers, schools, and Highway 412, providing exceptional accessibility
3. Located in a desirable area with steady residential and commercial growth
4. Ideal for residential estate, small business, or future mixed-use development (subject to zoning)
5. Gently rolling, mostly cleared land with paved frontage and mature tree buffer
6. Utilities nearby: OG&E electric available; water and septic installation feasible
7. 1.4-acre parcel offers flexibility for larger residential or light commercial uses
8. Asking price: \$799,000 | Approx. \$13.10 per square foot, competitive for infill land in a growth area
9. High-visibility location with over 10,000 vehicles per day along W Willow (est.)
10. Strategic parcel size offering both privacy and functionality
11. Proximity to retail, dining, schools, and medical centers enhances desirability
12. Enid's favorable business climate and steady land appreciation trends
13. Comparable lot pricing for 1-acre parcels in the area ranges from \$75,000 to \$100,000+, with premium pricing along key corridors

Surrounding Areas



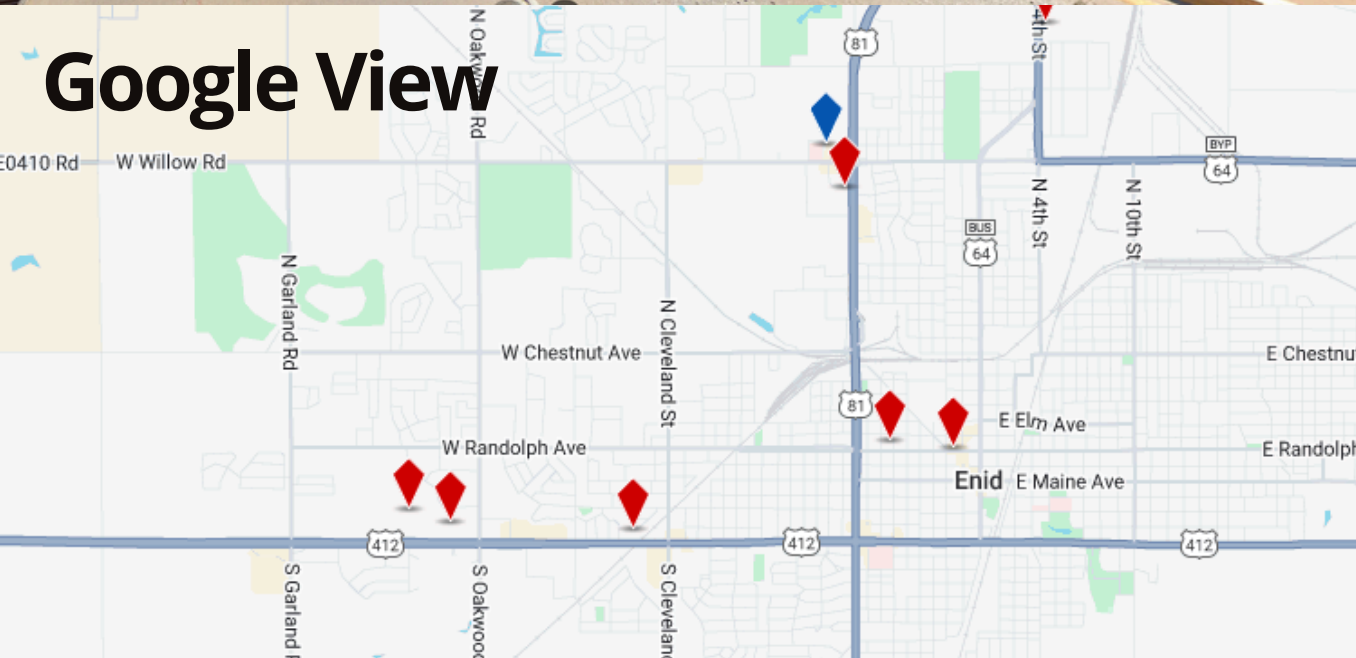
Traffic



McDonalds and Braums



Google View



Contact Us

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