

Cross Property Agent Full w/Photos



Commercial

MLS#: **1194288**
 Address: **4707 E 37 HWY, Tuttle, OK 73089**
 Addition:
 Area: County: **Grady**
 Prop Tax ID: **0000-33-10N-5W-4-008-00**
 Land Acres: **1.520**
 Lot: **000** Block: **0000** Avail SqFt: **4,800**
 Directions: **approx .25 miles west from intersection (stoplight) of highway 4 (Mustang Rd) & Highway 37**

Status: **Active**
 Type: **Warehouse**
 List Price: **\$1,200,000**
 Close Price:
 LP\$/SQFT: **\$250.00**

Recent Change: **10/07/2025 : NEW**

General Information

Office SqFt:	Bldg SqFt: 4,800	Min Divis SF:	Max Contig SF:
Building Dim:	Ceil Clearance:	Prk Cap:	Prk Spaces: 30
Sz of Dock High Dr:	# Dck High Drs:	Drive-In Drs:	Park Ratio:
Stories: 1.0	Fire Suppress:		Total Units: 2
Construction:		Exterior Trim:	Year Built: 1982
Crane:	Railroad: No	Railroad Nm:	
Pad Sites:	Pad Sites Occp:	# Mob Homes Owned:	
Corner Lot: Yes	Lot Dim: 199'x330	Frnt Footage: 199	
Invest Property: Yes	For Lease:	Lease Type:	Lease Rate Type:
Min Lse Rate/Yr:	Max Lse Rate/Yr:	Sub Lease (Y/N): No	
Cert of Occup:		Internet List: Yes	Vacancy %:
Bandwidth Type: Fiber		Zoning: Commercial	Bandwidth:
Misc Features: Fenced Property			
Parking: Additional, Asphalt, Gravel Drive			

Remarks

199' of Highway Frontage. There are two buildings on this property. With 2 different mailing addresses. 4707 E Highway 37 and 4709 E Highway 37. Both properties are currently rented to businesses. DO NOT disturb businesses. HUGE OPPORTUNITY for Highway properties!!! These properties are approx 1/4 mile away from stoplight at highway 4 (Mustang Rd) & Highway 37. The property to the West is also for sale (4705 E Highway 37 MLS# 1193506) for a potential of almost 300' of Highway frontage!!! Additional 2.12 acres of land North of property may be purchased in combination with 4705 E Highway 37 and/or 4707 & 4709 E Highway 37 properties. The additional 2.12 acres north of property, is not currently listed. There is a potential (with the purchase of 3 adjoining properties) to own a total of 4.25 acres off of Highway 37!!! The possibilities of use are endless. Great place for any restaurants or business wanting Highway frontage and access. Casino is coming soon. BRAUMS has purchased land & McDonalds has purchased and cleared lot to start building near by.

Utilities

Sewer:	Septic Tank	Electric:	Public	Gas:	Natural	Water:	Public
Cool:	Central Elec	Heat:	Central Gas			Power:	

Financial Information

Cap Rate:	Tenant Exp:	Finance Terms:
Loan Payments:	Down Payment:	Owner Financing: No

Income / Expenses

Gross Income:	Net Op Income:	Scheduled Income:	Taxes:
			Insurance:

Office and Showing Information

Terms:	Cash, Conventional	LBox:	None	Internet:	Yes / Yes / Yes
Show Instr:	Listor Show	S Cond:	None	Occupied:	Yes
List Type:	Exclusive Right to Sell			Service Type:	Full Service
List Agent:	JENB/Jennifer J. Bullard			List Broker:	CHMB01/Chamberlain Realty LLC
Agent Lic#:	119283			Broker Lic#:	177929 - Grant Wortman
Agent Phone:	405-408-2613			Office Phone:	405-300-0543 Office Fax:
Agent Email:	jenniferbullardhomes@gmail.com				
Agent Cell:	405-408-2613	Agent Fax:		Office Web:	

Schedule a Showing

L/Ofc Remarks

This listing is for two properties on one legal. 4707 & 4709 E Highway 37. Realist has this property address as 4707 SE 23rd St Newcastle, this is incorrect. Grady county has the address correct. Both properties sit on one legal. See attached tax document for the correct legal. There is another property next to this property for sale. 4705 Highway 37, Tuttle. Additional 2.12 acres North of property may be purchased in combination with 4705 E highway 37 and/or 4707 & 4709 E Highway 37. However, The additional 2.12 acres of land will NOT be sold separately prior to the sale of one or both Highway 37 properties. The land is not currently listed. Contact listing agent for additional details on land purchase. There is (1) Water well & (1) septic system servicing both buildings. City water is available in front of property. Sewer is near Highway 4 & Highway 37. Seller is Lic agent in the state of OK, inactive status. Listing agent is related to Seller.

Listing Information			
List Date:	10/02/2025	DOM:	15
Original List Price:	\$1,200,000	Pend Date:	
		On Market Date:	
		Expire Date:	04/02/2026



Prepared By: Jennifer Bullard

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