

CHICKASHA COMMERCIAL LAND - 5 ACRES WITH US-81 FRONTAGE

3401 US-81, Chickasha, OK 73018

LAND FOR SALE



PROPERTY DESCRIPTION

Equipment will be removed prior to closing, allowing for immediate development.

LOCATION DESCRIPTION

Strategically positioned along US Highway 81, minutes from I-44, this property provides excellent visibility and accessibility for commercial ventures, making it well suited for direct-to-consumer sales or as an industrial site.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commision paid.

OFFERING SUMMARY

SALE PRICE:	\$275,000
LOT SIZE:	5 Acres
PRICE PER ACRE	\$55,000
PRICE PER SF	\$1.26

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,023	6,708	8,590
TOTAL POPULATION	2,099	14,677	18,849
AVERAGE HH INCOME	\$67,902	\$60,534	\$60,283

Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhound.group

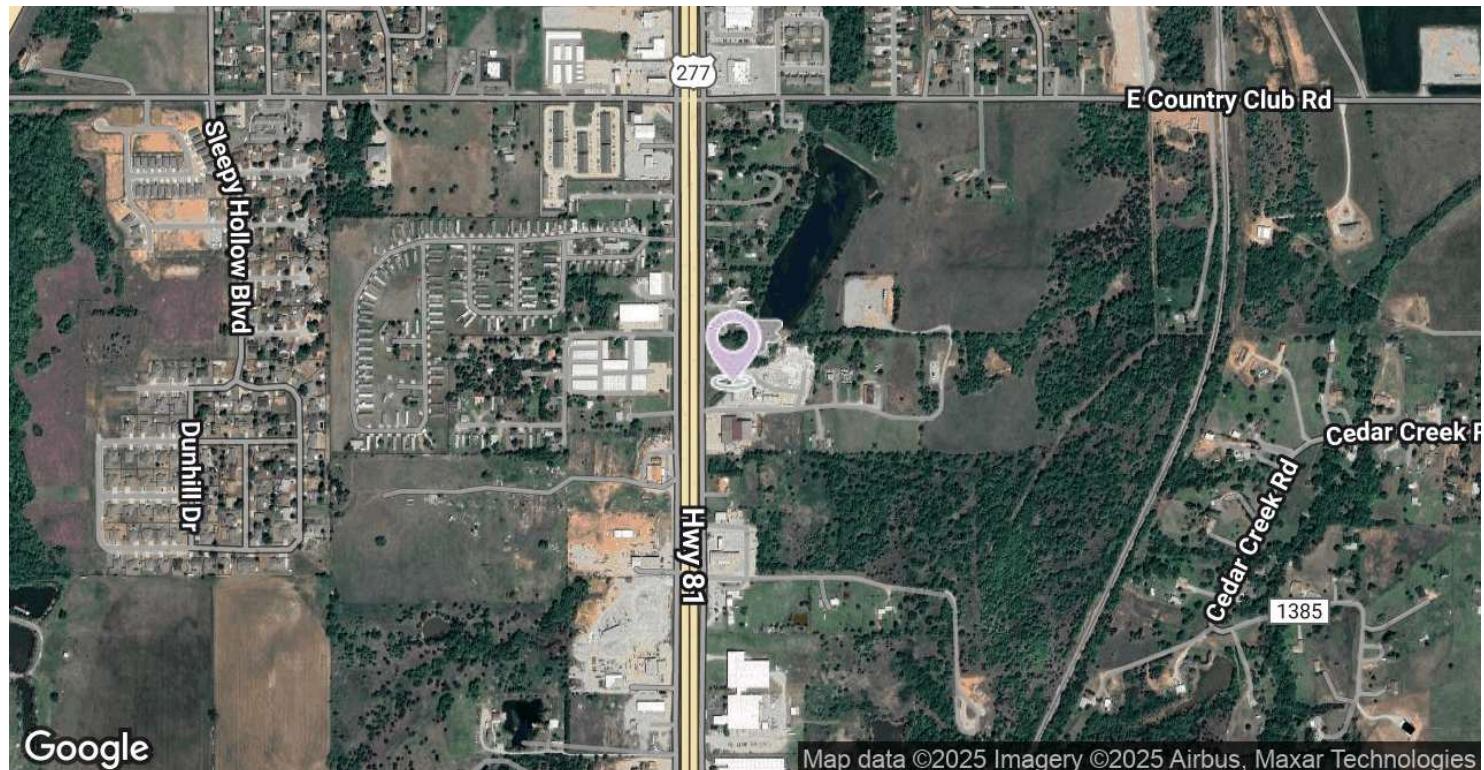
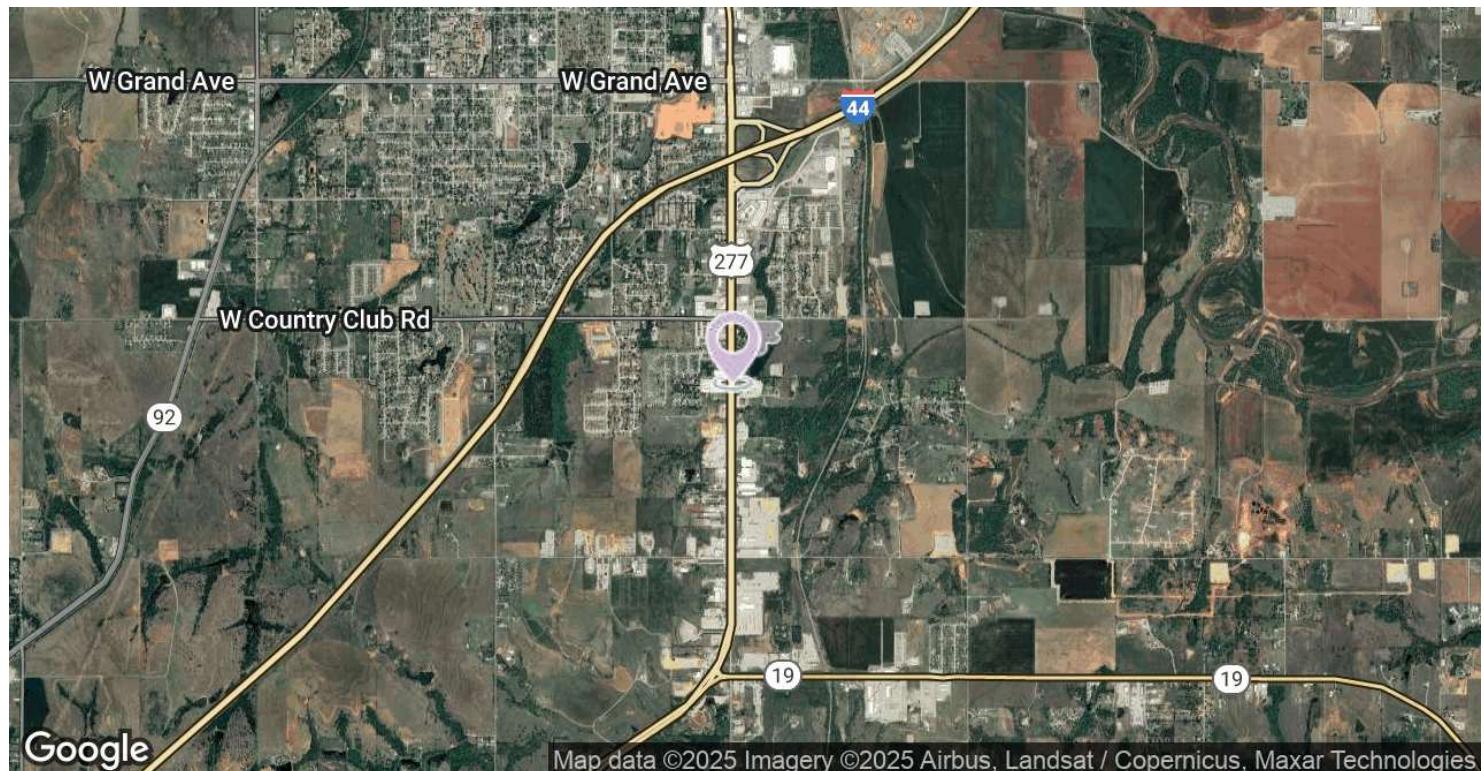
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This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Direct: **405.928.6210** | Cell: **405.642.4677**

PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council of Oklahoma City

International Council on Shopping Centers

YMCA of Greater OKC - Downtown District Advisory Council

Automobile Alley Board of Directors

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