

GUTHRIE · LOGAN COUNTY · OKLAHOMA 73044

3077 E College Avenue

±15 Acres of Commercial Development Land · I-35 & Highway 33 Junction

PRICE / ACRE

\$130,000

Commercial land rate

BULK · ±15 ACRES

\$1,950,000

Entire tract, one block

PER 5-ACRE TRACT

\$650,000

Divisible · sized to suit

±15 AC

COMMERCIAL LAND

2-Side

ROAD FRONTAGE

Exit 157

I-35 VISIBILITY

Divisible

TO SUIT

A rare ±15-acre commercial tract at the established I-35 / Highway 33 / N Midwest Blvd junction — one of Guthrie's busiest commercial corridors. With **direct frontage on Highway 33 and E College Avenue** and drive-by visibility from I-35 at Exit 157, the site is positioned for **restaurant, RV, and car-wash** uses, plus retail, hospitality, storage, or owner-user development. Offered as a single ±15-acre block, three 5-acre tracts, or **a smaller pad site sized to fit your concept** — each with public road frontage, no internal roads required.



Highway 33 corridor & full site frontage looking east



Two-sided access — Hwy 33 ramp & E College Avenue

Why This Site

- **Hard-corner exposure** on the OKC ↔ Wichita I-35 trade corridor
- **Two-sided access** — Highway 33 East & E College Avenue
- **Level & build-ready** topography; outside the flood hazard area
- **Well & septic** serve the existing office on site; city water & sewer run nearby for extension
- **Flexible** — take the whole ±15 AC, a 5-acre tract, or a smaller pad site sized to your use

Area Demographics

METRIC	1 MI	3 MI	5 MI
Population (2024)	6,707	16,542	26,331
Median HH income	\$72.2K	\$65.6K	\$66.1K
Total employees	5,424	13,686	21,873
4-yr pop. growth	+2.2%	+1.0%	+1.7%

Car Wash

Restaurant Pad

RV

Guthrie has **no modern express-tunnel car wash** today, and the trade area has no coffee drive-thru within a mile despite nine restaurants already pulling steady traffic in that same radius. Paired with two-sided frontage and I-35 visibility, this corner is built for a car wash or restaurant pad — and the 5-acre tract is **divisible**, so pad sizing can flex to fit the concept.

Surrounding Anchors & Drive Times

- Nine restaurants within one mile — a strong existing food & beverage draw
- Tractor Supply, U-Haul, hotels & dining nearby
- ODOT regional facility & Beck's Farm Equipment
- Guthrie Country Club & growing residential base
- Fuel & travel already covered nearby — two Love's, a Valero, and a Shell sit within eight-tenths of a mile of the interchange

Edmond ~15 min

OKC CBD ~30 min

Will Rogers Airport ~45 min

Stillwater / OSU ~55 min

Property Facts

ADDRESS	3077 E College Ave, Guthrie, OK 73044
COUNTY / SECTION	Logan County · Sec 11, T16N, R2W
LAND AREA	±15.00 acres (raw land; adjacent clinic excluded)
PRICE	\$130,000 / acre — \$1,950,000 bulk · \$650,000 per 5-AC tract
CONFIGURATION	Bulk ±15 AC, three 5-acre tracts, or a smaller buyer-defined pad size — all w/ public road frontage; sub-5-acre pricing set at time of inquiry
ZONING	Commercial (City of Guthrie — buyer to verify)
FRONTAGE / ACCESS	Hwy 33 East & E College Ave; road access on two sides; I-35 visibility at Exit 157
UTILITIES	Electric on site; existing office served by well & septic . City water & sewer nearby, with extension to new tracts; cable available
TOPOGRAPHY	Generally level & well-maintained; no known drainage issues
FLOOD STATUS	Outside Special Flood Hazard Area (per MLS; verify FEMA panel)
LOT SPLIT	Currently one legal parcel; lot split / replat completed at conveyance



PARCEL OUTLINE · SOURCE: LOGAN COUNTY ASSESSOR



ON-SITE UTILITIES · HIGHWAY 33 FRONTAGE

LISTED BY

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