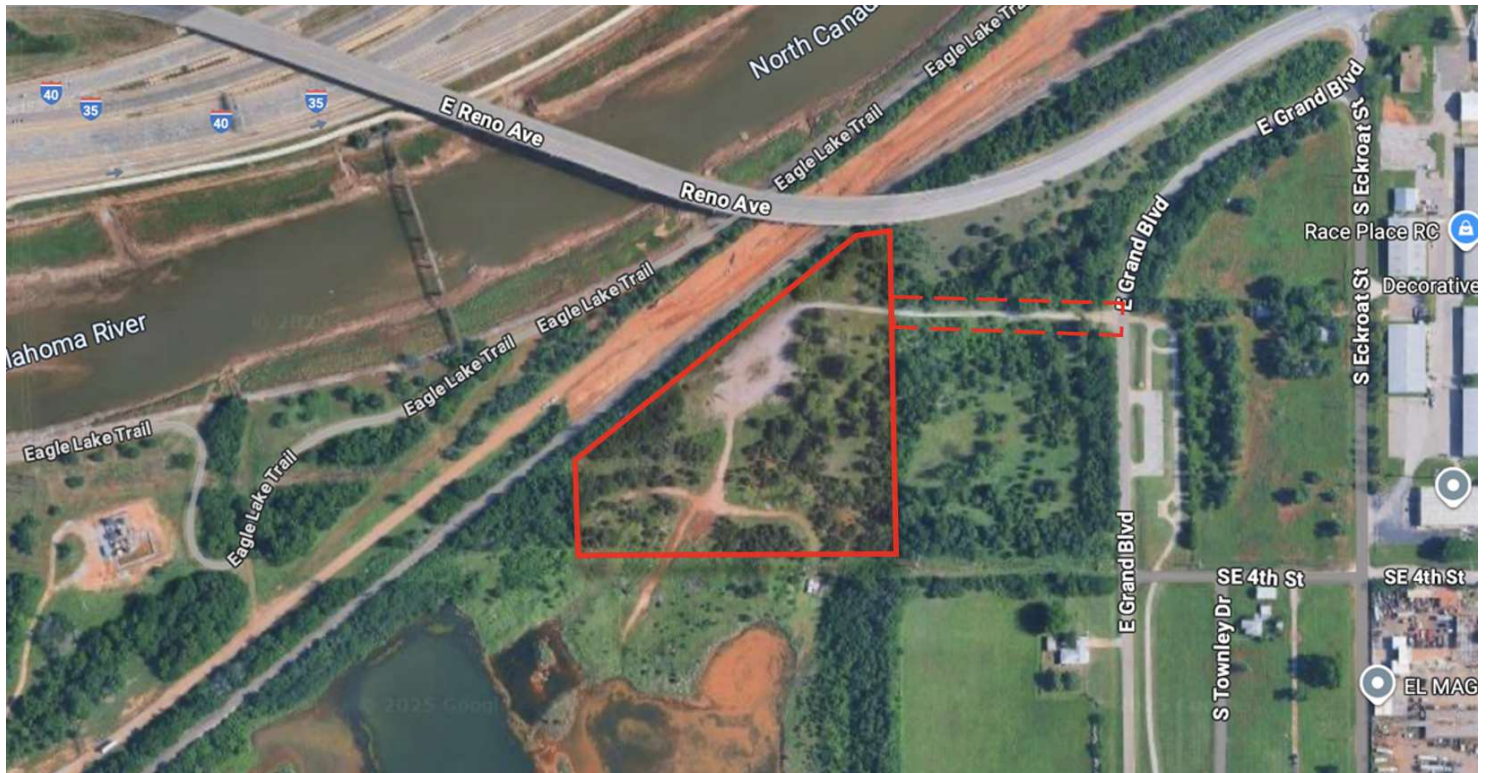


# RENO AND GRAND LAND

381 East Grand Boulevard, Oklahoma City, OK 73129

LAND FOR SALE



## PROPERTY DESCRIPTION

Situated at 381 East Grand Boulevard, this property is currently zoned R-1 for residential use but holds potential for rezoning, making it an attractive prospect for industrial investment. The land is graveled, graded, and offers superior highway access. This property presents a compelling opportunity for industrial development, distribution, or manufacturing. Its strategic location and potential for rezoning offer a versatile investment option. Alternative uses may include an RV Park to serve Oklahoma City's growing entertainment and tourist offerings.

## PROPERTY HIGHLIGHTS

- Easy highway access
- Seller willing to rezone
- Graveled and graded

## LOCATION DESCRIPTION

This property is at the crossroads of Reno and Grand, just east of downtown Oklahoma City. With easy connection to the river trail and close proximity to OKANA, and all major interstates running through Oklahoma City: this location could have many uses. Although currently zoned R-1, this distinctive setting provides a tranquil retreat within the bustling city center, presenting a versatile real estate opportunity for investors seeking a captivating investment.

## OFFERING SUMMARY

SALE PRICE:	\$165,000
LOT SIZE:	2.23 Acres
PRICE PER ACRE	\$73,991.03
PRICE PER SF	\$1.70

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

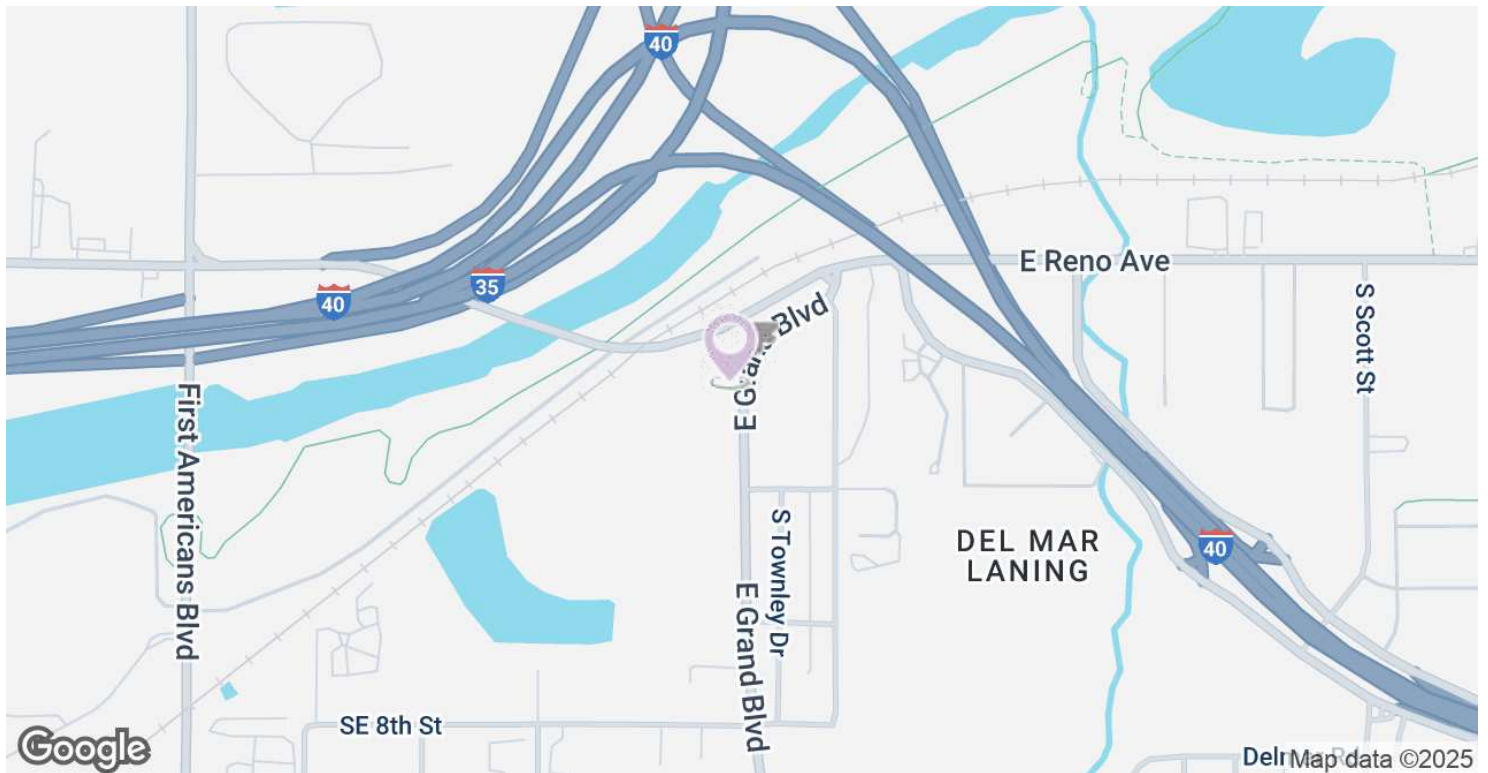
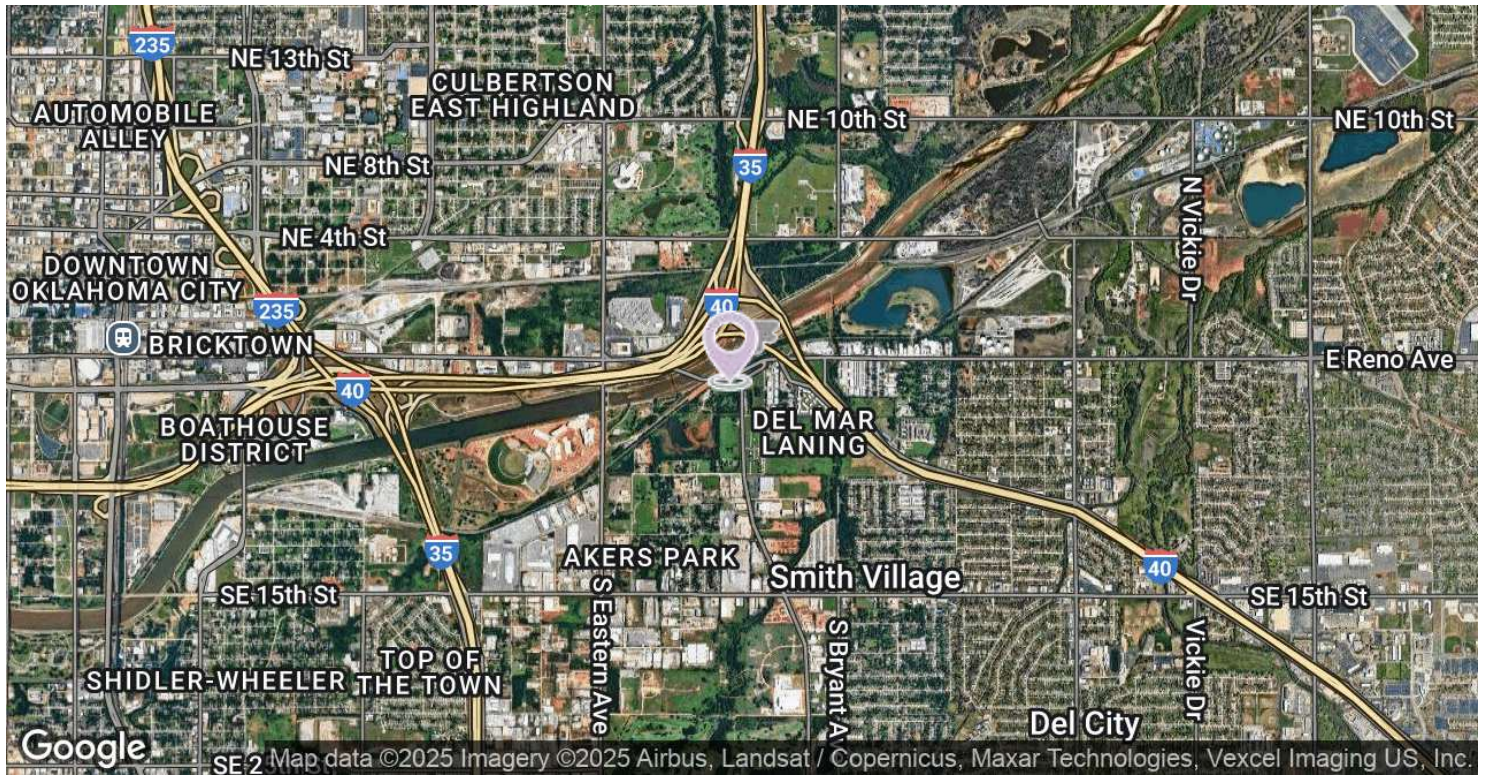


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance 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.

# RENO AND GRAND LAND

381 East Grand Boulevard, Oklahoma City, OK 73129

LAND FOR SALE



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



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.

# RENO AND GRAND LAND

381 East Grand Boulevard, Oklahoma City, OK 73129

LAND FOR SALE



## IAN DUTY-DEAN

Managing Broker

ian@greyhound.group

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

### The Greyhound Group

PO Box 2433  
Oklahoma City, OK 73101  
405.928.6210

### Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group



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.