

±6.43 acres
Duncan, OK 73533

LAND FOR SALE



OFFERING SUMMARY

Sale Price: \$900,000

Lot Size: ±6.43 Acres

Price / SF: \$3.21

PROPERTY OVERVIEW

Rare Development Opportunity with recorded commercial easement rights already established. Positioned along the highly visible US Highway 81 corridor in Duncan, Oklahoma, this 6.43-acre tract is located on Duncan's busiest thoroughfare. This property benefits from an existing recorded permanent non-exclusive easement specifically created to support future commercial development, utility infrastructure, and unrestricted access flow. The combination of highway frontage, surrounding residential growth, and established easement rights creates a valuable head start for developers. Nearby businesses include Arvest Bank, Walmart, Chicken Express, Wendy's, Rib Crib, Sonic, Okie Car Wash, Hampton Inn, Ross Dress for Less, and Legacy Bank.

PROPERTY HIGHLIGHTS

- Great Development Opportunity!

MELISSA BUSSE

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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