



PRICE: \$600,000

3601 S DIVISION ST

Guthrie, OK 73044

Jake Wilburn

Agent
405.248.8016
jake@moriahgroup.net

PRICE: \$600,000

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Property Description

Presenting an outstanding investment opportunity located on the main corridor into Guthrie from the OKC Metro. This prime parcel at 3601 S Division St is perfectly positioned for new development. With high visibility and significant traffic counts, it offers a compelling proposition for investors and developers alike. Its strategic location ensures easy access for both local and commuter traffic, guaranteeing maximum exposure for any business venture.

Property Highlights

- 200' of Frontage on S Division St
- C-2 Zoning
- Main Corridor into Guthrie from OKC Metro
- Gas available at road
- Electric available at road
- Well water on site

Offering Summary

Sale Price: \$600,000

Lot Size: 3 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	51	101	301
Total Population	125	248	751
Average HH Income	\$96,361	\$98,361	\$108,491

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MORIAH
BROKERAGE SERVICES, LLC

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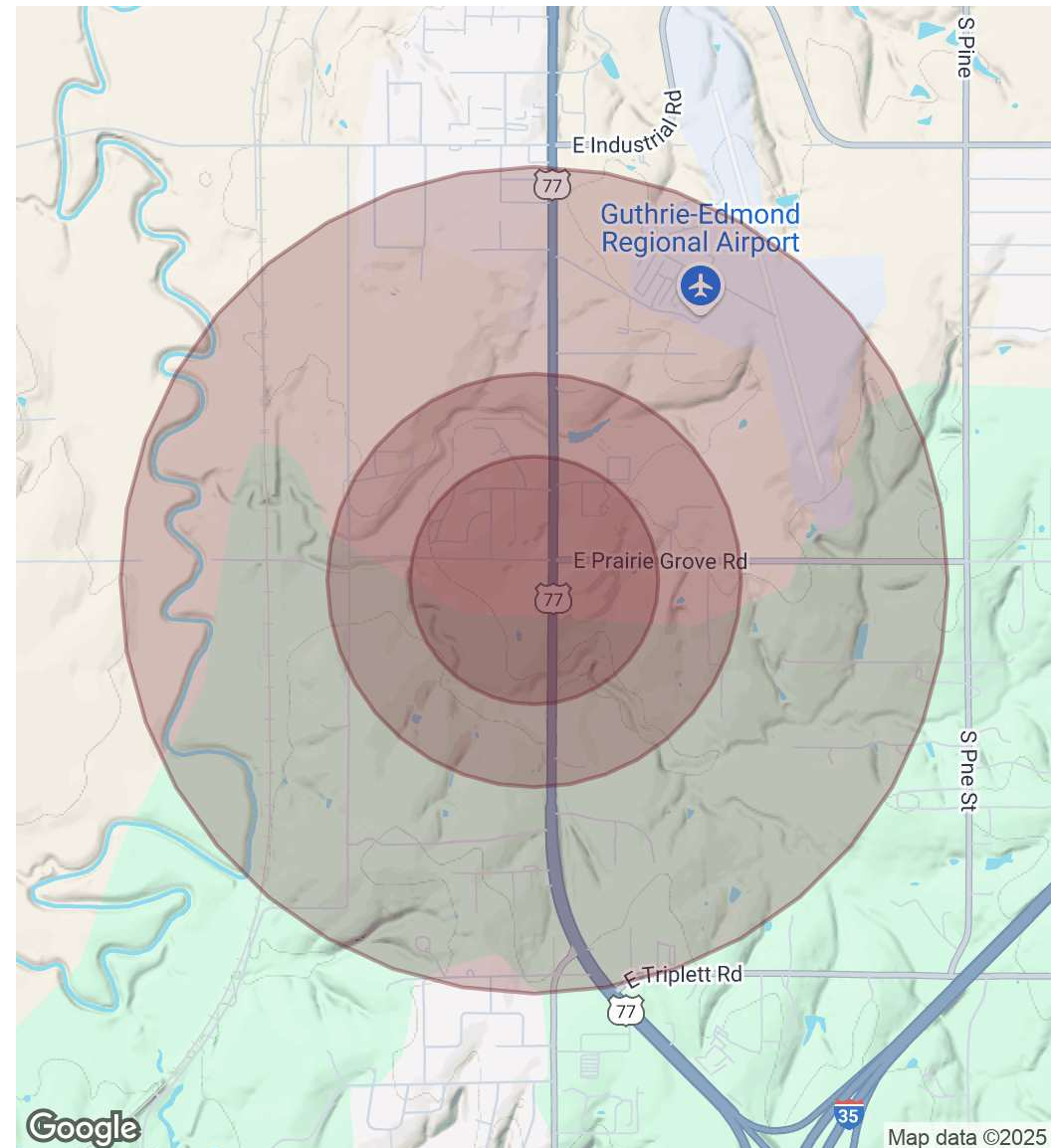
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	125	248	751
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	51	101	301
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$96,361	\$98,361	\$108,491
Average House Value	\$196,798	\$197,896	\$203,454

Demographics data derived from AlphaMap



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An aerial photograph of a large, rectangular property outlined in yellow. The property is mostly empty land with some sparse vegetation and a few small structures. To the right of the property is a multi-lane road with traffic. In the background, there are more trees and some residential buildings.

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Contact Brokers:

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The logo for Moriah Brokerage Services, LLC. It features a stylized mountain range icon to the left of the word "MORIAH" in a large, serif font. Below "MORIAH" is the text "BROKERAGE SERVICES, LLC" in a smaller, sans-serif font.

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