



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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Guthrie, OK 73044



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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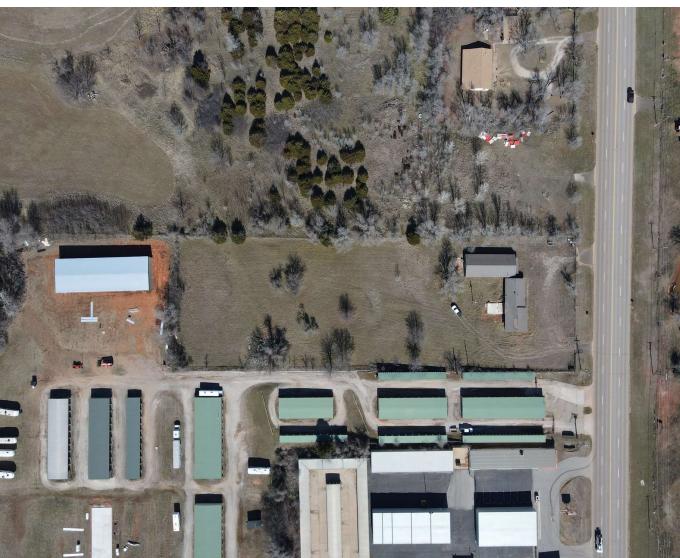
MORIAH
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Map
data
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Population	0.3 Miles	0.5 Miles	1 Mile
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Total Population 125 248 751

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
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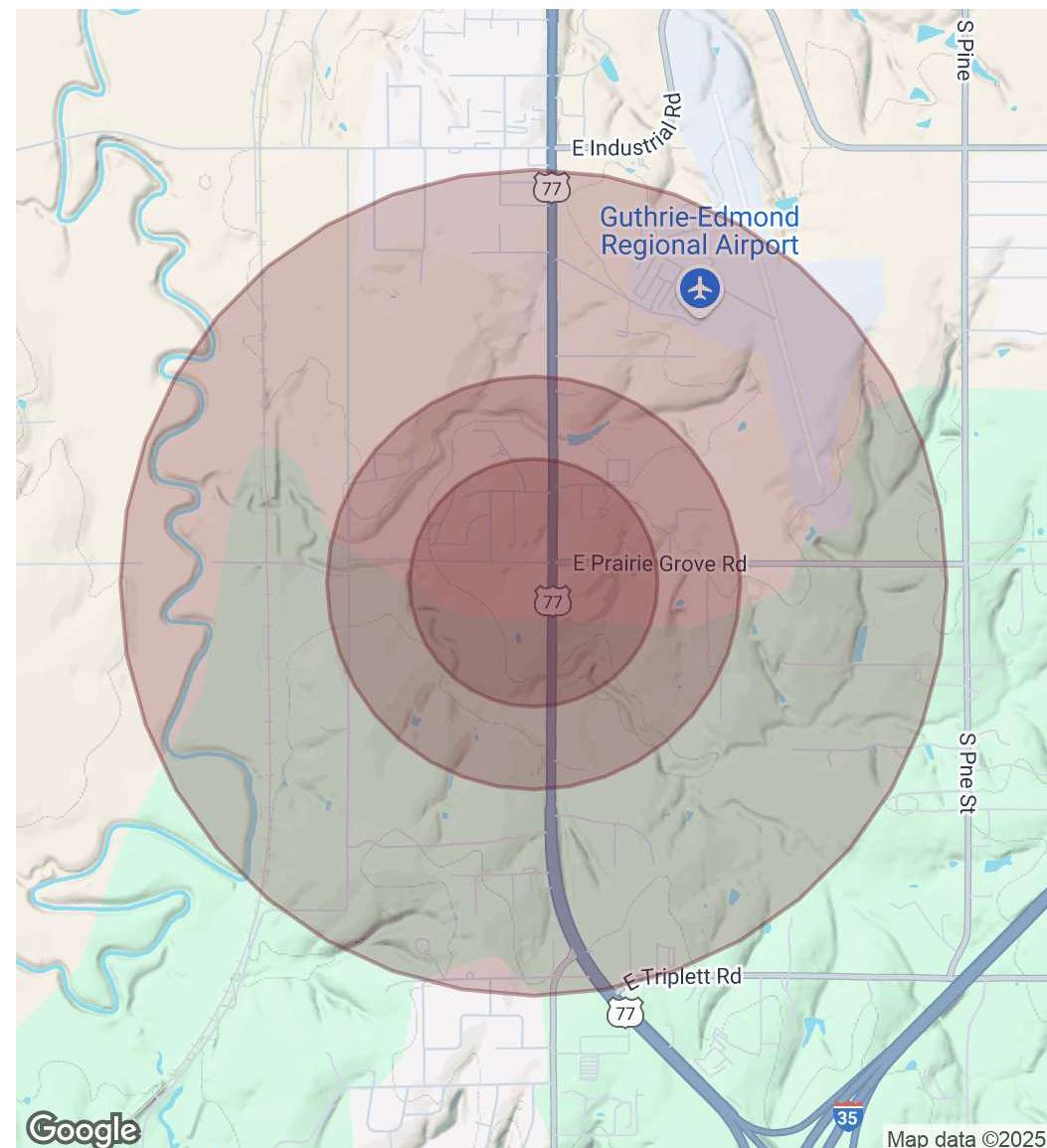
Total Households 51 101 301

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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Contact Brokers:

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