

NEWCASTLE RESIDENTIAL LAND

903 North Portland Avenue, Newcastle, OK 73065

LAND FOR SALE



PROPERTY DESCRIPTION

This property is ideal for single family residential development. With the beautiful landscape, slight rolling hills and gorgeous ponds, the natural amenities set it apart from other tracts. This property is also ideally located near the Newcastle Middle and High School, ideal for families. There is city water along Portland. The closest sewer service is at the intersection of Fox Lane and Portland, as well as at Walker Drive and 4th Street.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commision paid.
- Gorgeous ponds
- Light rolling hills
- Proximity to Newcastle Middle & High Schools

OFFERING SUMMARY

SALE PRICE:	\$1,300,000
PRICE PER ACRE	\$15,896
LOT SIZE:	81.78 Acres
ZONING	General Agriculture (A)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	534	2,631	10,458
TOTAL POPULATION	1,319	6,905	27,558
AVERAGE HH INCOME	\$94,228	\$112,610	\$118,967

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

Greyhound
Group

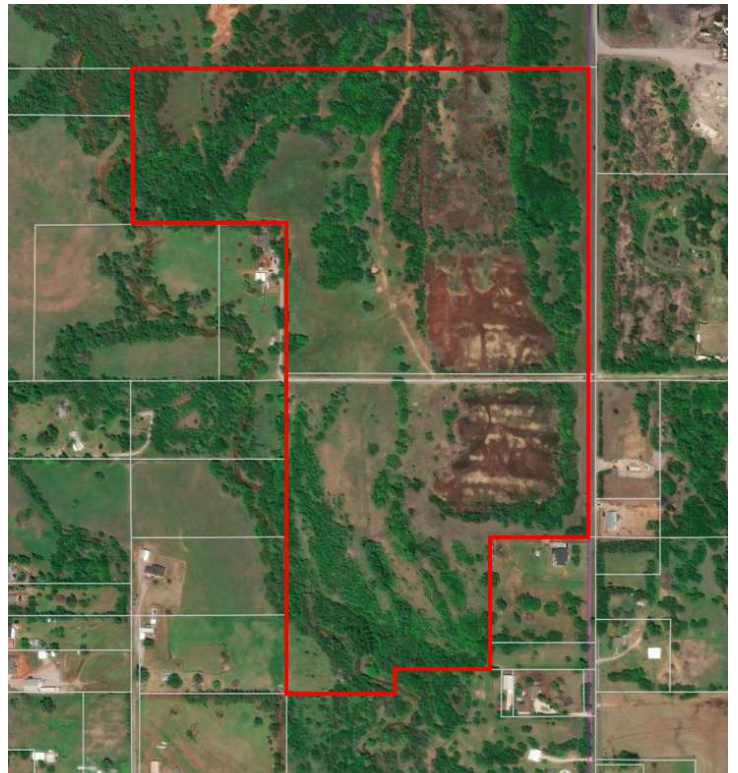


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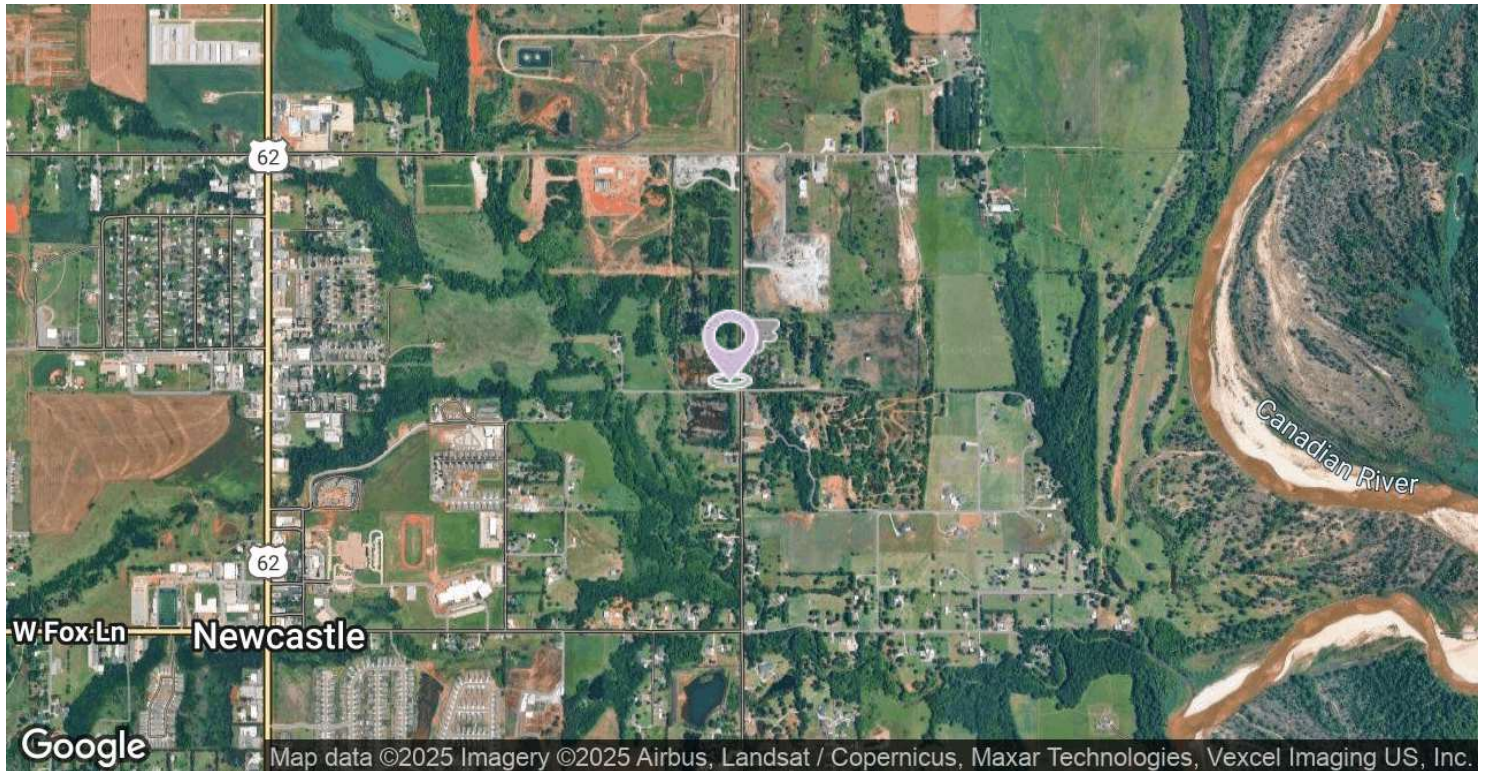
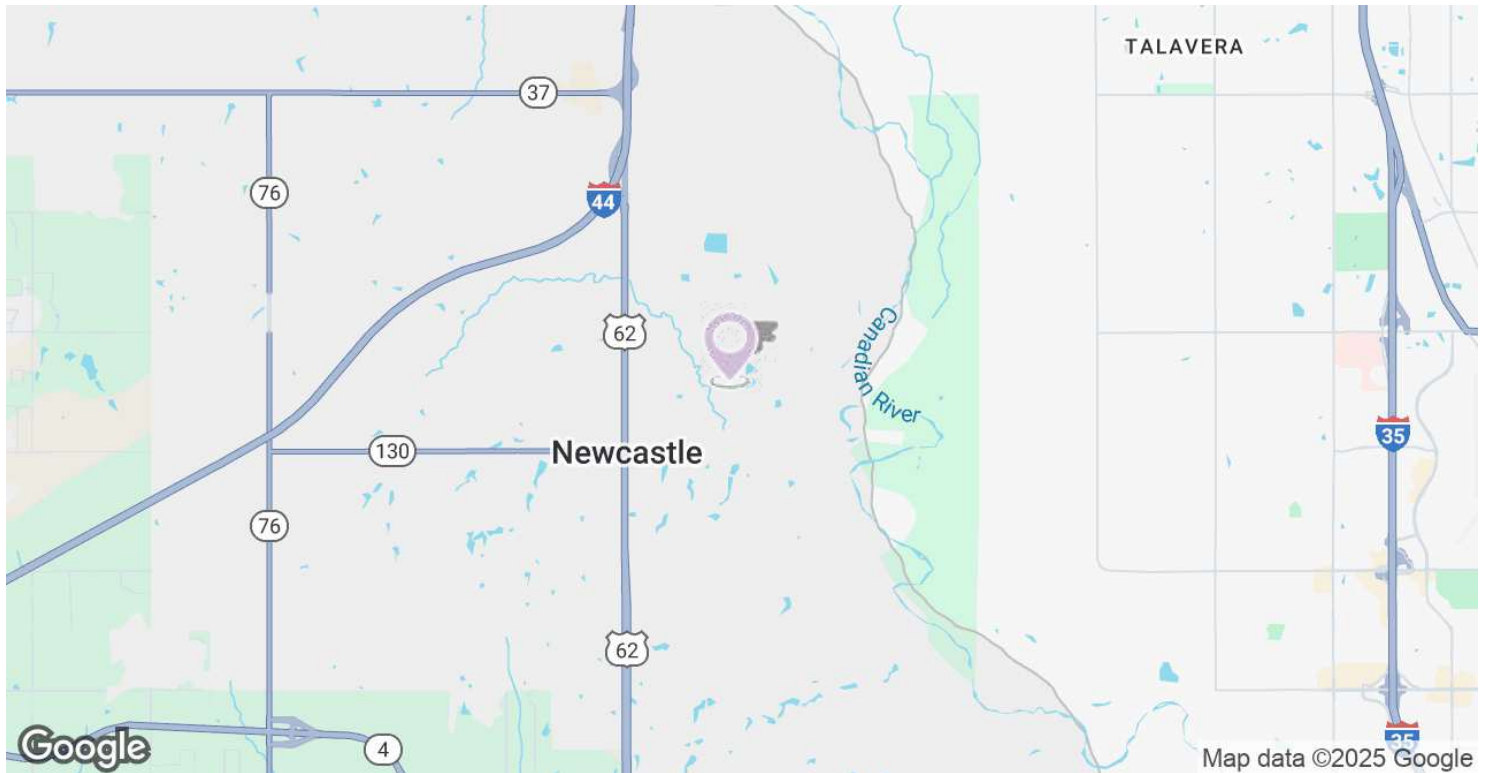


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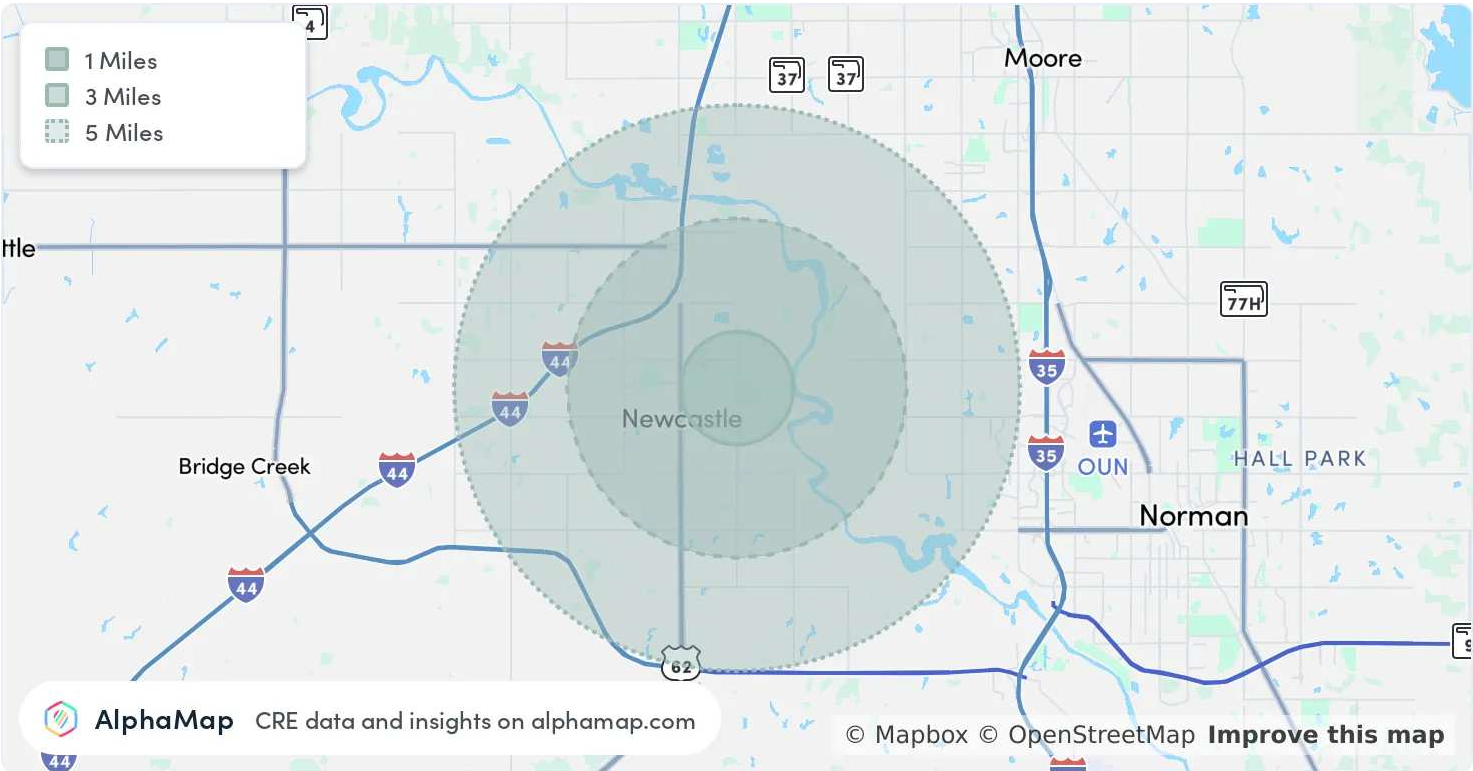


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,319	6,905	27,558
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	35	38	38
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	534	2,631	10,458
PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$94,228	\$112,610	\$118,967
AVERAGE HOUSE VALUE	\$240,923	\$278,508	\$338,705
PER CAPITA INCOME	\$37,691	\$43,311	\$45,756

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IAN DUTY-DEAN

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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

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