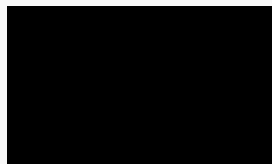


Washington St 13.5 Acres. Enid, OK
3614 n washington
Enid, OK 73701

\$365,000
13.500± Acres
Garfield County



**Washington St 13.5 Acres. Enid, OK
Enid, OK / Garfield County**

SUMMARY

Address

3614 n washington

City, State Zip

Enid, OK 73701

County

Garfield County

Type

Undeveloped Land

Latitude / Longitude

36.43255 / -97.883249

Taxes (Annually)

1100

Acreage

13.500

Price

\$365,000

Property Website

<https://greatplainslandcompany.com/detail/washington-st-13-5-acres-enid-ok-garfield-oklahoma/47060/>



PROPERTY DESCRIPTION

13.5± Acres | Prime Residential Development Opportunity | Owner Financing Available
Kale Crocker | Great Plains Land Company
[580-216-8160](tel:580-216-8160) | kale@greatplains.land

Property Highlights

- **13.5± acres of prime residential development land** in an outstanding location
- Located **directly across from the fairgrounds** with convenient access to surrounding amenities
- **Owner financing available** with attractive terms
- Flat, well-maintained terrain ideal for residential development or a private homesite
- Excellent opportunity for residential lots, housing development, investment, or an estate-style property
- **Main sewer line available on the property**
- **Main water line located along Washington Street**
- Strong growth potential in a highly desirable area
- Rare opportunity to secure developable residential acreage with utility access

Owner Financing Options

- **3.5% interest rate with 60% down payment**
- **4.5% interest rate with 50% down payment**
- **6.5% interest rate with 40% down payment**

Property Overview

Located directly across from the fairgrounds, this **13.5± acre residential tract** presents an exceptional opportunity for developers, investors, builders, or individuals seeking a prime piece of land for future residential use. Properties of this size, usability, and location are becoming increasingly difficult to find, especially those offering utility access and owner financing flexibility.

The property features **flat, well-maintained terrain**, creating an ideal foundation for future development while minimizing many of the challenges commonly associated with raw land. Whether you envision a residential subdivision, estate-style homes, investment property, or a large custom homesite with room to spread out, this tract provides flexibility to fit a variety of residential goals.

Its location directly across from the fairgrounds offers convenient accessibility while remaining close to shopping, schools, restaurants, and other everyday amenities. The property's layout and accessibility make it attractive not only for developers looking to create housing opportunities, but also for buyers wanting a beautiful piece of land to build a forever home with extra privacy and space.

Infrastructure availability adds significant value to this offering. A **main sewer line is available on the property**, while a **main water line runs along Washington Street**, creating strong potential for future residential development. Access to utilities is often one of the largest hurdles in preparing land for residential use, and having nearby infrastructure already available makes this tract particularly appealing for both short-term and long-term planning.

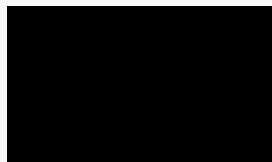
One of the most unique aspects of this offering is the availability of **owner financing**, giving buyers flexible purchasing options rarely found on land opportunities like this. Whether you are a developer wanting to preserve cash flow for future improvements or an individual buyer looking for more flexibility in financing, the available terms offer a major advantage.

This **13.5± acre residential tract** offers a rare combination of location, usability, financing flexibility, and development potential. Whether you are looking to build, invest, develop, or hold for future appreciation, this property provides an incredible opportunity in a growing and desirable area.

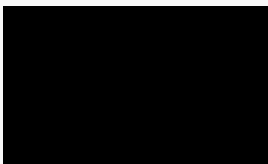
Why You'll Love It

- Prime location with easy access to nearby amenities
- Flat, usable land ideal for residential development
- Excellent opportunity for a subdivision, homesites, or private estate
- Utility access available for future improvements
- Attractive owner financing terms available
- Strong long-term investment and appreciation potential

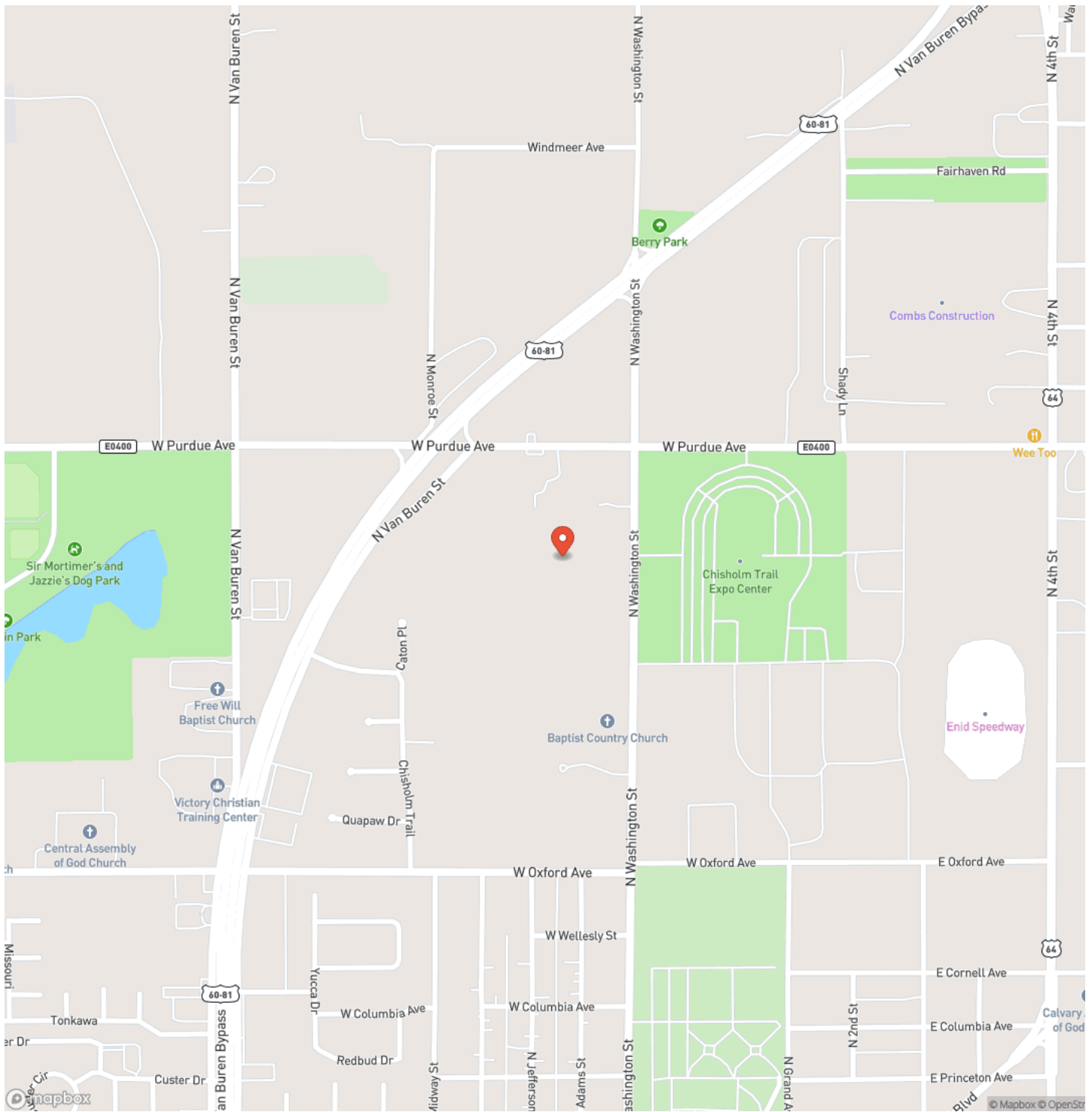
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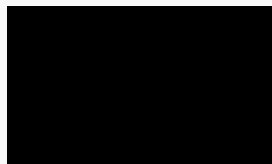
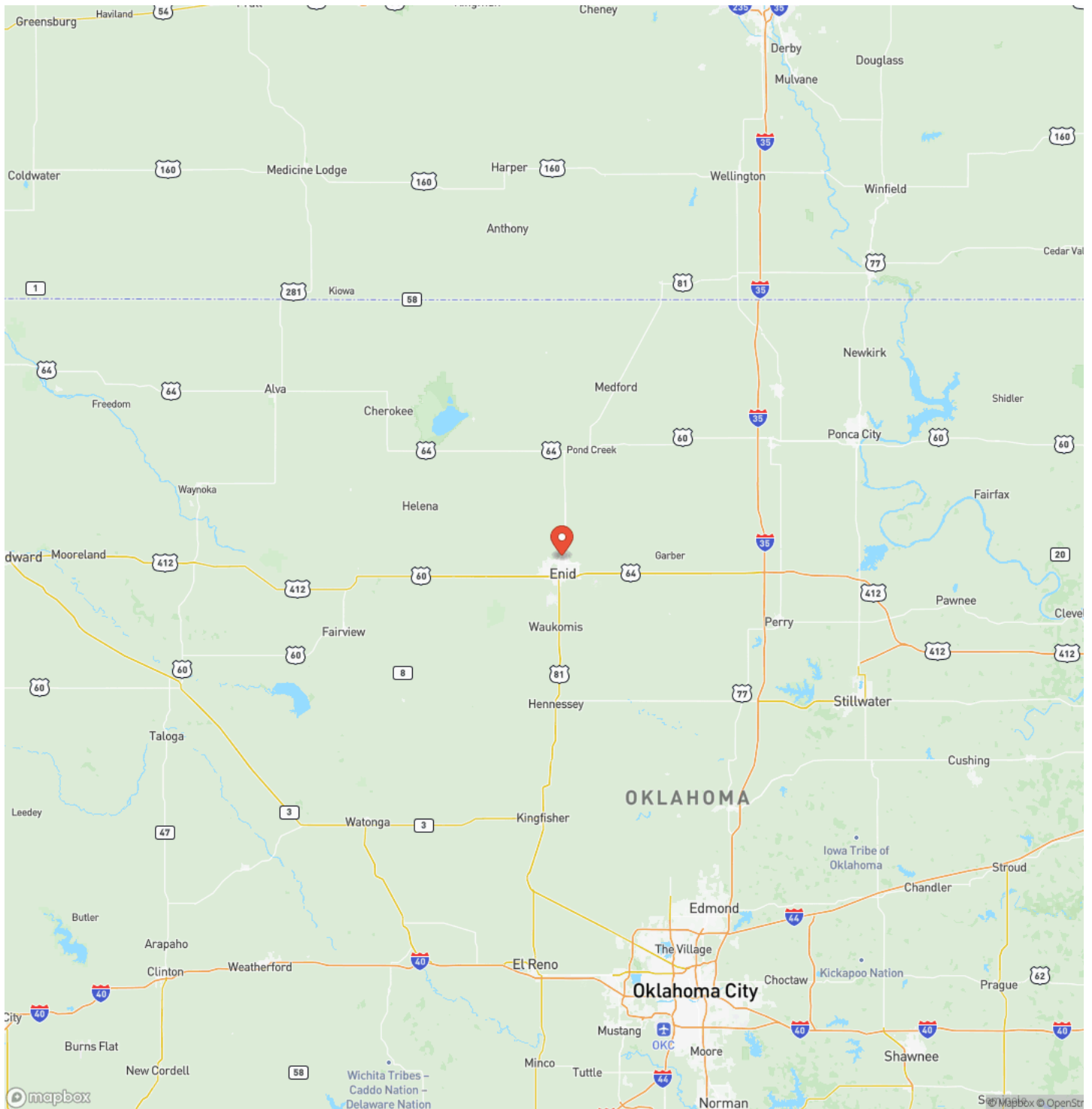
Washington St 13.5 Acres. Enid, OK
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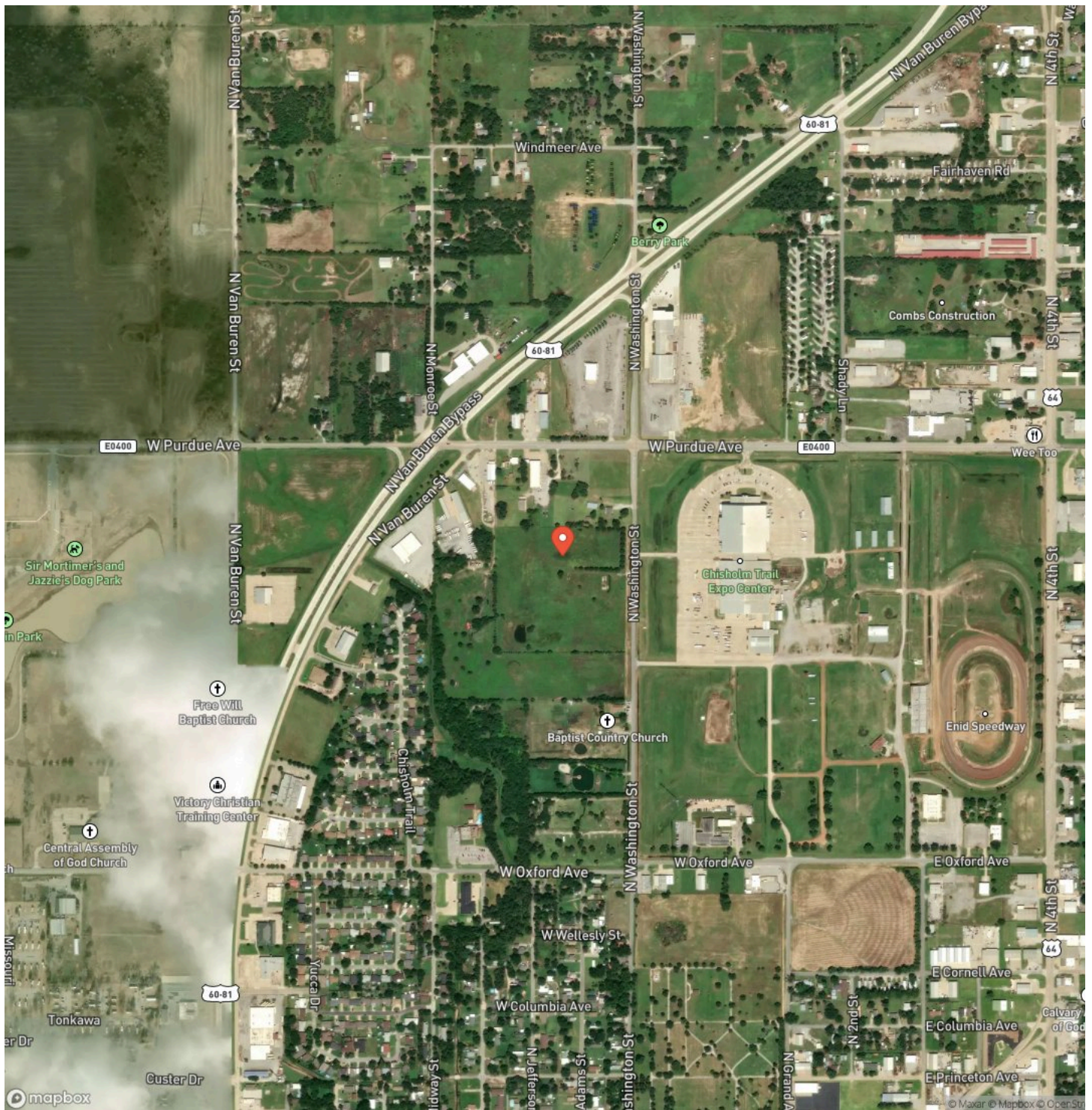
Locator Map



Locator Map



Satellite Map



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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>
