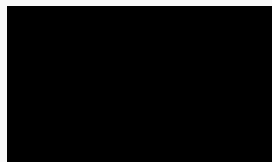


Enid N. Washington St 7.5 Acres
3614 n washington st
Enid, OK 73701

\$220,000
7.500± Acres
Garfield County



Enid N. Washington St 7.5 Acres
Enid, OK / Garfield County

SUMMARY

Address

3614 n washington st

City, State Zip

Enid, OK 73701

County

Garfield County

Type

Undeveloped Land

Latitude / Longitude

36.43255 / -97.883249

Taxes (Annually)

1500

Acreage

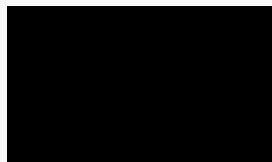
7.500

Price

\$220,000

Property Website

<https://greatplainslandcompany.com/detail/enid-n-washington-st-7-5-acres-garfield-oklahoma/47059/>



PROPERTY DESCRIPTION

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

Property Highlights

- **7.5± acres of prime commercial land** in a highly desirable location
- Located **directly across from the fairgrounds** with outstanding visibility and accessibility
- **Owner financing available** with attractive terms
- Flat, well-maintained terrain ideal for commercial development
- Excellent opportunity for retail, office, restaurant, hospitality, storage, or service-based businesses
- **Main sewer line available on the property**
- **Main water line located along Washington Street**
- High-traffic location with excellent long-term growth potential
- Rare opportunity to secure commercial acreage in a developing area

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 **7.5± acre commercial tract** presents an outstanding opportunity for developers, investors, or business owners seeking a prime location with strong long-term upside. Commercial tracts with this combination of visibility, usability, financing flexibility, and utility availability are becoming increasingly difficult to find, making this property a unique investment opportunity in a growing area.

The property offers **flat, well-maintained terrain**, creating an ideal setup for future commercial development. Whether your vision includes retail storefronts, office buildings, restaurants, contractor shops, hospitality, storage facilities, automotive businesses, event-related services, or other commercial uses, this tract provides the flexibility and location to support a wide range of possibilities. The shape and usability of the acreage create an excellent blank canvas for both immediate and long-term development plans.

One of the strongest features of this property is its **strategic location directly across from the fairgrounds**, providing excellent exposure and positioning for businesses that benefit from drive-by traffic, event traffic, and surrounding commercial growth. High-visibility locations are one of the most important components of successful commercial development, and this tract offers the type of accessibility and exposure that developers actively seek.

Infrastructure availability further enhances the value of this property. A **main sewer line is available on the property**, while a **main water line runs along Washington Street**, adding convenience and improving future development potential. Access to major utilities can significantly reduce development complexity and improve long-term investment feasibility, making this tract stand out among undeveloped commercial properties.

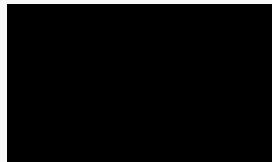
Adding to the appeal, **owner financing is available**, creating a rare opportunity for buyers to secure commercial land with flexible financing options that are increasingly hard to find in today's market. With multiple down-payment structures and attractive interest rates available, buyers can preserve additional capital for site work, construction, business expansion, or future investment opportunities.

Whether you are a developer looking for your next project, an investor seeking long-term appreciation, or a business owner searching for a highly visible commercial location, this **7.5± acre tract** offers the location, flexibility, utility access, and financing options to make your vision a reality.

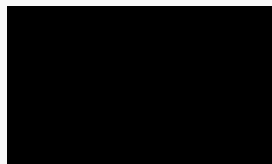
Why You'll Love It

- Prime commercial location across from the fairgrounds
- Flat, usable land ready for future development
- Utility access available for improved development potential
- Flexible owner financing options available
- Excellent visibility and long-term commercial upside
- Strong opportunity for investment, development, or owner-user business operations

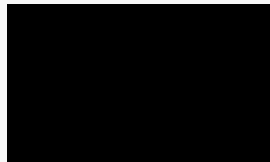
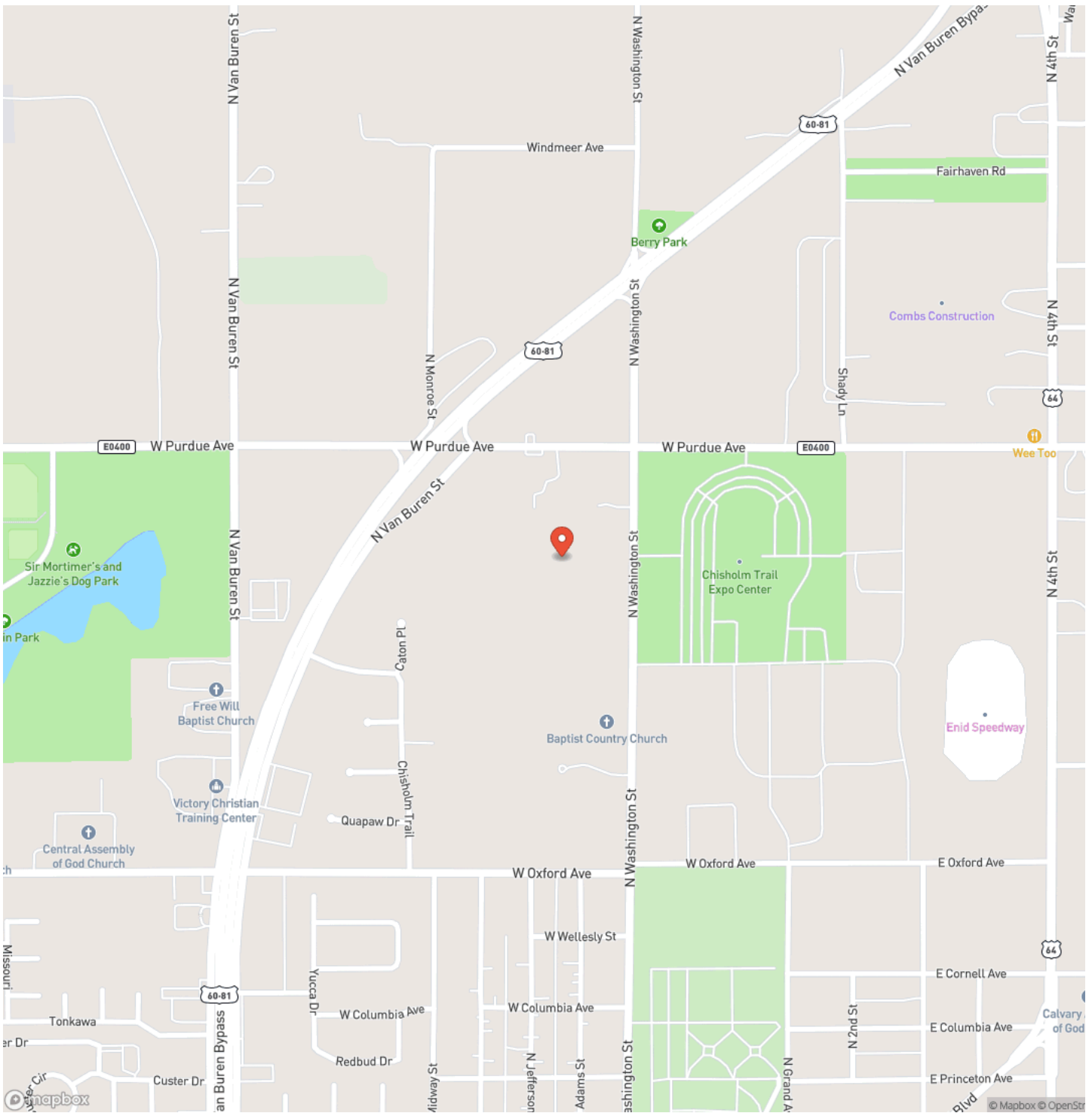
Buyer's Broker Notice: When purchasing a property listed by Great Plains Land Company, a buyer's broker, if applicable, must be identified upon first contact and be present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.



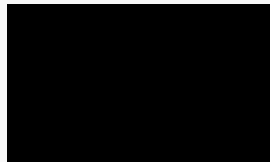
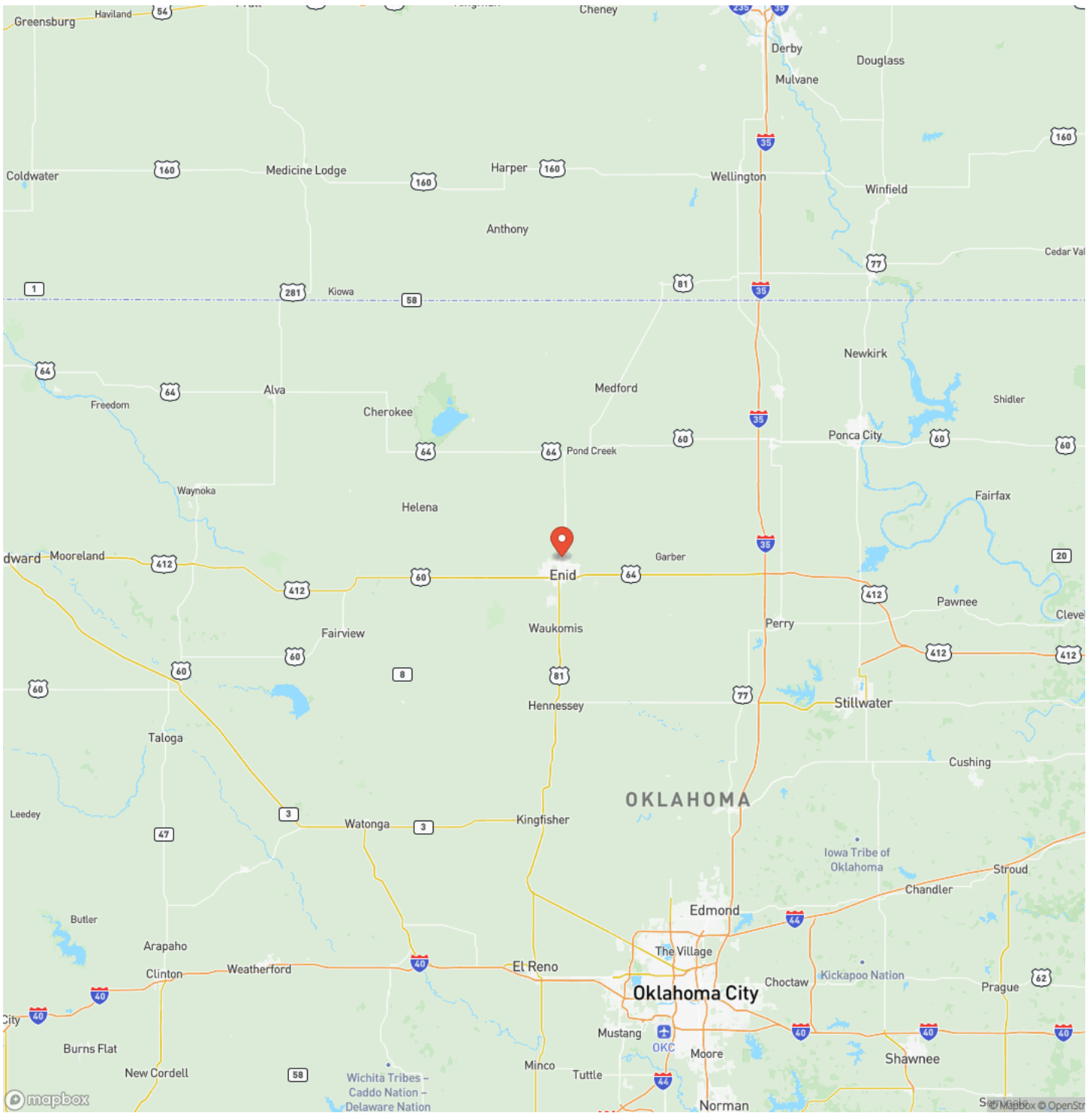
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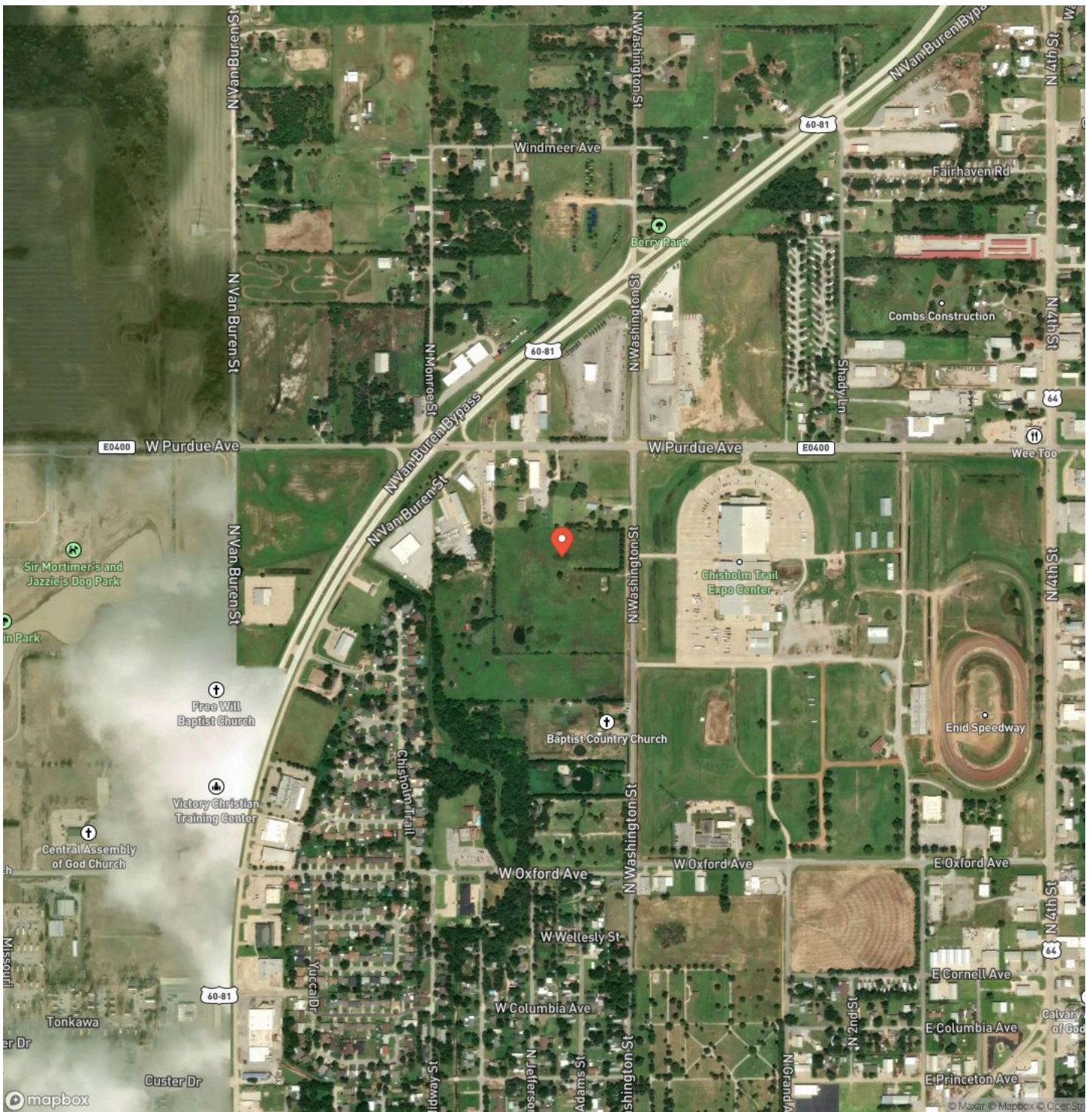
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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