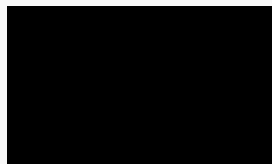


Logan County College Ave 10 acres
tbd
Guthrie, OK 73044

\$850,000
10± Acres
Logan County



**Logan County College Ave 10 acres
Guthrie, OK / Logan County**

SUMMARY

Address

tbd

City, State Zip

Guthrie, OK 73044

County

Logan County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

35.883576 / -97.398006

Acreage

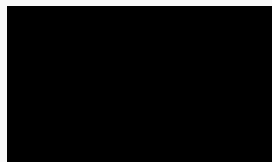
10

Price

\$850,000

Property Website

<https://greatplainslandcompany.com/detail/logan-county-college-ave-10-acres/logan/oklahoma/40815/>



PROPERTY DESCRIPTION

10± Acres | Commercial Development Opportunity | Guthrie, Oklahoma
Kale Crocker | Great Plains Land Company
[580-216-8160](tel:580-216-8160) | kale@greatplains.land

Property Highlights

- **10± acres of commercially zoned land (C-2)** on the east side of Guthrie, Oklahoma
- **Prime location just 1/8 mile from I-35 and 1/4 mile from Highway 33**
- **Strong visibility and excellent traffic exposure** with nearby interstate access
- Located near established businesses including Tractor Supply Company and U-Haul
- Surrounded by hotels, restaurants, retail, and growing commercial activity
- High-potential investment opportunity in a rapidly developing area
- Ideal for retail, restaurant, hospitality, office, storage, automotive, or mixed commercial development
- Excellent access for customers, deliveries, and future business growth

Property Overview

Located on the growing east side of Guthrie, Oklahoma, this **10± acre undeveloped commercial tract** presents a rare opportunity to invest in one of the area's most strategic commercial corridors. Positioned just **1/8 mile from Interstate 35 and only 1/4 mile from Highway 33**, this property benefits from exceptional accessibility, strong visibility, and steady traffic exposure, making it a highly desirable location for future development.

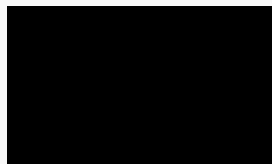
With **C-2 commercial zoning already in place**, the property offers flexibility for a variety of commercial uses and investment strategies. Whether you are looking to develop retail space, restaurants, hotels, office buildings, contractor yards, service-based businesses, storage facilities, or other commercial ventures, this tract offers the visibility and location needed to support long-term success.

The surrounding area continues to see commercial growth and expansion, with nationally recognized businesses already established nearby, including Tractor Supply Company and U-Haul, along with multiple lodging and dining options that bring steady customer traffic to the area. The combination of interstate traffic, local Guthrie growth, and easy highway access creates an attractive environment for both owner-users and investors seeking long-term appreciation potential.

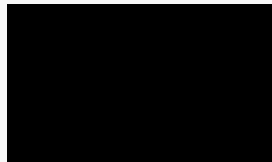
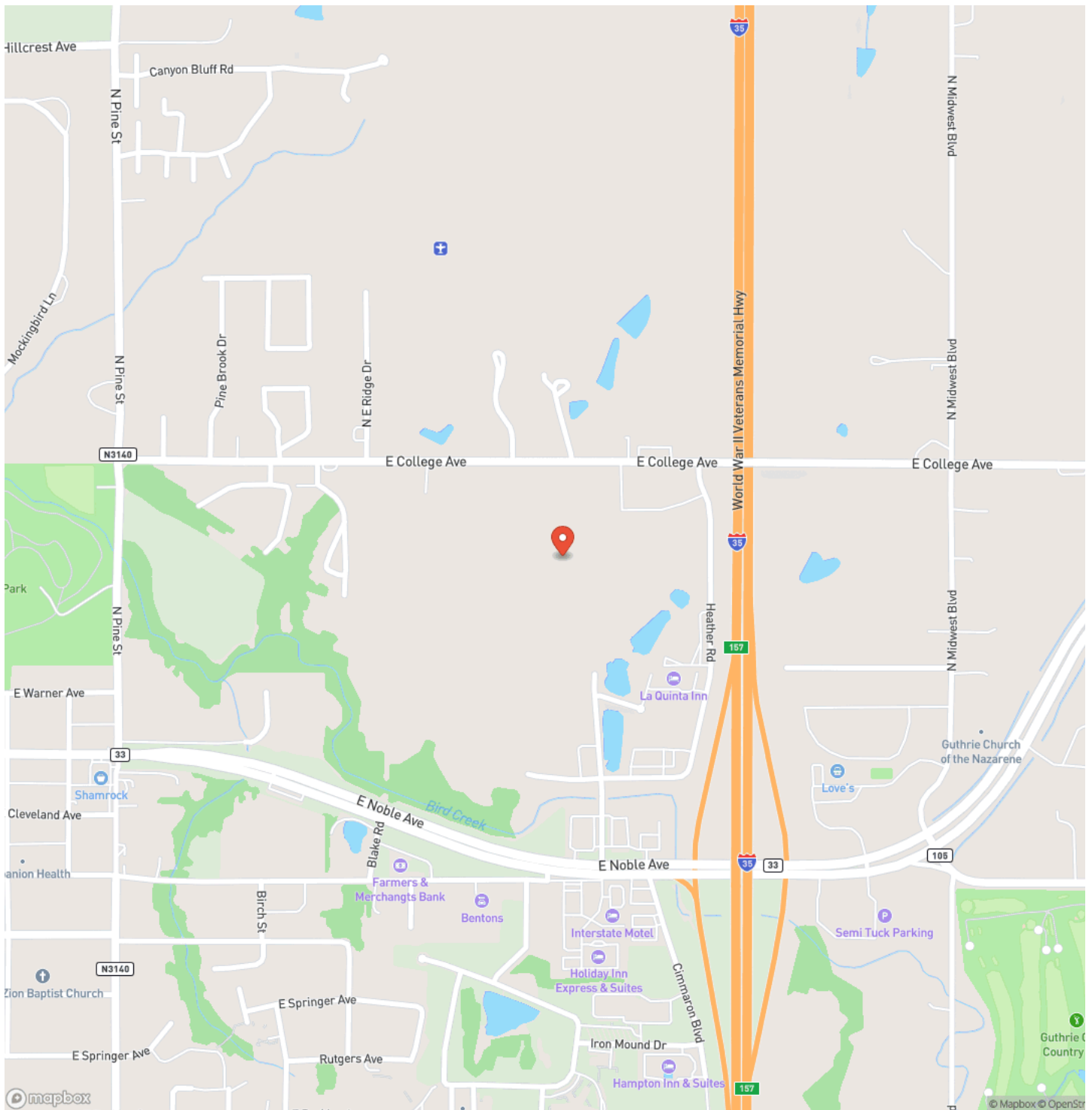
One of the most attractive aspects of this property is its **excellent drive-by visibility from I-35**, helping position any future business or development for maximum exposure. Properties with this level of accessibility, visibility, and commercial zoning are becoming increasingly difficult to find, especially in growing markets with direct interstate access.

Whether you are an investor looking to capitalize on Guthrie's continued growth, a developer searching for the right commercial site, or a business owner seeking a high-traffic location with outstanding access, this property checks all the boxes. With location, zoning, visibility, and surrounding development already in place, this **10± acre commercial opportunity** is ready for your vision.

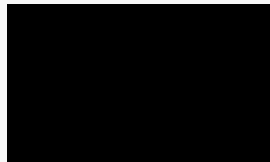
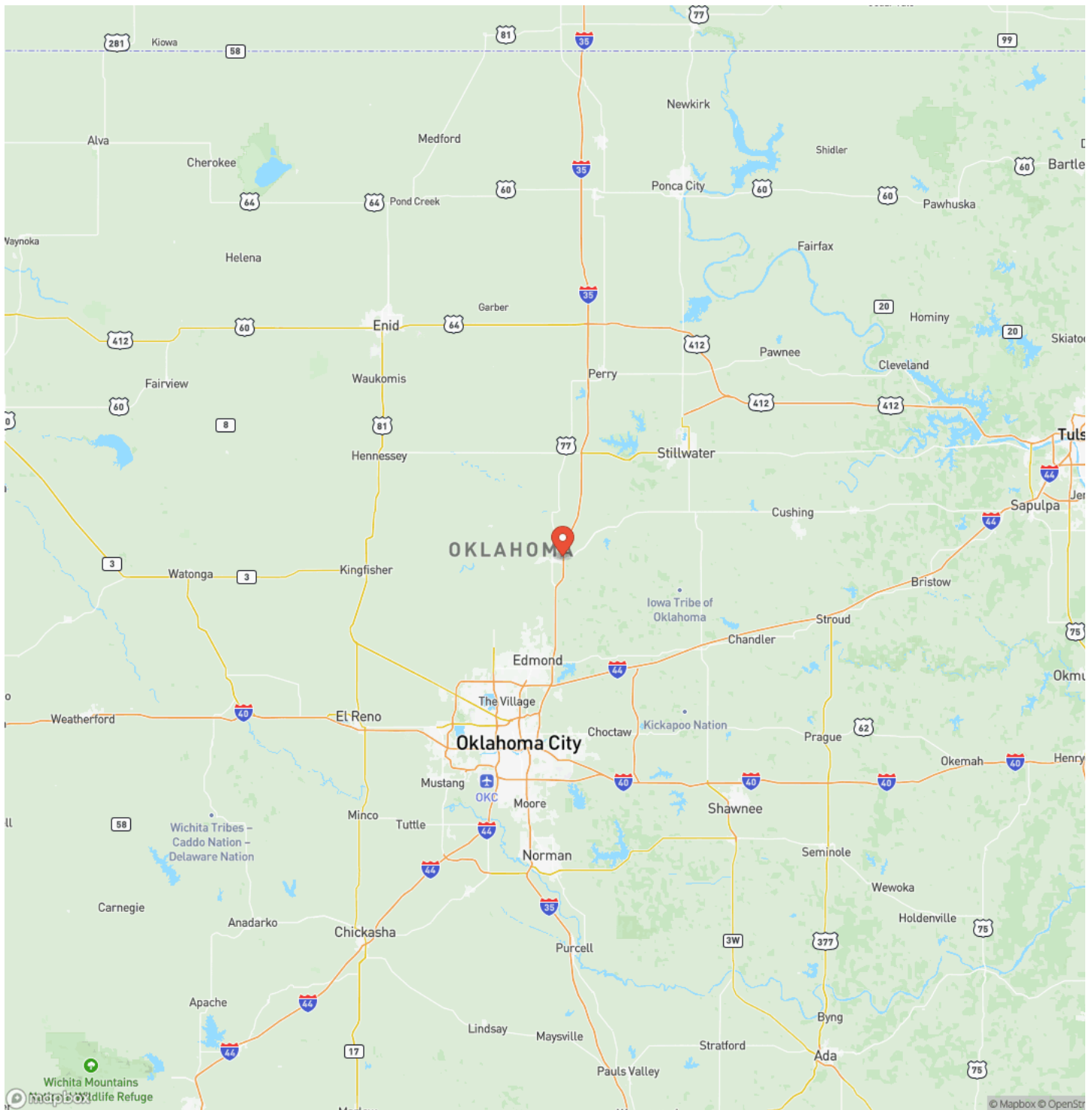
Logan County College Ave 10 acres
Guthrie, OK / Logan County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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