

Enid Commercial 29 Acres
3614 n washington st
Enid, OK 73701

\$550,000
29± Acres
Garfield County



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Enid, OK / Garfield County

SUMMARY

Address

3614 n washington st

City, State Zip

Enid, OK 73701

County

Garfield County

Type

Undeveloped Land, Lot

Latitude / Longitude

36.431678 / -97.88289

Taxes (Annually)

\$1,500

Acreage

29

Price

\$550,000

Property Website

<https://greatplainslandcompany.com/detail/enid-commercial-29-acres-garfield-oklahoma/118098/>



PROPERTY DESCRIPTION

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

Property Highlights

- **29± acres in a highly desirable development location**
- Located **directly across from the fairgrounds** with excellent visibility and accessibility
- **Owner financing available** with attractive terms
- **Two 7.5± acre commercial tracts** offering strong development potential
- **One 13.5± acre residential tract** for housing or mixed-use possibilities
- Flat, well-maintained terrain ideal for development
- **Main sewer line available on the property**
- **Main water line located along Washington Street**
- Excellent opportunity for commercial, residential, or mixed-use investment

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

Opportunities like this are becoming increasingly difficult to find. Located in a prime location directly across from the fairgrounds, this **29± acre development property** offers outstanding visibility, accessibility, and flexibility for investors, developers, or builders looking to capitalize on future growth potential.

With a combination of **commercial and residential development opportunities**, this property provides multiple paths for investment and future use. The tract includes **two separate 7.5± acre commercial parcels**, making it ideal for retail, office space, restaurants, storage, service businesses, hospitality, or other commercial ventures seeking strong traffic exposure and a strategic location. In addition, the property includes a **13.5± acre residential tract**, creating opportunities for housing, residential development, or even a thoughtfully planned mixed-use project.

One of the strongest features of this property is its **flat and well-maintained terrain**, significantly improving ease of development and reducing many of the challenges often associated with preparing raw land for construction. The usability and layout of the acreage make it an attractive blank canvas for developers wanting flexibility in planning and design.

Infrastructure availability adds even more value to this offering. A **main sewer line is available on the property**, while a **main water line runs along Washington Street**, helping position this tract for future development and making it more attractive for a variety of residential and commercial uses. Access to utilities can dramatically improve development feasibility and long-term value, making this property stand out from many competing land opportunities.

In addition to location and utility access, the **owner financing options** provide a unique advantage rarely found on development land. With competitive interest rates and multiple down payment structures available, developers and investors have an opportunity to secure a valuable piece of real estate while maintaining additional capital flexibility for planning, construction, or future expansion.

Whether your vision includes commercial development, residential growth, investment holding, or a mixed-use concept, this property offers the flexibility, location, and infrastructure to make it happen. Positioned across from a high-traffic area with development potential in multiple directions, this tract presents a rare opportunity to secure acreage with both immediate usability and long-term upside.



Why You'll Love It

- Prime location across from the fairgrounds
- Flexible commercial and residential development opportunities
- Flat, usable terrain ready for planning and development
- Utility access available for future improvements
- Attractive owner financing terms rarely found on land of this caliber
- Excellent long-term investment and appreciation potential

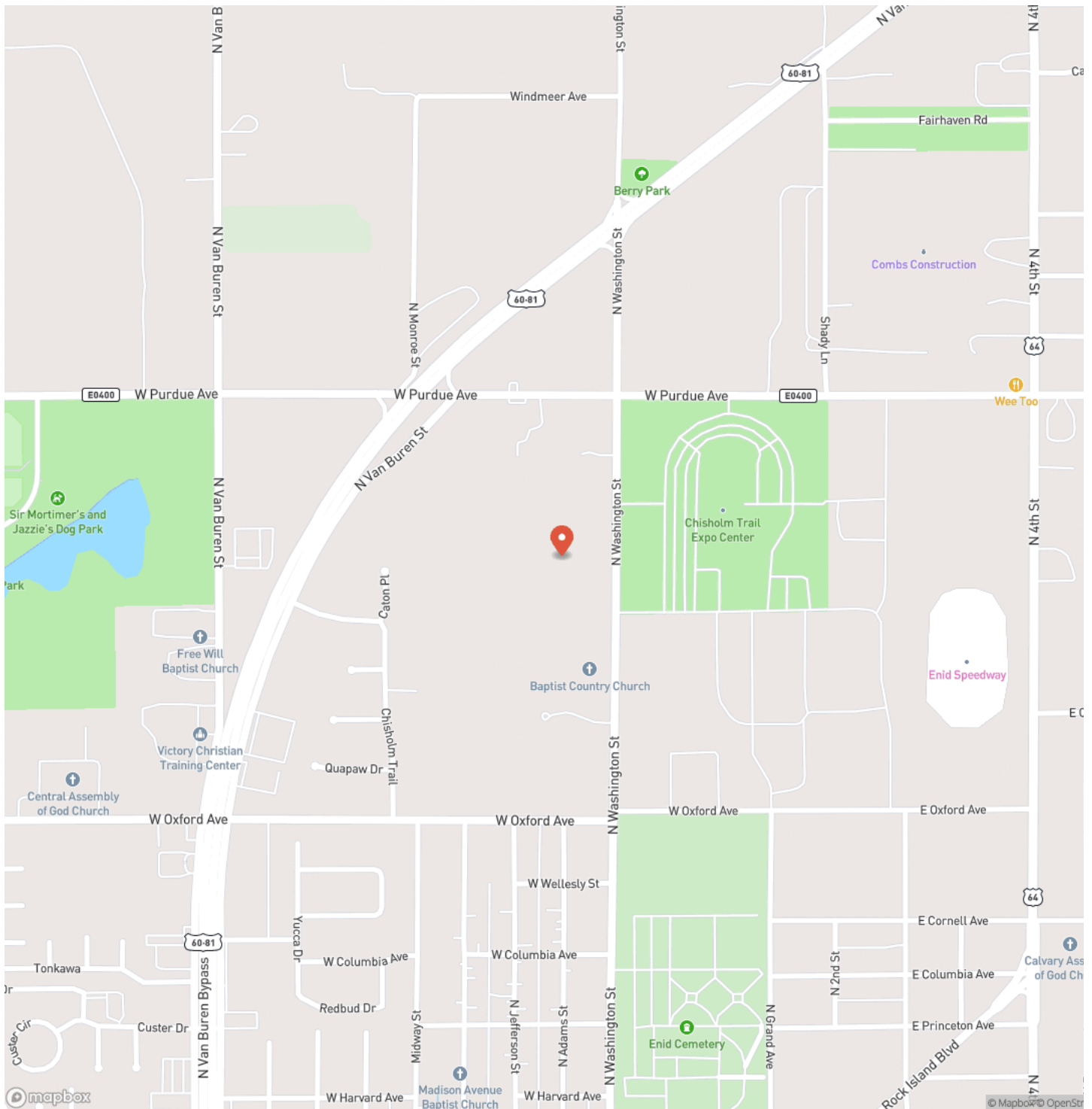
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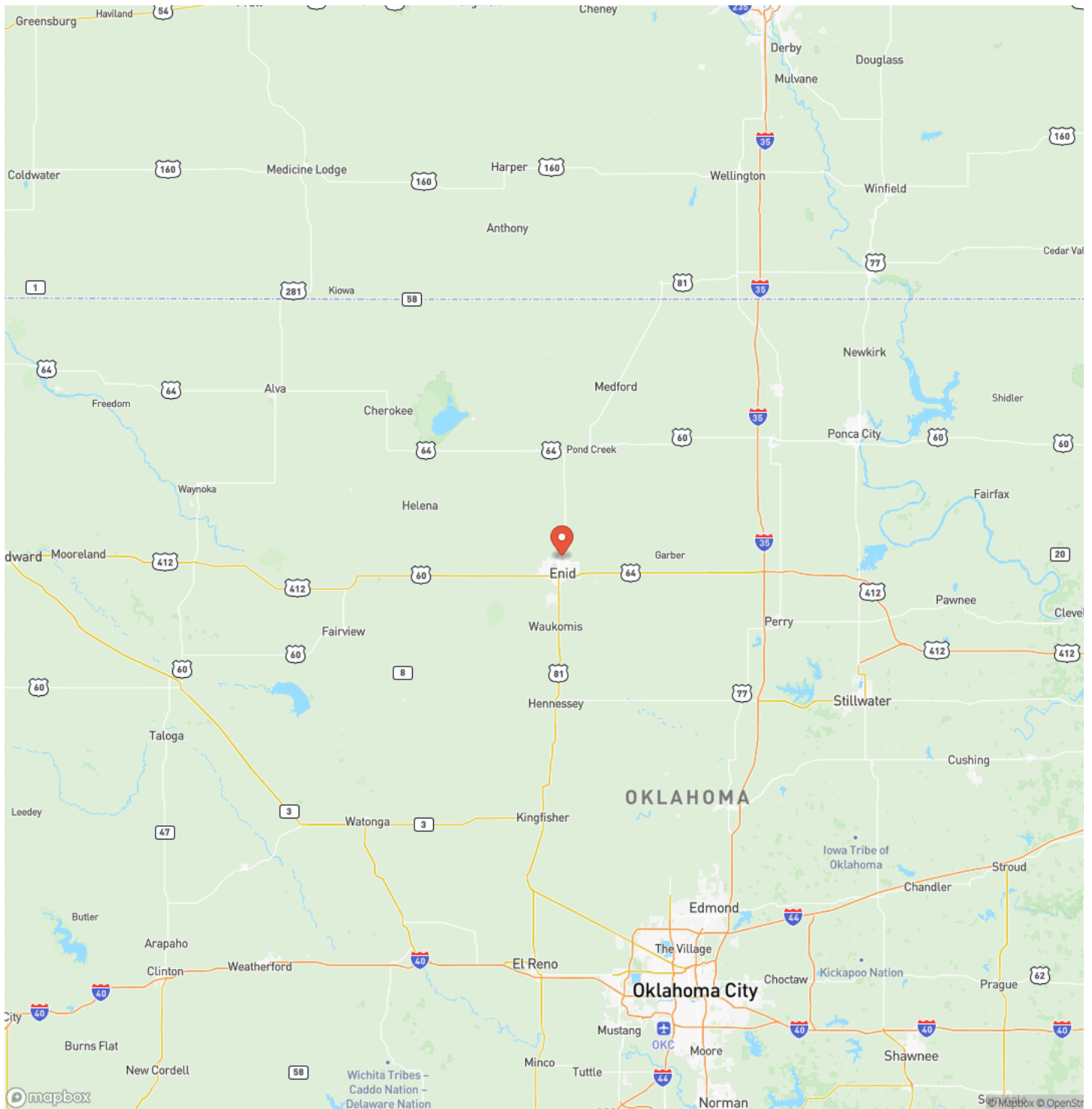
Locator Map



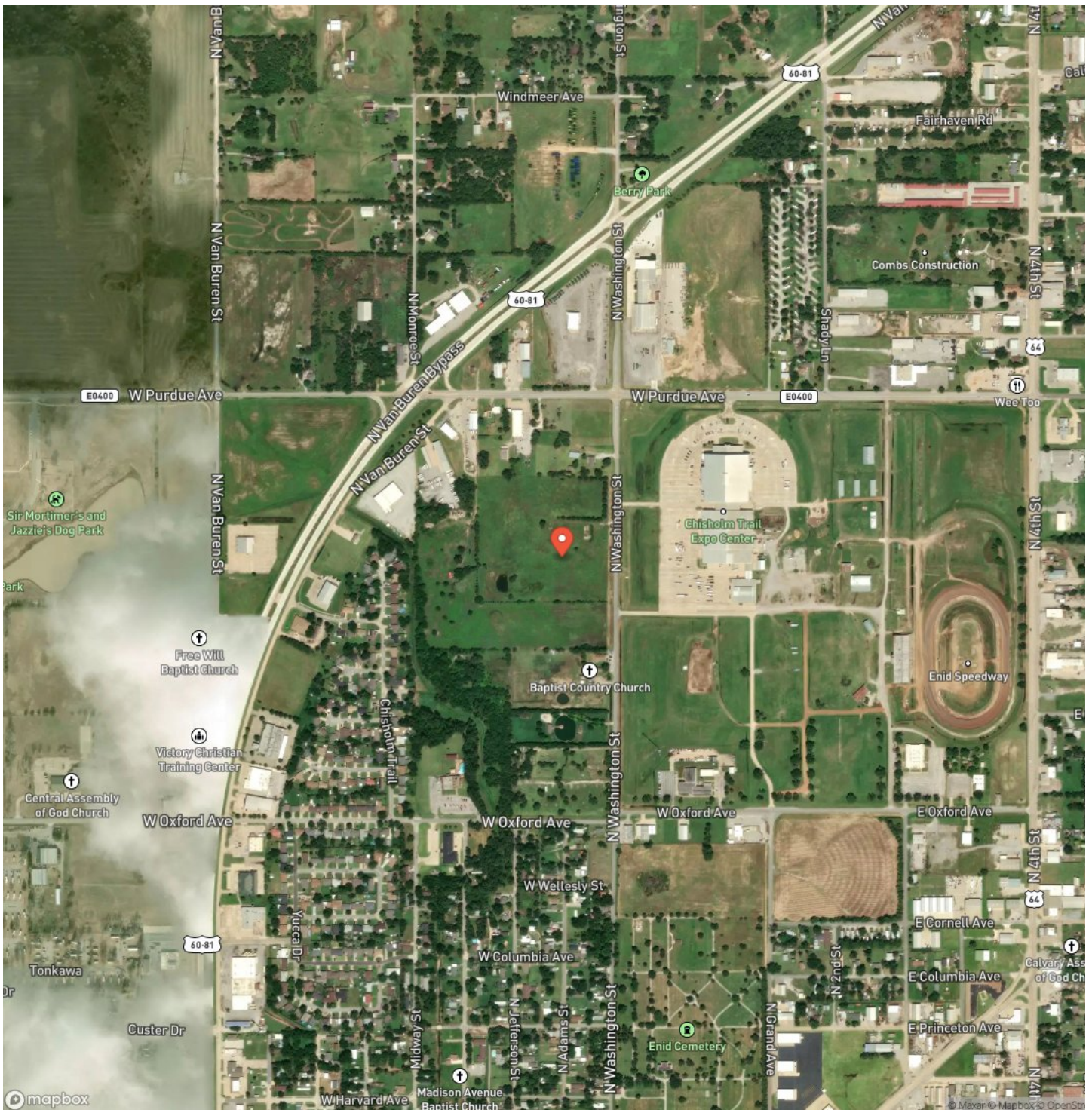
GREAT PLAINS

LAND CO.

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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