



## 2618 E. Highway 37

Tuttle, Oklahoma 73089

### PROPERTY HIGHLIGHTS

- (2) Different Buildings
  - Building 1: 9,450 SF
  - Building 2: 2,600 SF
- Plenty of Office Space
- Clear Span Building
- Well & Septic
- Large Fenced, Parking Yard
- Air Conditioning Package Units
- Well Lit
- Good for Sales & Service Company
- 6 Grade Level Doors
- 14' Clear Ceiling Height
- 220 Volt/3 Phase Power



Building 2

TOTAL SF	12,050 SF MOL
LAND IN ACRES	1.79 MOL
ZONING	Commercial
GENERAL USE	Industrial
ANNUAL TAXES	\$4,575

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## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
946	6,413	13,551

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$76,202	\$67,500	\$69,852

### Total Households

1 Mile:	3 Mile:	5 Mile:
336	2,296	4,879

## LOCATION HIGHLIGHTS

- Dimensions: Irregular
- Frontage: 150' on Highway 37
- High Traffic Location
- East of Downtown Tuttle
- 4 Miles West of Highway 4
- Close to Newcastle & Mustang

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