

# Prime Housing Development Land -...

3608 W Elk Ave, Duncan, OK 73533



Presented by  
Cummins Setters Commercial Partners LLC



**Price: \$1,800,000**

Former Agriculture use. Civil Engineering maps available upon request. All Utilities Available. Perfect housing development sites surrounded by Middle School/ walking trails/ Chisholm Trail Heritage Center and Simmons Center. These are all the hot spots of Duncan OK!

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Prime Development Opportunity! Potential location for new housing development, neighborhood market, lifestyle center, or multi-family.. This lot could support one or more of these projects. Some engineering done with locations, elevations and sizes of existing utilities. Public Roadways have been established coming through neighborhoods south and east. New city street being built off Elk for Northern access, water and sanitary sewer available on site.

Located in the heart of medical, schools and recreation in Duncan



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## Property Photos



SE looking to north/ elk



Elk View East

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## Property Photos



Elk View West



Aerial of 3608 W Elk Ave

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## Property Photos



Aerial of 3608 W Elk Ave

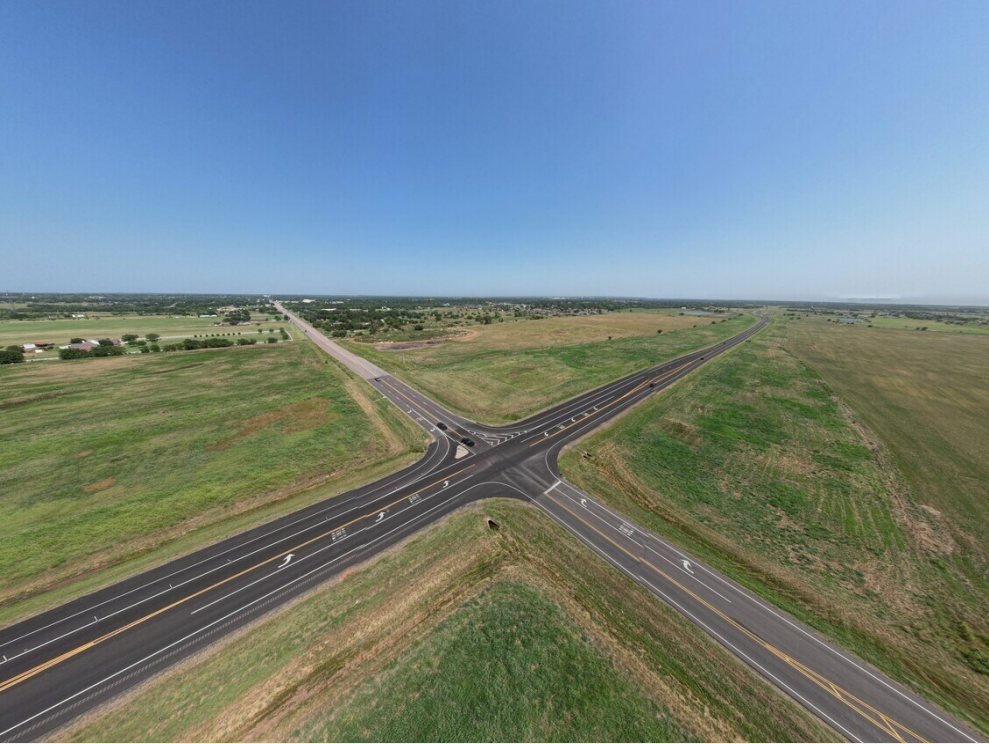


Location to Bypass and housing

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Aerial of 3608 W Elk Ave



Public Roadway to Chisholm Parkway

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Aerial of 3608 W Elk Ave



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## Property Photos



View from Chisholm Parkway

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## Location

