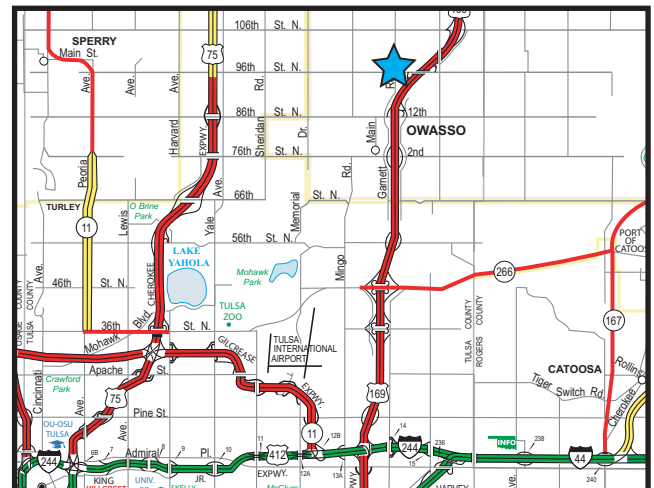


COMMERCIAL PARCEL FOR SALE



9721 NORTH GARNETT RD, OWASSO, OKLAHOMA, 74055

- 2.3± (Gross) Acres
- Zoning: Commercial Shopping (CS)
- 165.35'± Frontage on N Garnett Rd
- 612'± Deep
- 18,014 Cars per day on N Garnett Rd
- Plat map attached
- Nearby development includes: McDonalds, Chase Bank, QuickTrip, Five Guys, Braum's and many other national retailers and restaurants



Tulsa Area Map

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

Contacts: **Marco Placencia, CCIM, SIOR**
Cell (918) 629-5091
E-mail Marco@EquitasRealty.com

Garrett Dunn, CCIM
Cell (918) 764-5865
E-mail Garrett@EquitasRealty.com

Photo



Aerials



Approximate Property outline.

Plat Map

DESCRIPTION PLAT

BAILEY RANCH ESTATES

BAILEY RANCH
ESTATES II

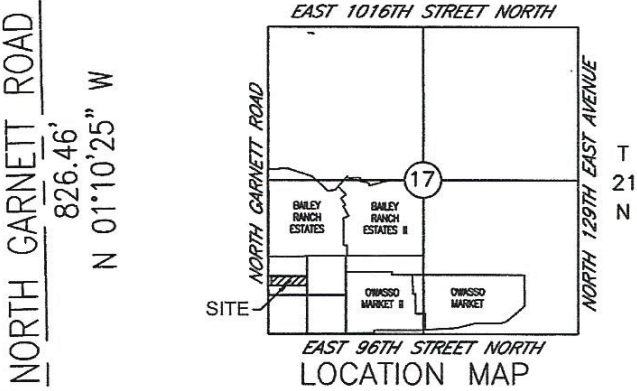
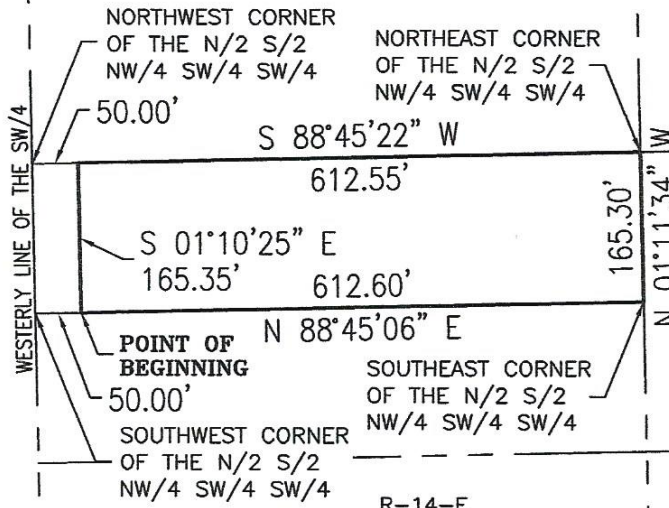
LEGAL DESCRIPTION:

The North Half of the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (N/2 S/2 NW/4 SW/4 SW/4) of Section Seventeen (17), Township Twenty-one (21) North, Range Fourteen (14) East of the I.B.&M., Tulsa County, Oklahoma according to the U.S. Government Survey thereof, Less and Except the Westerly Fifty (50) feet thereof. Said tract being more particularly described as follows:

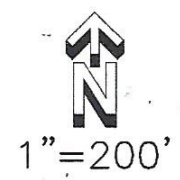
COMMENCING at the Southwest Corner of the Southwest Quarter (SW/4) of Section 17, T-21-N, R-14-E of the I.B.&M., Tulsa County, Oklahoma; thence N 01°10'25" W along the Westerly line of said SW/4 for a distance of 826.46 feet to the Southwest corner of the North Half of the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (N/2 S/2 NW/4 SW/4 SW/4) of said Section Seventeen; THENCE N 88°45'06" E for a distance of 50.00 feet and the POINT OF BEGINNING; THENCE continuing N 88°45'06" E along the Southerly line of said N/2 of the S/2 of the NW/4 of the SW/4 of the SW/4 for a distance of 612.60 feet to the Southeast corner thereof; THENCE N 01°11'34" W along the Easterly line of said N/2 of the S/2 of the NW/4 of the SW/4 of the SW/4 for a distance of 165.30 feet to the Northeast corner thereof; THENCE S 88°45'22" W along the Northerly line of said N/2 of the S/2 of the NW/4 of the SW/4 of the SW/4 for a distance of feet 612.55 to a point which bears N 88°45'22" E for 50.00 feet from the Northwest corner of said N/2 of the S/2 of the NW/4 of the SW/4 of the SW/4; THENCE S 01°10'25" E and parallel with the Westerly line of said N/2 of the S/2 of the NW/4 of the SW/4 of the SW/4 for a distance of 165.35 feet The POINT OF BEGINNING. The basis of bearings for the State Plane Bearing of bearing of N 01°10'25" E along the Westerly line of the SW/4 of Section Seventeen (17), Township Twenty-one (21) North, Range Fourteen (14) East of the I.B.&M., Tulsa County, Oklahoma.

Said tract contains 101,273.60 square feet or 2.325 acres more or less.

OWASSO MARKET II



COMMENCING POINT
SOUTHWEST CORNER OF THE
SW/4, SECTION 17, T-21-N,
R-14-E, TULSA COUNTY,
OKLAHOMA.



TUTTLE & ASSOCIATES, INC.
9714 East 55th Place South
Tulsa, Oklahoma 74146
Phone: (918) 663-5567

Date: 11/20/19
Drawn: RWT
Checked: JAT
Job Number: 5077
Sheet 1 of 1