

Highway 169 58,800 VPD

76th Street 11,800 VPD



BROCHURE

N 116TH AV E

LAND FOR SALE

OWASSO, OK 74055

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3.55 AC zoned Commercial Shopping (CS) at the intersection of E 76th and 169 in Owasso. Site has all necessary utilities and is ready to build on. A wide range of uses could be accommodated including; Hotel, Retail, Office, Multifamily. Next door retailers include Arvest Bank, Braum's Ice Cream & Dairy Store, Charlies, Chicken, and Sherwin-Williams Paint Store.

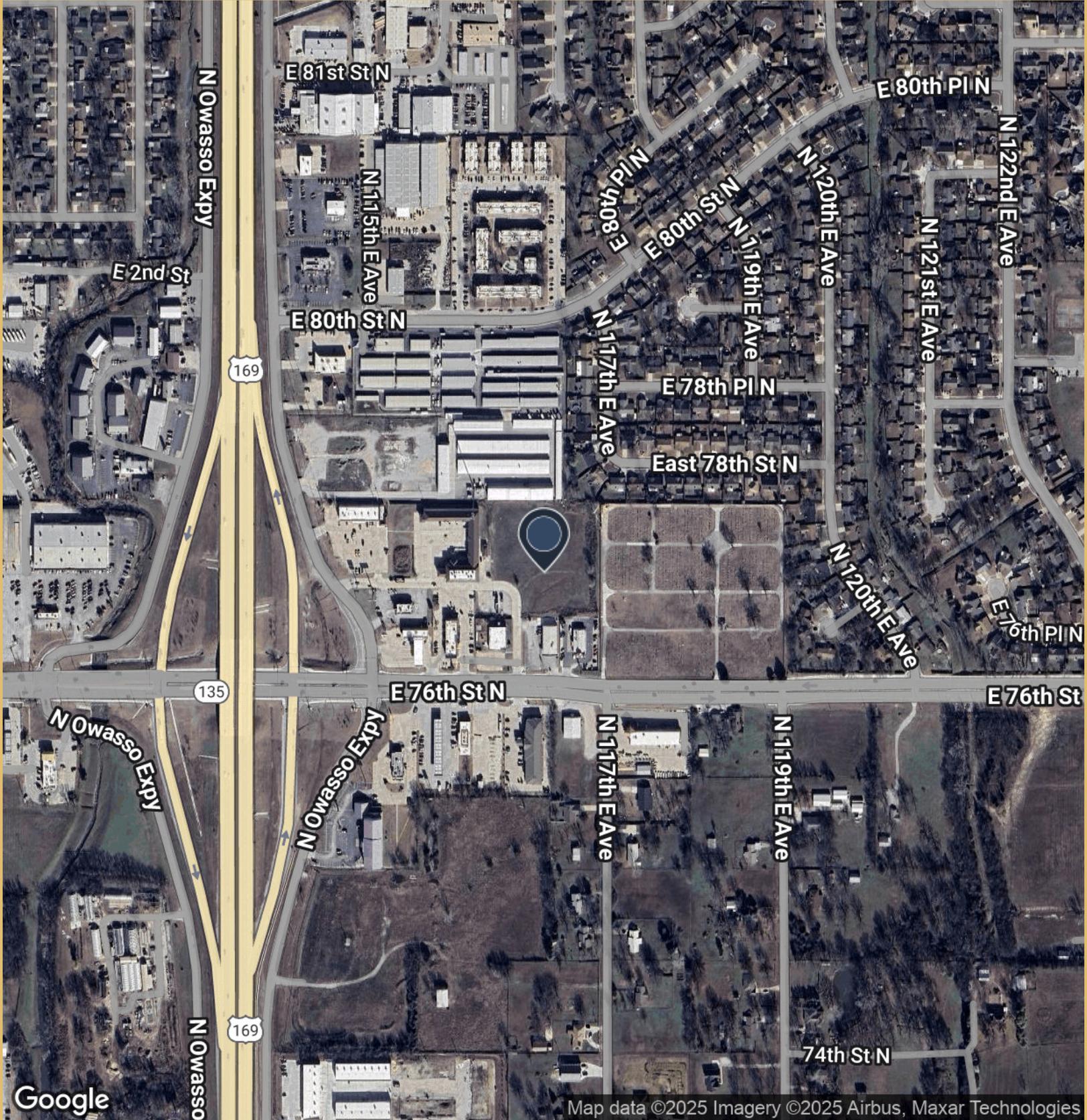
Owasso has experienced significant growth, with its population increasing from 38,394 in 2020 to an estimated 42,084 in 2024, reflecting an annual growth rate of 2.24%. The expansion is accompanied by a median household income of \$79,183 as of 2022, marking a 10.6% increase from the previous year. The City's economic development initiatives have fostered a business-friendly environment, attracting new businesses and enhancing the quality of the life for residents and visitors.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Price / SF:	\$6.47 PSF
Lot Size:	3.55 Acres
Zoning:	CS
Topography:	Level
Utilities:	Sewer, Water, Electric

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,182	12,729	20,220
Total Population	8,042	33,421	54,569
Average HH Income	\$76,918	\$99,782	\$109,648

LOCATION MAP

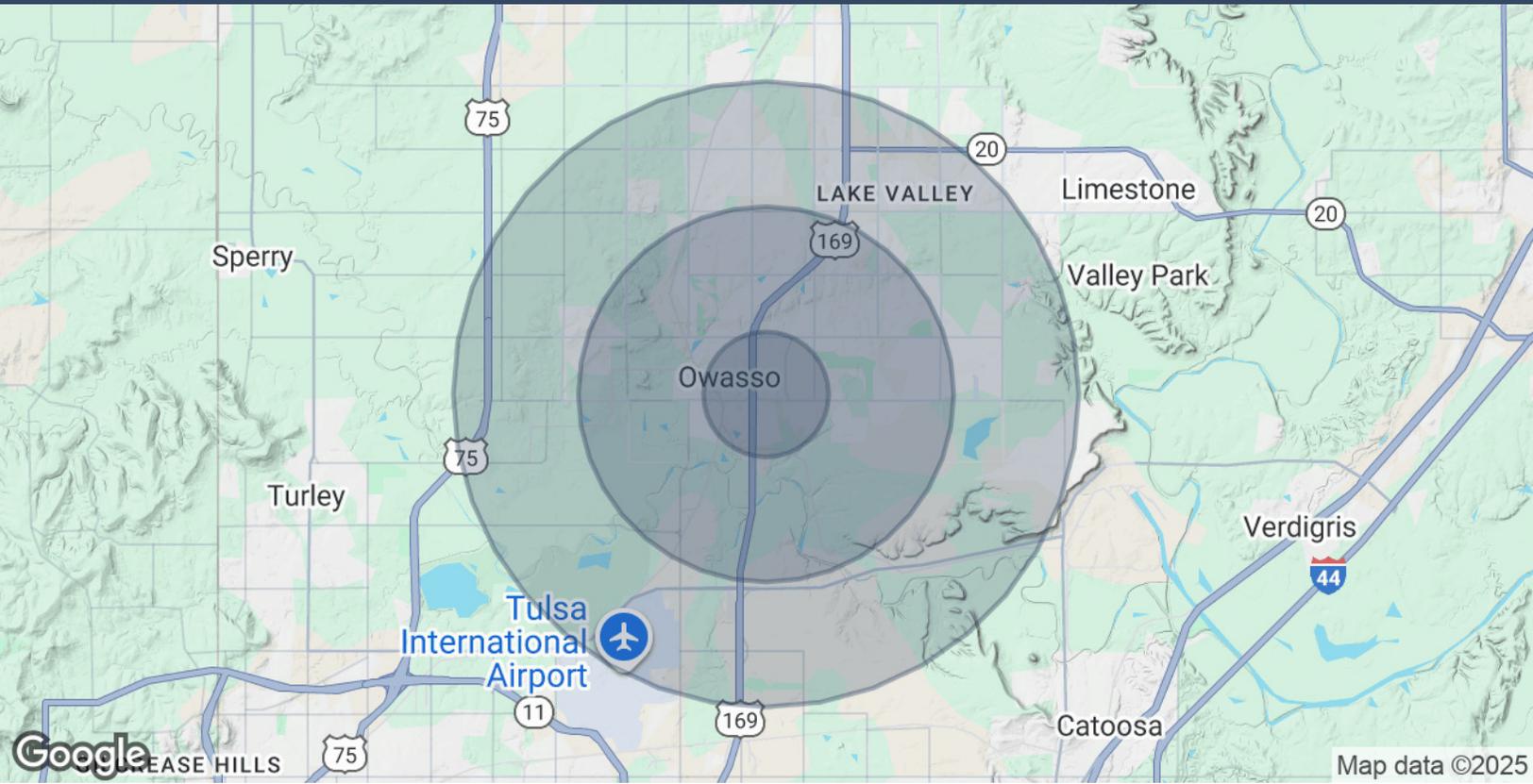


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,042	33,421	54,569
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,182	12,729	20,220
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$76,918	\$99,782	\$109,648
Average House Value	\$212,322	\$284,829	\$297,677

Demographics data derived from AlphaMap