

**FOR SALE**

# Highway 20 - SKIATOOK, OKLAHOMA

Prime Development Land & Out Parcels Commercial and Multi Family



BMerz@AryLandCo.com Ph: 208-680-8000

**ARY LAND COMPANY** | **KW ADVANTAGE LAND**

- ~38 Acres Commercial General
- ~29 Acres Multiple Family RM-2
- ~2,650 Feet of Frontage on Hwy 20
- Zoned CG and RM-2 (Perfect for PUD)
- Under 1 mile from Hwy 75 and Hwy 21
- Skiatook City Limits District 4
- Potential Harvard Ave Extension in Future

## The Falls Mixed-Use Development

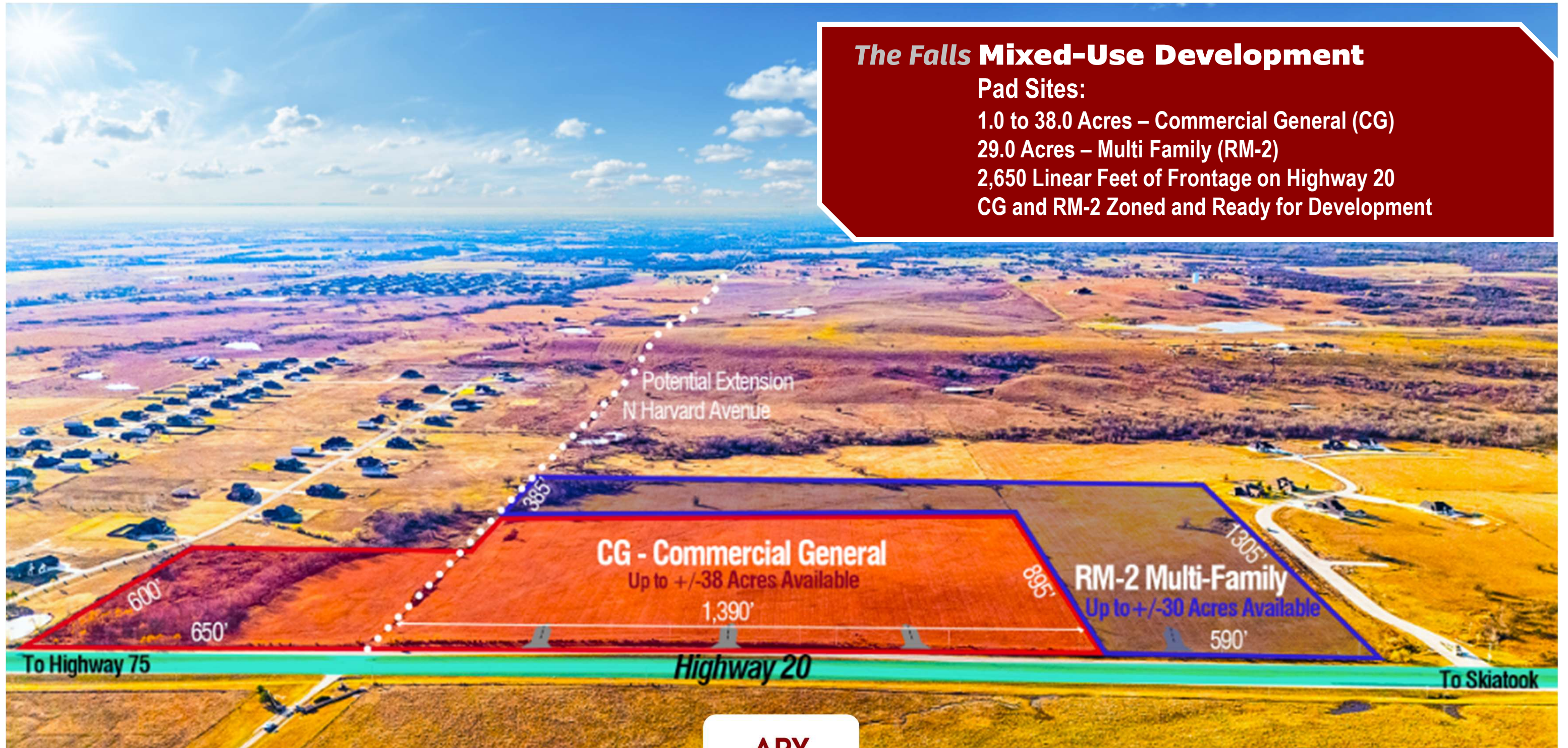
### Pad Sites:

1.0 to 38.0 Acres – Commercial General (CG)

29.0 Acres – Multi Family (RM-2)

2,650 Linear Feet of Frontage on Highway 20

CG and RM-2 Zoned and Ready for Development



**Tasha Bates**

918.720.5212

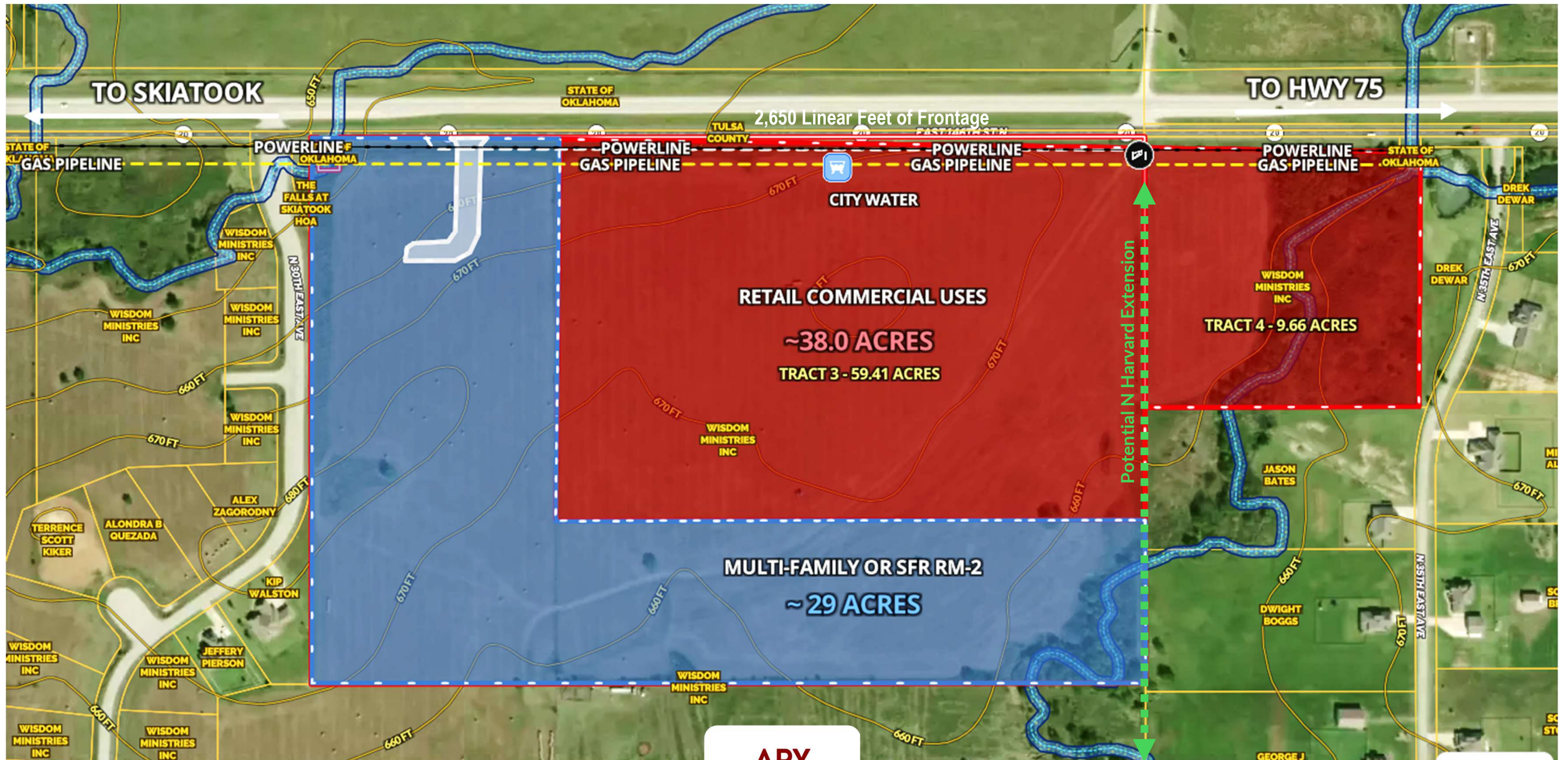
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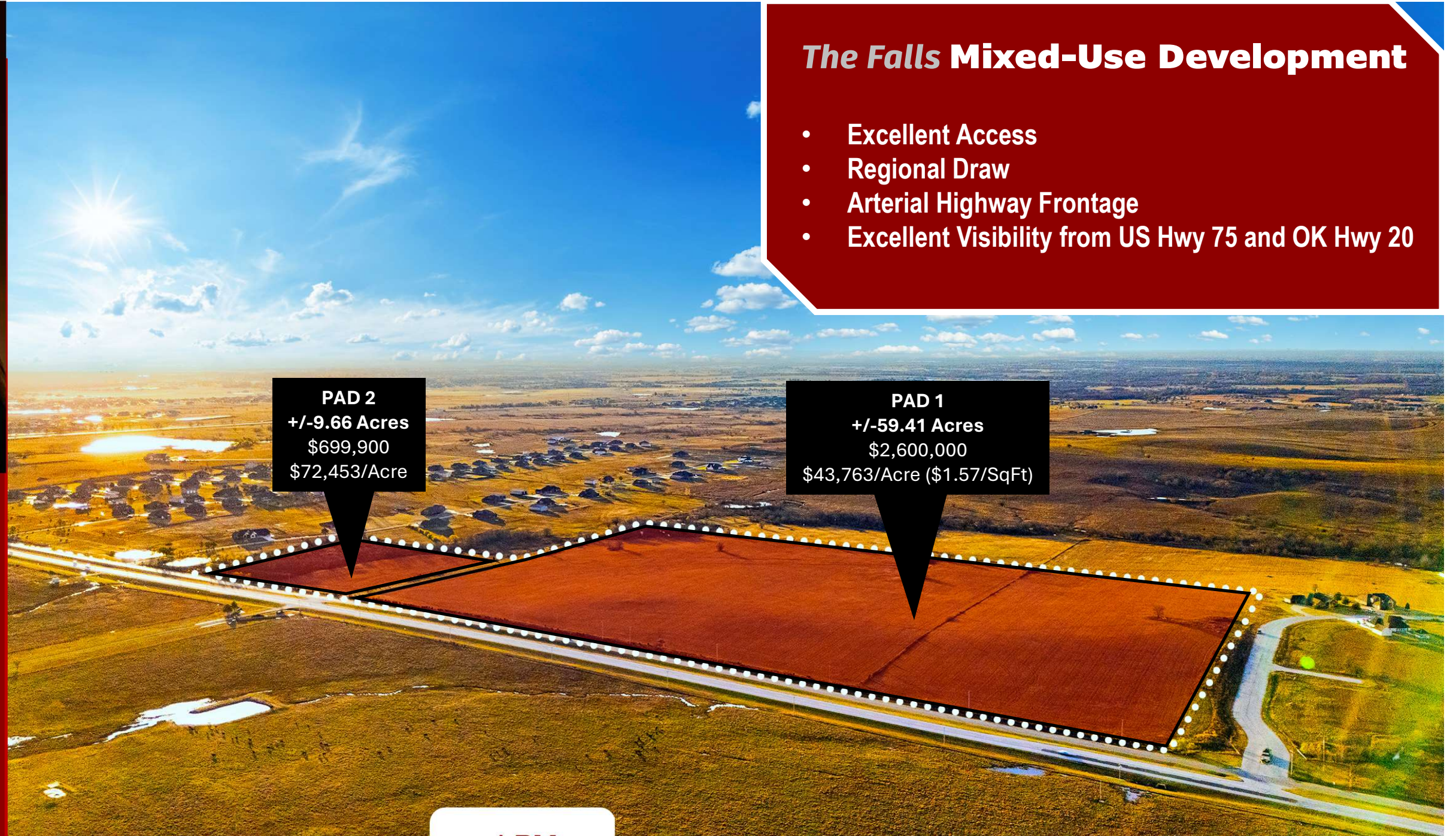
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**LAND**

## The Falls Mixed-Use Development

- Excellent Access
- Regional Draw
- Arterial Highway Frontage
- Excellent Visibility from US Hwy 75 and OK Hwy 20



**PAD 2**  
+/-9.66 Acres  
\$699,900  
\$72,453/Acre

**PAD 1**  
+/-59.41 Acres  
\$2,600,000  
\$43,763/Acre (\$1.57/SqFt)

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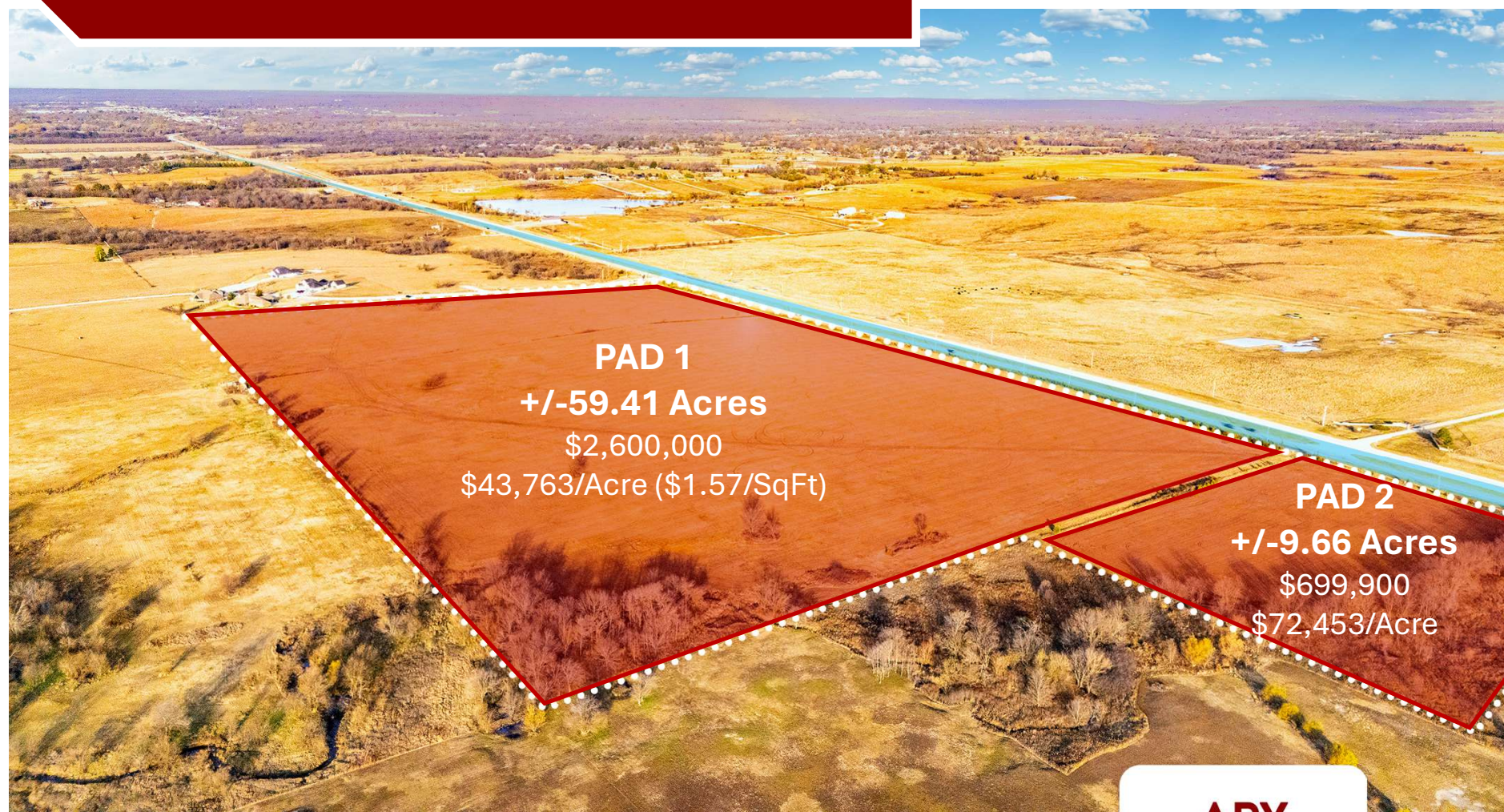
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# The Falls Mixed-Use Development

## The Offering

Ary Land Co has been retained as exclusive advisor and agent to present qualified investors the chance to acquire a partial pad site or all "The Falls" Mixed Used Development, located in an ultra-high growth corridor in Northeastern Oklahoma – Skiatook, OK

Acreage	Size	Price	PSF
Commercial & Multi-Family	+/-59.41 Acres	\$2,600,000 \$43,763/Acre	\$1.57/Square Foot
Hwy 20 Frontage	+/-9.66 Acres	\$699,900 \$72,453/Acre	\$1.66/Square Foot
<b>Total</b>	<b>+/-69.07 Acres</b>	<b>\$3,299,900</b> <b>\$47,776/Acre</b>	<b>\$1.10/Square Foot</b>



**PAD 1**  
**+/-59.41 Acres**  
 \$2,600,000  
 \$43,763/Acre (\$1.57/SqFt)

**PAD 2**  
**+/-9.66 Acres**  
 \$699,900  
 \$72,453/Acre



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**PAD 1**  
+/-59.41 Acres  
\$2,600,000  
\$43,763/Acre (\$1.57/SqFt)

**To Highway 75**  
**Less than 1 mile**

**To Skiatook**

590'

1390'

650'

600'

**38 Acres Commercial General**  
**Offered in Part or Whole**

**29 Acres RM-2 Multi-Family**  
**Offered in Part or Whole**

**PAD 2**  
+/-9.66 Acres  
\$699,900  
\$72,453/Acre

1300'

895'

385'

1980'

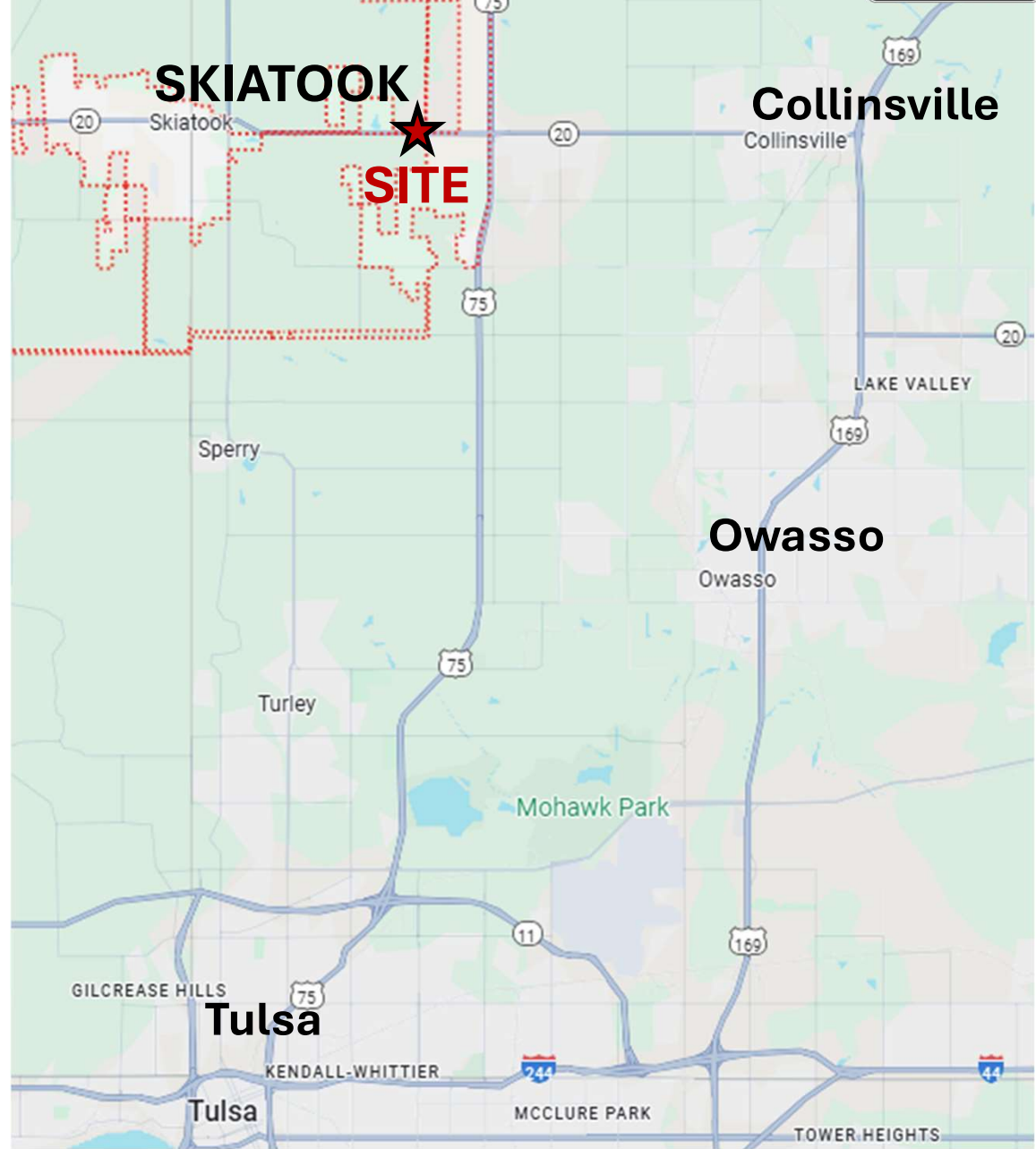
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# 75 SKIATOOK, OK

Tulsa County



Skiatook Economic Development (SEDA)  
 'To serve as the business community's catalyst for leading Skiatook into a growing, diversified & prosperous future'

**Median Home Price:** \$225,900  
 (+17.5% YoY)  
**Median Income:** \$54,444  
 (+8.27% YoY)  
**Population:** 8,463  
 (+0.80% YoY)  
**Households:** 3,108  
**Persons Per Household:** 2.71

*In 2022, Skiatook, OK had a population of 8.46k people with a median age of 36.6 and a median household income of \$54,444. Between 2021 and 2022 the population of Skiatook, OK grew from 8,396 to 8,463, a 0.798% increase and its median household income grew from \$50,077 to \$54,444, a 8.72% increase.*

**Just a few reasons to consider Skiatook, Oklahoma for your business or relocation:**

- Population Growth
- Optimal location on the intersection of 2 major Highways
- Lower cost of living
- Waterfront and Lake community
- 15 minutes to Downtown Tulsa
- 15 minutes to Tulsa International Airport
- Within 30 minutes to the Tulsa Port Waterway
- Within 25 miles of a trade school

**45 Min. Drive Time Population**

319,000 +



319,000 +

**Sales Tax Growth**

2019- 2022



2019: \$3.6M | 2020: \$3.8M  
 2021: \$4.4M | 2022: \$4.7M

**Unemployment Rate**

3%



3%

**Residents within 20 Miles**

433,000 +



433,000 +

**Traffic Counts**

Average Vehicles Per Day



- SH- 20: 15,000 +
- US- 75: 24,000 +

**Median Age**

36.5

**36.5**



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