



BROCHURE

# 14499 E 86TH ST N

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LAND FOR SALE

OWASSO, OK 74055

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover an exceptional opportunity with this prime 2.84-acre commercial property, perfectly zoned and equipped with both sanitary sewer and water services. This land is development-ready and ideally situated in a rapidly growing corridor in East Owasso. Owners willing to subdivide. This prime location ensures high visibility and accessibility, making it an ideal investment for a wide range of commercial ventures. Nestled in a thriving community, your business will benefit from the constant flow of traffic and the bustling activity of the surrounding area. Neighboring this remarkable property are several well-established institutions, including Central Baptist Church, Friendship Baptist Church, and Hodson Elementary School, which guarantee a steady stream of potential customers. Additionally, nearby residential developments such as Bradfords of Silver Creek, and popular convenience stores like Kum & Go and Casey's, add to the appeal and strategic advantage of this location. Seize the opportunity to be a part of East Owasso's growth story and bring your vision to life on this exceptional piece of land. Contact us today to explore the endless possibilities and secure your place in this vibrant community!

## OFFERING SUMMARY

Sale Price:	\$990,000
Price / SF	\$8.00 / SF
Property SF:	123,710 SF
Lot Size:	2.84 Acres
Zoning:	CS
Utilities:	Sewer, water, electric, gas
Topography:	Level
Traffic Count:	24,000 VPD
Platted:	Yes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,206	15,084	22,814
Total Population	8,540	40,179	62,051
Average HH Income	\$104,063	\$105,116	\$114,048

## CHANDLER MOREAU

Owner / Managing Broker  
 O: 918.370.2877  
 chandler@moreaupropertyadvisors.com

# RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus,  
Maxar Technologies

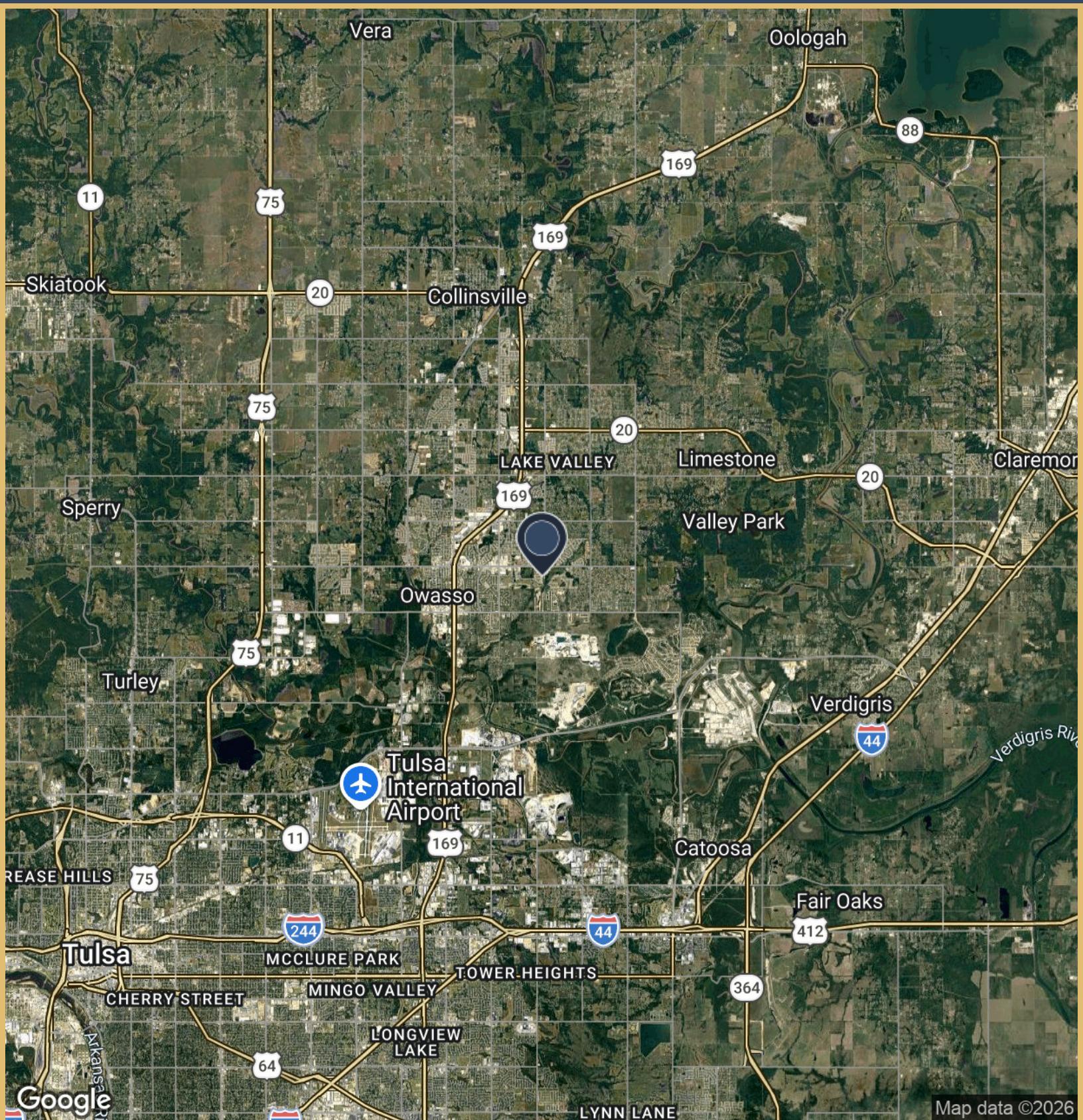
**CHANDLER MOREAU**

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# LOCATION MAP



Map data ©2026

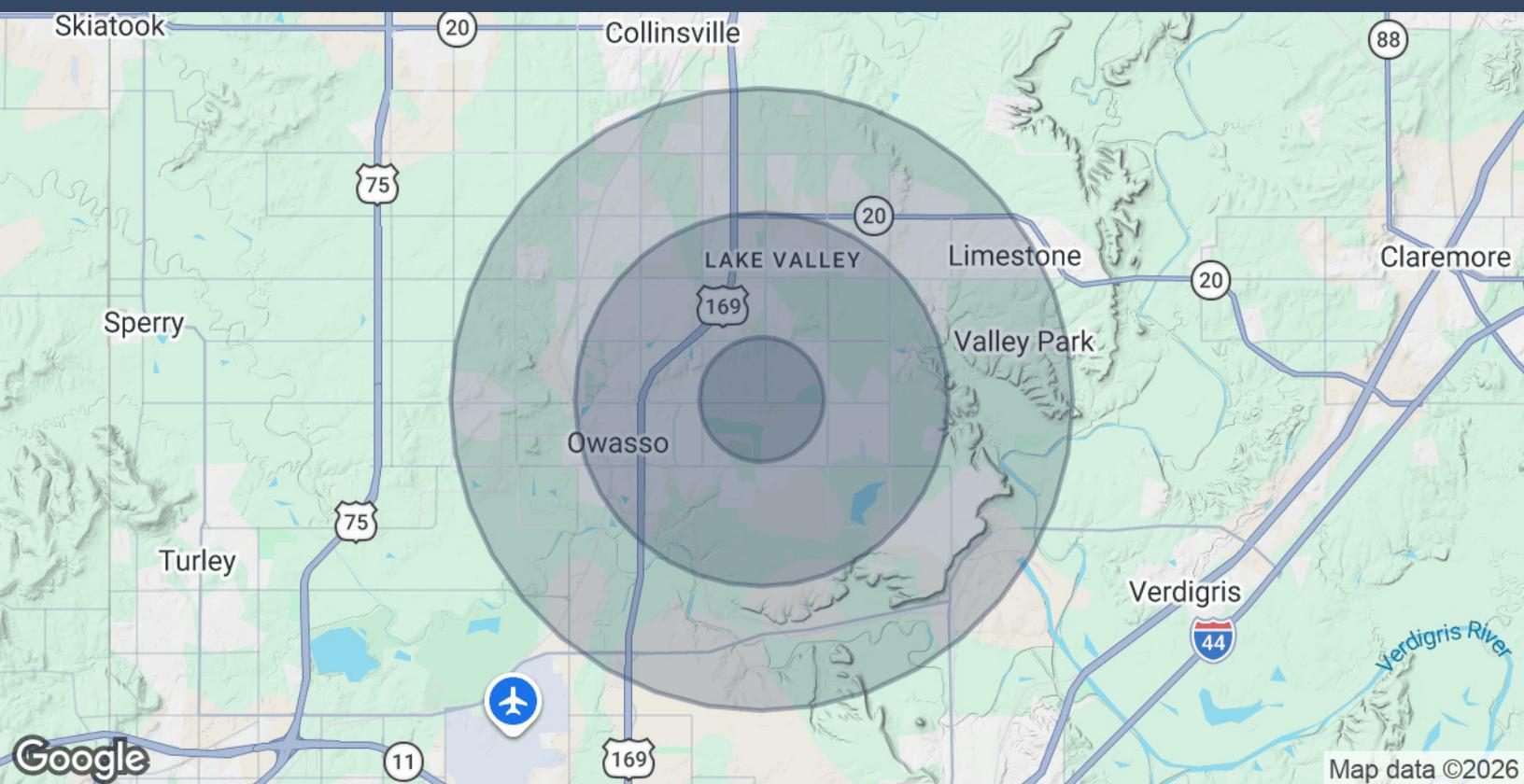
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,540	40,179	62,051
Average Age	37	39	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,206	15,084	22,814
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$104,063	\$105,116	\$114,048
Average House Value	\$317,932	\$292,756	\$303,201

Demographics data derived from AlphaMap

## CHANDLER MOREAU

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