

INVESTMENT OPPORTUNITY

Owasso Business Park

7706 NORTH OWASSO EXPRESSWAY

Owasso, OK 74055

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY OVERVIEW

SALE PRICE: \$3,275,000

BUILDING SIZE: 27,655 SF

AVAILABLE SF:

LOT SIZE:

3.65 Acres

PROPERTY HIGHLIGHTS

PRICE / SF:

\$118.42

CAP RATE:

7.84%

NOI:

\$256,805

YEAR BUILT:

2010

- Strong Tenant Base with Some National Tenants
- 100% Occupancy with Rental Upside Potential

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MAX HEIDENREICH

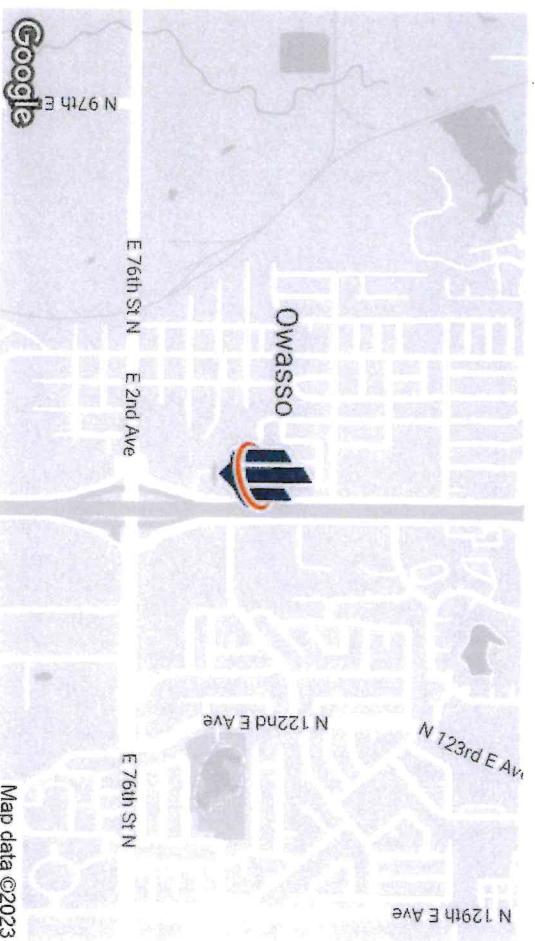
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PAMELA AVISON

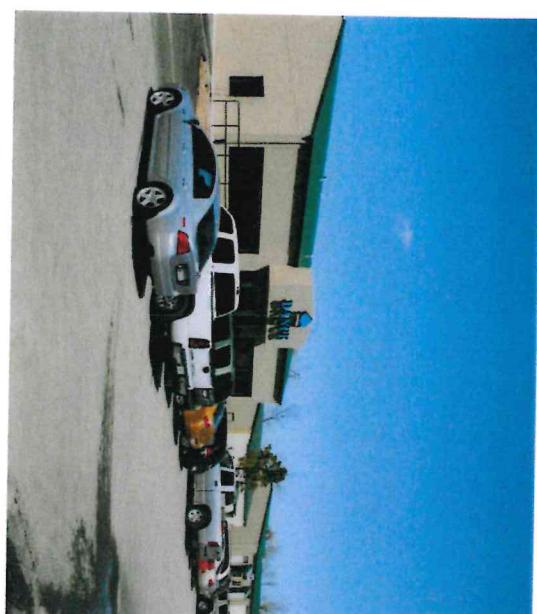
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Map data ©2023

ADDITIONAL PHOTOS



RAYMOND LORD **MAX HEIDENREICH** **PAMELA AVISON**
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OWASSO BUSINESS PARK | 7706 North Owasso Expressway Owasso, OK 74055

PROPERTY DESCRIPTION

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Owasso Business Park consists of 7 of 12 buildings in the fastest growing community in the State of Oklahoma. The properties have a variance of building sizes and tenant uses starting from 2,400 SF to 4,800 SF. The property is exceptionally well maintained and all built from 2008 to 2011. Each building has office which has heat and air and warehouse space which most have a dock high door or drive in overhead door. All buildings are metal with a metal roof and some have an efi's exterior system for finishes.

LOCATION DESCRIPTION

Owasso is a northern suburb of Tulsa, Oklahoma, located in the northeastern corner of Oklahoma known as "Green Country" for its green vegetation, hills, and lakes, which contrast the drier Great Plains region of central and western Oklahoma. According to the United States Census Bureau, the city has a total area of 16.31 square miles (42.2 km²), 99.9% of which is land, the remainder being covered by water. As of the census[2] of 2010, 28,915 people, 10,689 households, and 7,807 families resided in the city. The population density was 1,775.3 people per square mile (712.2/km²). The 7,004 housing units averaged 698.2 per square mile (269.6/km²). The racial makeup of the city was 79.4% White, 2.8% Black, 6.8% Native American, 1.8% Asian (0.7% Hmong, 0.3% Chinese, 0.3% Indian), 0.2% Pacific Islander, 3.0% from other races, and 3.98% from two or more races. Hispanics or Latinos of any race were 6.7% of the population.[13][14]

Owasso became a bedroom community in the 1950s for Tulsa, which was only 12 miles (19 km) away. As Tulsa expanded, so did industry around Owasso, stimulating further growth. Industrial development proceeded through the 1980s and 1990s. Factories included American Airlines, with 9,000 employees, Nordam Group, with 700, Whirlpool, with 1,000 and MCI WorldCom with 2,200.[5]

Of the 10,689 households, 46.4% had children under the age of 18 living with them, 63.3% were married couples living together, 10.8% had a female householder with no husband present, and 22.4% were not families; 19.5% of all households were made up of individuals and 7.5% had someone living alone who was 65 years of age or older. The average household size was 2.81 and the average family size was 3.24.

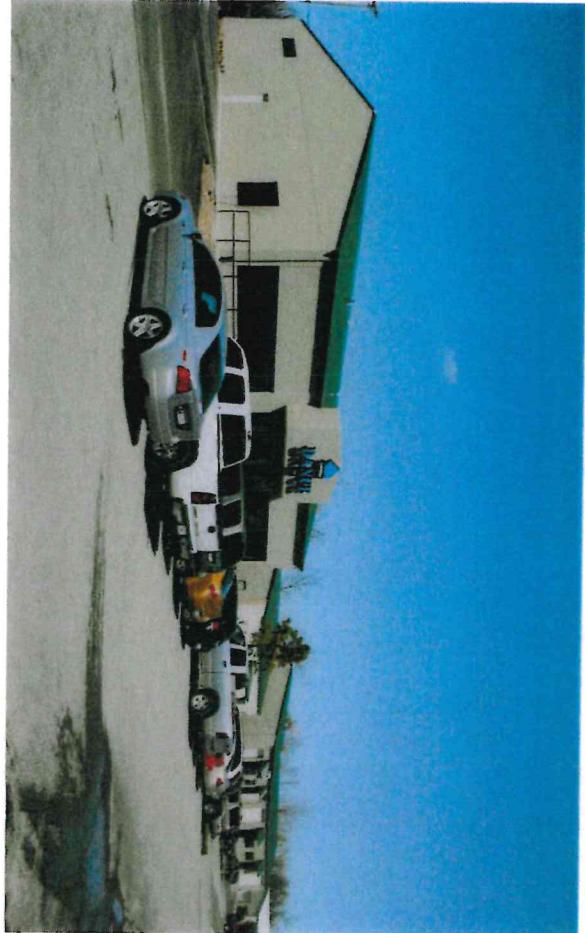
In the city, the population was distributed as 33.1% under the age of 18, 7.6% from 18 to 24, 33.7% from 25 to 44, 17.2% from 45 to 64, and 8.4% who were 65 years



COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- New Construction
- Exceptionally Well Maintained
- Fantastic Location
- Strong Tenant Base with Some National Tenants
- 100% Occupancy with Rental Upside Potential



Owasso Business Park
Valuation by Unit

7/20/2023

7/1/2023

Property	Lot	Unit Address	Unit SF	Monthly Rent	Annual Rent	Price	Price /SF	CAP
OBP	11	7708 N Owasso Exp	4,275	\$ 4,250	\$ 51,000	\$ 728,571	\$ 170.43	7.00%
OBP	2	7726A 7726B N Owasso Exp	4,500	\$ 4,215	\$ 50,580	\$ 722,571	\$ 160.57	7.00%
OBP	3	7732A N Owasso Exp	4,080	\$ 3,120	\$ 37,440	\$ 534,857	\$ 131.09	7.00%
OBP	5	7744 A & B N Owasso Exp	4,500	\$ 4,517	\$ 54,200	\$ 774,286	\$ 172.06	7.00%
OBP	8	7762 A & B N Owasso Exp	5,350	\$ 4,408	\$ 52,900	\$ 755,714	\$ 141.25	7.00%
OBP	10	7714 N Owasso Exp	4,900	\$ 4,938	\$ 59,257	\$ 846,535	\$ 172.76	7.00%
Totals			27,605	\$ 25,448	\$ 305,377	\$ 4,362,535	\$ 158.03	7.00%