



68 ACRE±
HIGHWAY 169 MIXED-USE
DEVELOPMENT OPPORTUNITY

11980 N 145 Ave Collinsville, OK 74021

Northeast Corner - Hwy 169 & Hwy 20 / 116th St North

-EXCLUSIVELY BROUGHT TO YOU BY G7 GROUP-



GREG GANZKOW

(918) 381-5656

G7@THEG7GROUP.COM

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CALL FOR OFFERS!

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INVESTMENT OVERVIEW

The Property represents a rare opportunity to acquire a 68± acre unified development tract positioned along the primary commercial corridor serving Owasso and northern Tulsa County.

Located at the northeast corner of US Highway 169 and E 116th Street North (Hwy 20), the site benefits from strong regional connectivity, established residential density, and sustained commercial expansion along the corridor.

After long-term family ownership, the Property is being formally introduced to the market through a structured Call for Offers process.

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#1 FASTEST
GROWING CITY

IN OKLAHOMA

6TH BEST PLACE FOR
YOUNG PROFESSIONALS

IN OKLAHOMA

7TH MOST RECESSION
-PROOF CITIES

IN AMERICA

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PROPERTY OVERVIEW

- 11980 N 145 Ave Collinsville, OK 74021
- 68 +/- Contiguous Acres
- NE Corner – US 169 & 116th St N
- Zoned AG
- Unimproved / Vacant Land
- Highway Visibility
- Water & Sewer

DEVELOPER CONSIDERATIONS

The subject property benefits from:

- Established residential density within 3-mile trade area
- Stable median household incomes approaching \$90,000+
- Strong traffic exposure along a regional highway corridor
- Continued residential and commercial expansion in Owasso
- Gateway positioning within the US 169 commercial spine



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LOCATION

- 15 +/- Minutes to Downtown Tulsa, OK
- Easy access to Hwy 169 & Hwy 20
- Positioned w/in established commercial & residential growth path



STRATEGIC
CORRIDOR
POSITION



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SITE AERIALS



SITE



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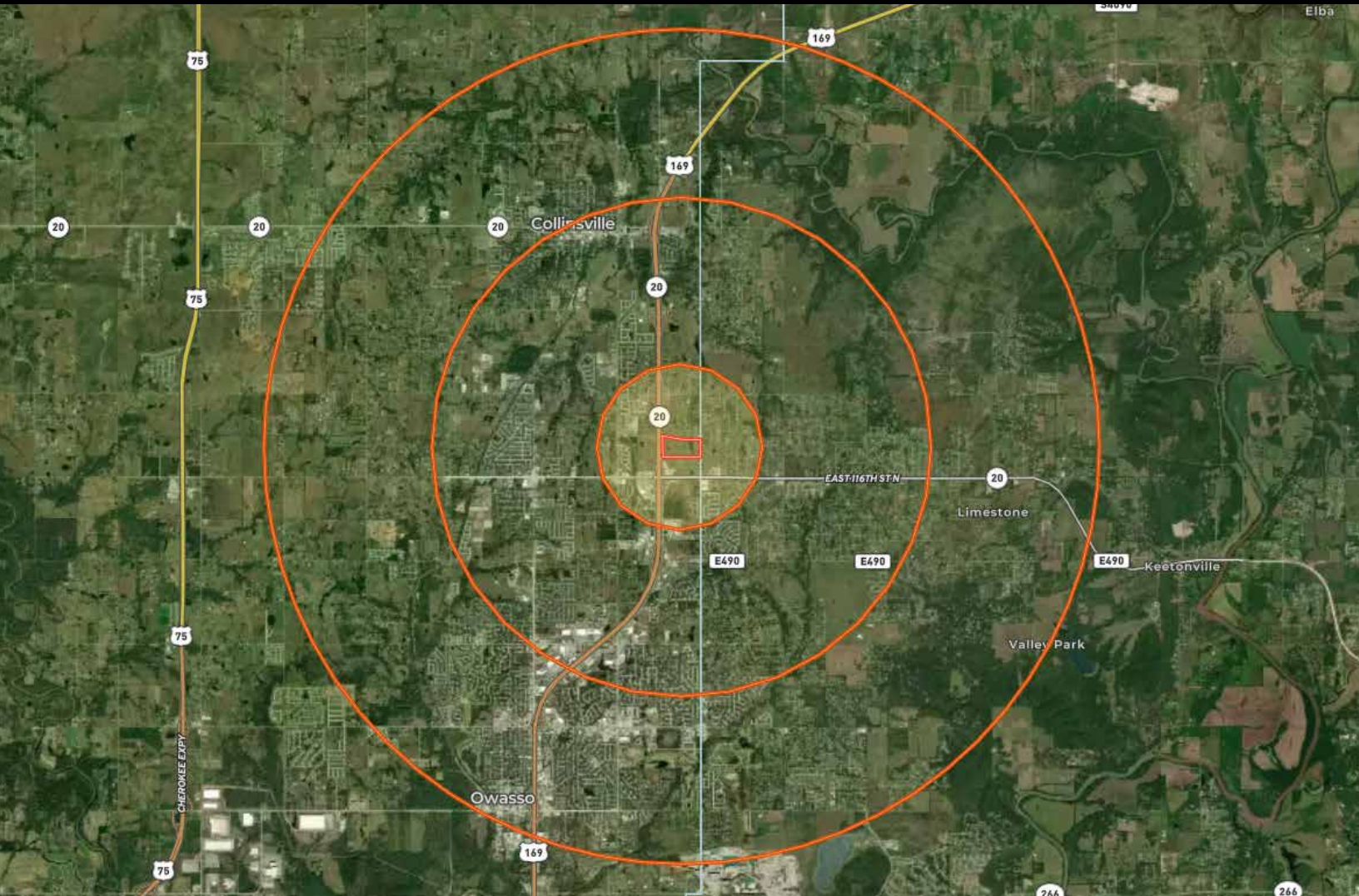
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,547	30,252	67,444
AVG. HOUSEHOLD INCOME	\$97,740	\$107,409	\$108,557
TOTAL HOUSEHOLDS	907	11,026	25,160



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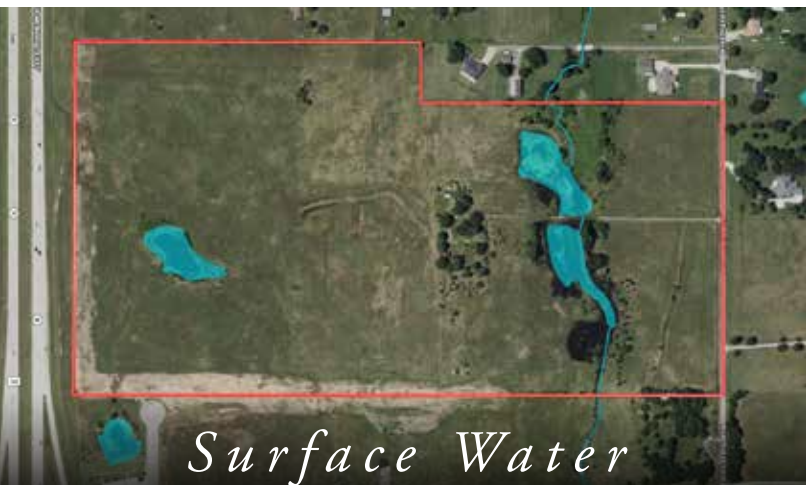
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Contours



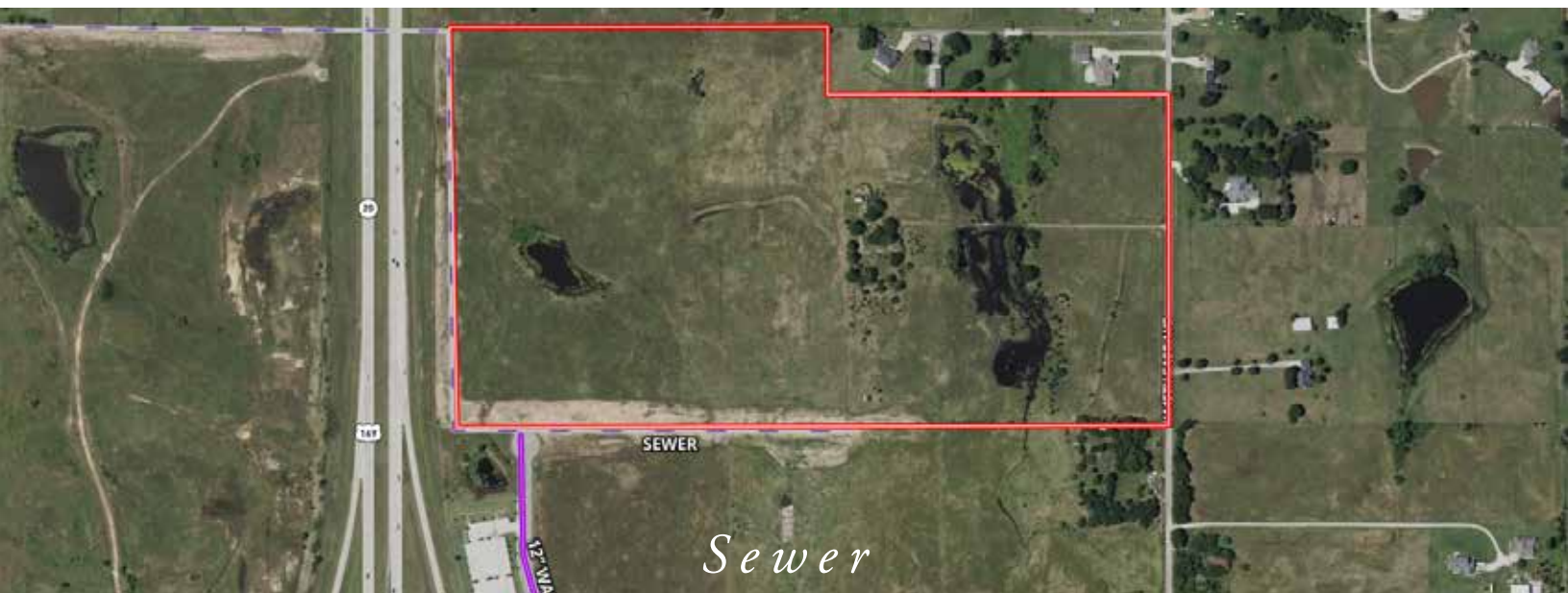
Soils



Surface Water



Transmission Lines



Sewer



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OFFERING PROCESS

The Property is being offered through a structured Call for Offers process.

- Marketing Launch: March 16th, 2026
- Offer Deadline: June 16th, 2026 at 5:00 PM CST
- Seller reserves the right to accept a bona fide offer at any time prior to the stated deadline.

SUBMISSION REQUIREMENTS

To be considered, all offers must include the following:

- Purchase price
- Earnest money amount
- Due diligence period
- Closing timeline
- Development intent
- Financial capability statement
- Proof of funds or lender letter

PROPERTY TOURS & DUE DILIGENCE

Property tours are available by appointment only and must be coordinated through The G7 Group. Interested parties are encouraged to complete all preliminary inspections, feasibility review, and underwriting prior to the offer deadline.

SELLERS RIGHTS

The Seller reserves the right to:

- Accept or reject any or all offers
- Negotiate with one or more prospective purchasers
- Request “best and final” submissions
- Modify or terminate the offering process at any time
- Select an offer based on terms, timing, certainty of closing and overall proposal strength, not solely purchase price.

This offering does not constitute a binding agreement. A binding contract shall exist only upon execution of a mutually agreed Purchase Agreement.

CONFIDENTIALITY

All information contained in this Offering Memorandum is provided for informational purposes only. Prospective purchasers are responsible for conducting their own independent investigations and due diligence.



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G7 RANCHES HEADQUARTERS

8909 S Yale Avenue | Tulsa, OK 74137

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