

3.55 ACRES

N 116TH AVE OWASSO, OK 74055



## PROPERTY DESCRIPTION

3.55 AC zoned Commercial Shopping (CS), at the intersection of E 76th and Hwy 169, in Owasso. Site has all necessary utilities and is shovel ready. The site can accommodate a wide range of uses, including: Hotel, Retail, Office, Multifamily. Next door retailers include: Arvest Bank, Braum's Ice Cream & Dairy Store, Charlie's 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

<b>Sale Price:</b>	\$1,250,000
<b>Price / AC</b>	\$352,112
<b>Price / SF</b>	\$8.08
<b>Lot Size</b>	3.55 AC
<b>Zoning:</b>	CS
<b>Utilities:</b>	Sewer, Water, Electric
<b>Fully Platted:</b>	Yes

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	180	703	2,964
<b>Total Population</b>	457	1,754	7,435
<b>Average HH Income</b>	\$86,483	\$79,985	\$77,029

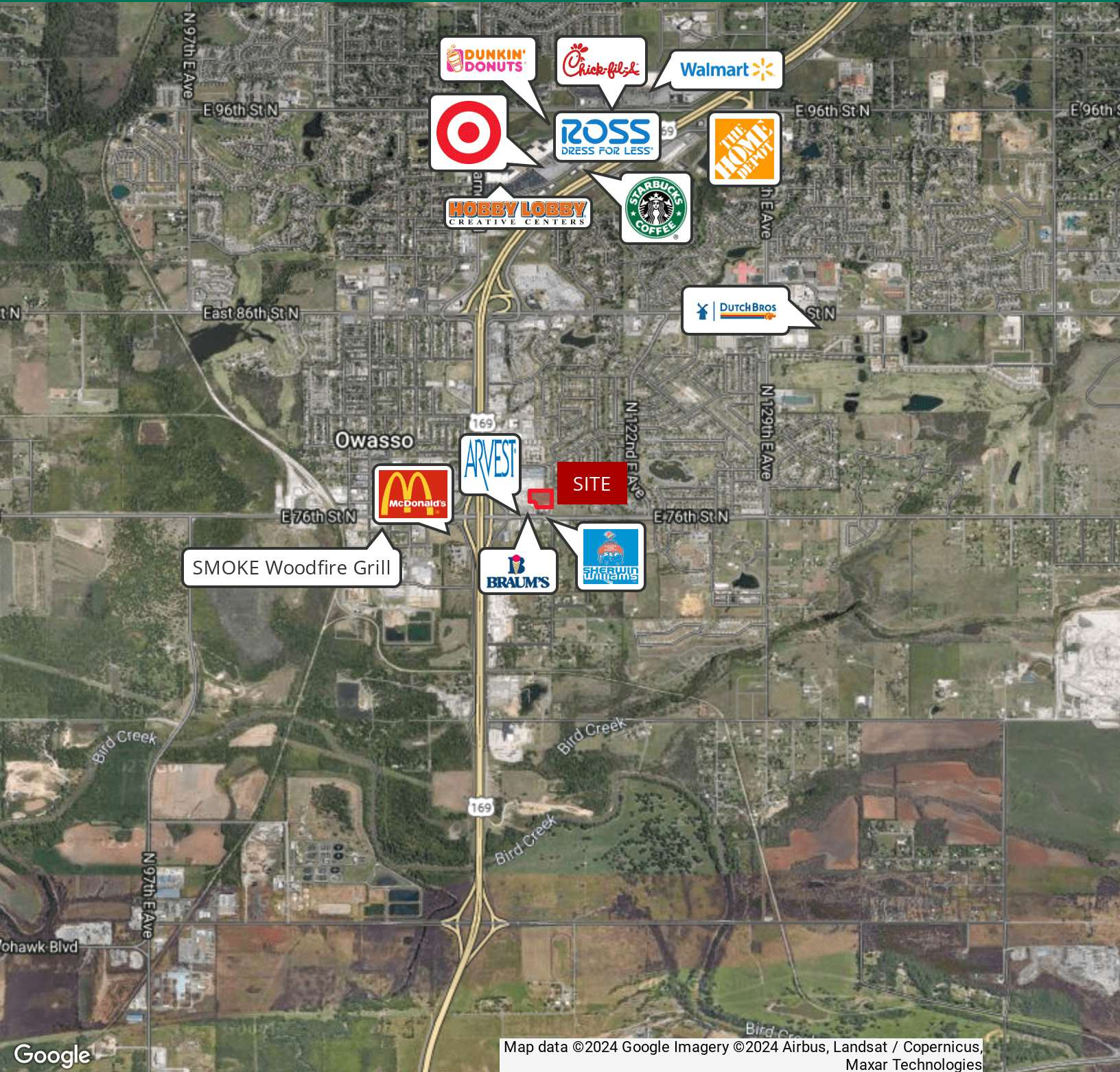
## CHANDLER MOREAU

cmoreau@priceedwards.com

O: 918.394.1000 C: 918.370.2877

3.55 AC

N 116TH AVE OWASSO, OK 74055



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

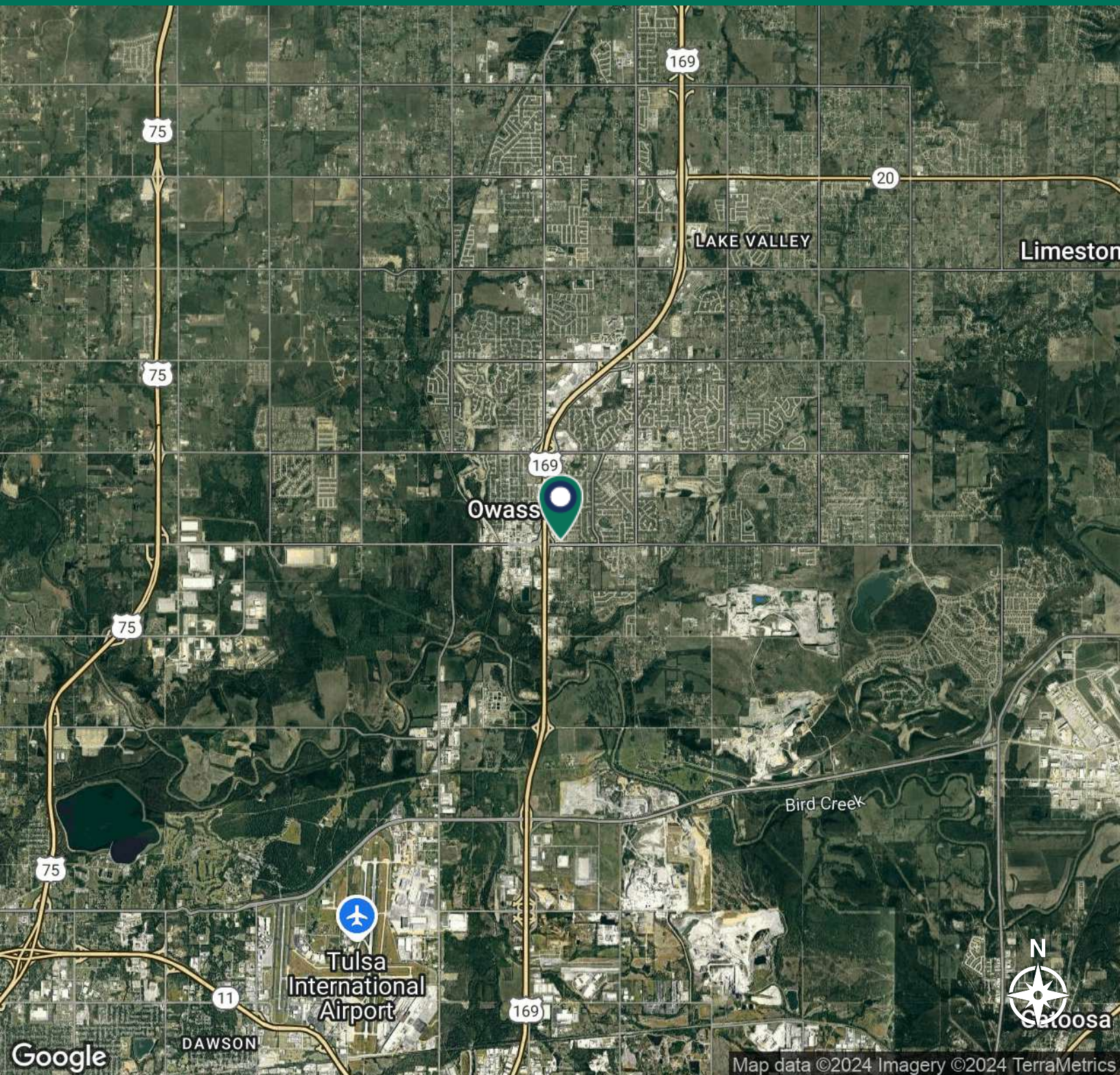
## CHANDLER MOREAU

cmoreau@pricedwards.com

O: 918.394.1000 C: 918.370.2877

3.55 AC

N 116TH AVE OWASSO, OK 74055



## CHANDLER MOREAU

cmoreau@pricedwards.com

O: 918.394.1000 C: 918.370.2877