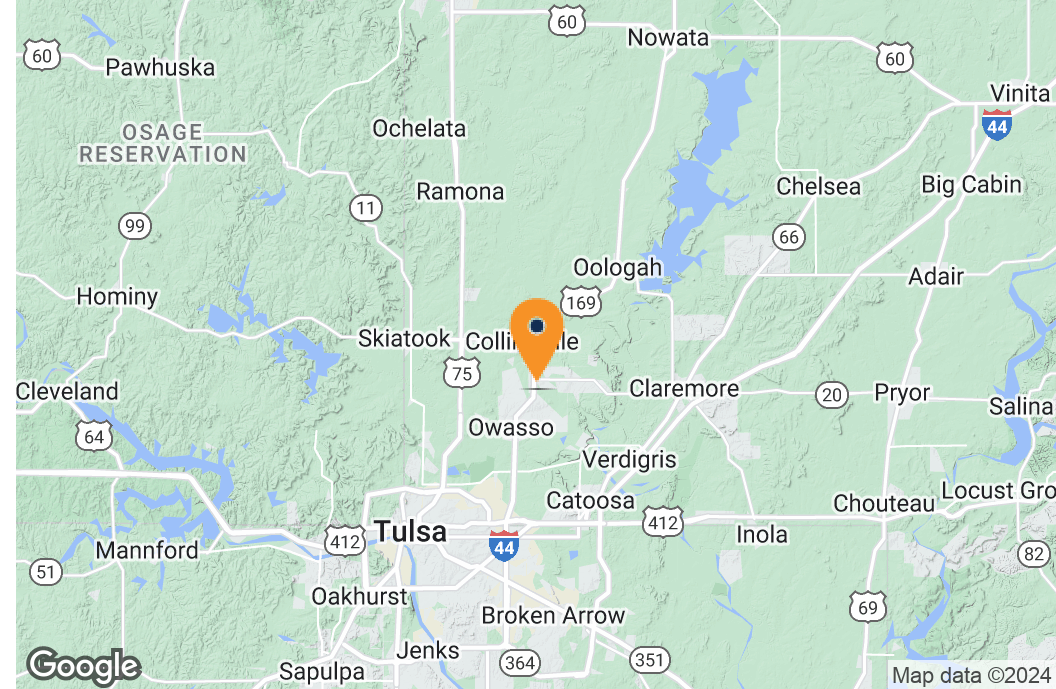


OWASSO DRIVE-THRU RETAIL PARCEL



10596 Owasso Expressway, Owasso, OK 74055

Introducing a prime opportunity for prospective investors seeking an exceptional commercial land parcel in the thriving Owasso area. This property boasts a sought-after CS zoning, offering a wide range of retail development opportunities. Situated in a high traffic area off N Highway 169, this parcel on Owasso Expressway presents a strategic investment in a rapidly growing market. Take advantage of the ideal positioning and seize the potential for a lucrative retail venture.

Property Highlights

- ±0.638 acre land parcel
- Fully-platted and site plan on file
- Electric to site
- Water and sewer available across Owasso Expressway
- High traffic location for small drive-thru concepts

Offering Summary

SALE PRICE:	\$389,000
LOT SIZE:	0.64 Acres
ZONING:	CS - Commercial
TRAFFIC COUNTS (HWY 169)	44,800 VPD (2021)

Demographics	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	78	375	1,606
TOTAL POPULATION	208	1,017	4,536
AVERAGE HH INCOME	\$119,855	\$119,275	\$115,616

Addison Walton

ASSOCIATE

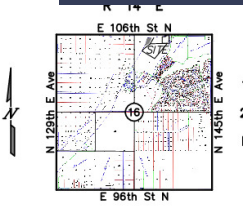
918.960.4227

addison@legacypadvisors.com

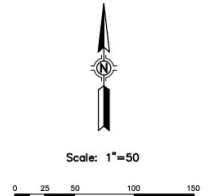


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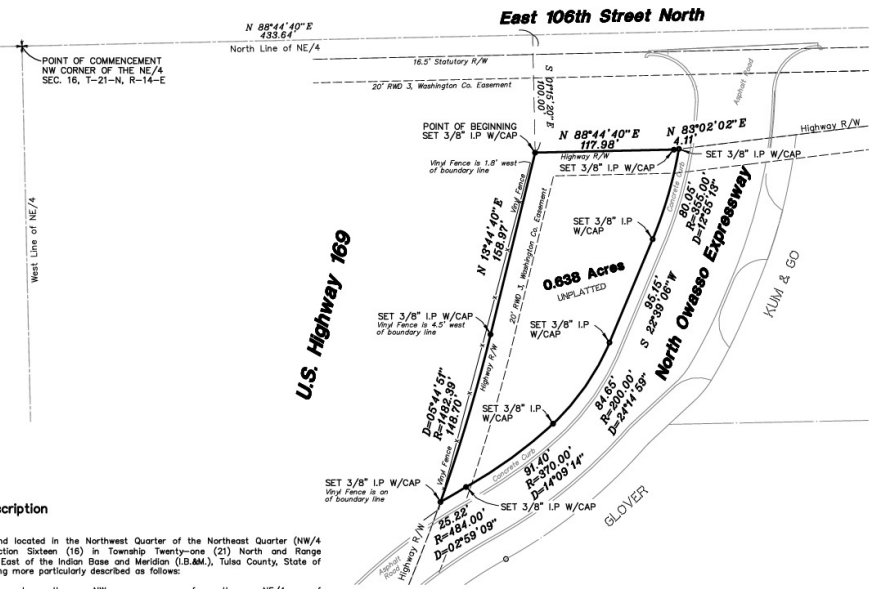
A Part of the NW/4 NE/4 Sec. 16, T-21-N, R-14-E Tulsa County, Oklahoma



Location Map
SCALE: T=2000'



Legend
I.P. IRON PIN
W/W RIGHT OF WAY
FENCE LINE



Legal Description

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Sixteen (16) in Township Twenty-one (21) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B.&M.), Tulsa County, State of Oklahoma; being more particularly described as follows:

Commencing at the NW corner of the NE/4 of Sec. 16, T-21-N, R-14-E, I.B.&M.; Thence N 88°44'40" E along the north line of said NE/4 a distance of 433.64 feet; Thence S 01°15'20" E a distance of 100.00 feet to the POINT OF BEGINNING being on the present right-of-way of U.S. Highway 169; Thence N 88°44'40" E along said present right-of-way a distance of 117.59 feet; Thence N 83°02'02" E along said present right-of-way a distance of 4.11 feet; Thence along a curve to the right having a radius of 355.00 feet, with a central angle of 12°25'13", a chord bearing of S 16°11'30" W, a chord length of 79.88 feet, for a distance of 80.08 feet; Thence S 22°39'04" W a distance of 85.15 feet; Thence along a curve to the right having a radius of 200.00 feet, with a central angle of 24°44'58", a chord bearing of S 34°46'35" W, a chord length of 84.02 feet, for a distance of 84.65 feet; Thence along a curve to the right having a radius of 370.00 feet, with a central angle of 14°09'14", a chord bearing of S 53°58'42" W, a chord length of 91.17 feet, for a distance of 91.40 feet; Thence along a curve to the right having a radius of 484.00 feet, a central angle of 02°29'09", a chord bearing of S 59°33'45" W, a chord length of 25.22 feet, for a distance of 25.22 feet to said present right-of-way. Thence along said present right-of-way being on a curve to the left having a radius of 1482.39 feet, a central angle of 03°44'51", a chord bearing of N 16°37'30" E, a chord length of 148.64 feet, for a distance of 148.70 feet; Thence N 13°44'40" E along said present right-of-way a distance of 158.97 feet to the Point of Beginning, and containing 27,778 square feet (0.638 acres), more or less.

- Notes**
1. THIS LEGAL DESCRIPTION WAS PREPARED BY KEVIN M NEWLIN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR No.1289.
 2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
 3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
 4. THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

Surveyor's Statement

I, KEVIN M. NEWLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR ANY OTHER APPURTENANCES ON SAID PROPERTY. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BENCHMARK SURVEYING & LAND SERVICES, INC.
 Kevin M. Newlin
 KEVIN M. NEWLIN RLS # 1289
 November 19, 2019
 DATE OF CERTIFICATION



REVISIONS	BY	DATE	FILE	SURVEY BY	DATE
LAST FIELD VISIT	km	11/19/19	2114.1610	km	11/19/19
			ORDER:	26993	DRAWN BY: tig
			BOOK:	22/376	CHECKED BY: kmn

Benchmark Surveying and Land Services, Inc.
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 PHONE: 918.281.1111
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OWASSO DRIVE-THRU RETAIL PARCEL



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

Addison Walton

ASSOCIATE

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