

7708 North Owasso Expressway



7714 North Owasso Expressway



# OWASSO BUSINESS PARK

7708-7762 North Owasso Expressway  
Owasso, OK

## OFFERING MEMORANDUM

7726 North Owasso Expressway



7732 North Owasso Expressway



7744 North Owasso Expressway



7762 North Owasso Expressway





## TABLE OF CONTENTS

**03** SUBMISSIONS

**04** EXECUTIVE SUMMARY

**15** FINANCIAL ANALYSIS

**17** MARKET OVERVIEW



## SUBMISSIONS

### OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied by the purchasers' qualifications to close the transactions.

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### DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with "target housing" regulation for multifamily housing constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

# OWASSO BUSINESS PARK

OWASSO | OK

## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

SVN Oak Realty Advisors is pleased to present Owasso Business Park, located at 7708, 7714, 7726, 7732, 7744, and 7762 North Owasso Expressway in Owasso, Oklahoma. This stabilized, multi-tenant industrial portfolio offers a compelling value-add investment opportunity. The property consists of six well-maintained, metal-constructed buildings with a desirable mix of office and warehouse spaces. It is fully leased to seven distinct tenants, providing diversified income streams and significant upside potential through strategic improvements and operational enhancements.

The investment offers a strong Owasso market position, located in a high-demand submarket with consistent economic growth and robust tenant demand. The current rental rates present an opportunity to increase rent through future lease renewals or adjustments, as many leases are below market value.

The 100% occupancy rate ensures steady, reliable income with stable, long-term tenancy. All tenants operate under Triple Net (NNN) leases, where they are responsible for their pro-rata share of taxes, insurance, and common area maintenance (CAM), minimizing operating expenses for the landlord.

Owasso Business Park presents a stabilized, multi-building portfolio with six separate buildings and seven tenants, each occupying space at the park. The well-maintained property offers immediate cash flow with low management intensity and provides an excellent opportunity for value-add potential in one of Northeast Oklahoma's most desirable growth corridors.

Ideal for investors seeking a turnkey, income-producing asset with embedded appreciation opportunities, Owasso Business Park is poised for long-term success.

**Contact for detailed rent roll, tenant profiles, financials, or to schedule a confidential review.**

**6 / 7**

UNITS / TENANTS

**26,510 SF**

BUILDING SIZE

**3.65 AC**

LOT SIZE

**2010**

YEAR BUILT

# OWASSO BUSINESS PARK

OWASSO | OK

## PROPERTY OVERVIEW

# PROPERTY DETAILS

## Property Detail

Property Name **Owasso Business Park**

Addresses

- 7708 N Owasso Expy
- 7714 N Owasso Expy
- 7726 N Owasso Expy
- 7732 N Owasso Expy
- 7744 N Owasso Expy
- 7726 N Owasso Expy

Building Size **28,255 SF**

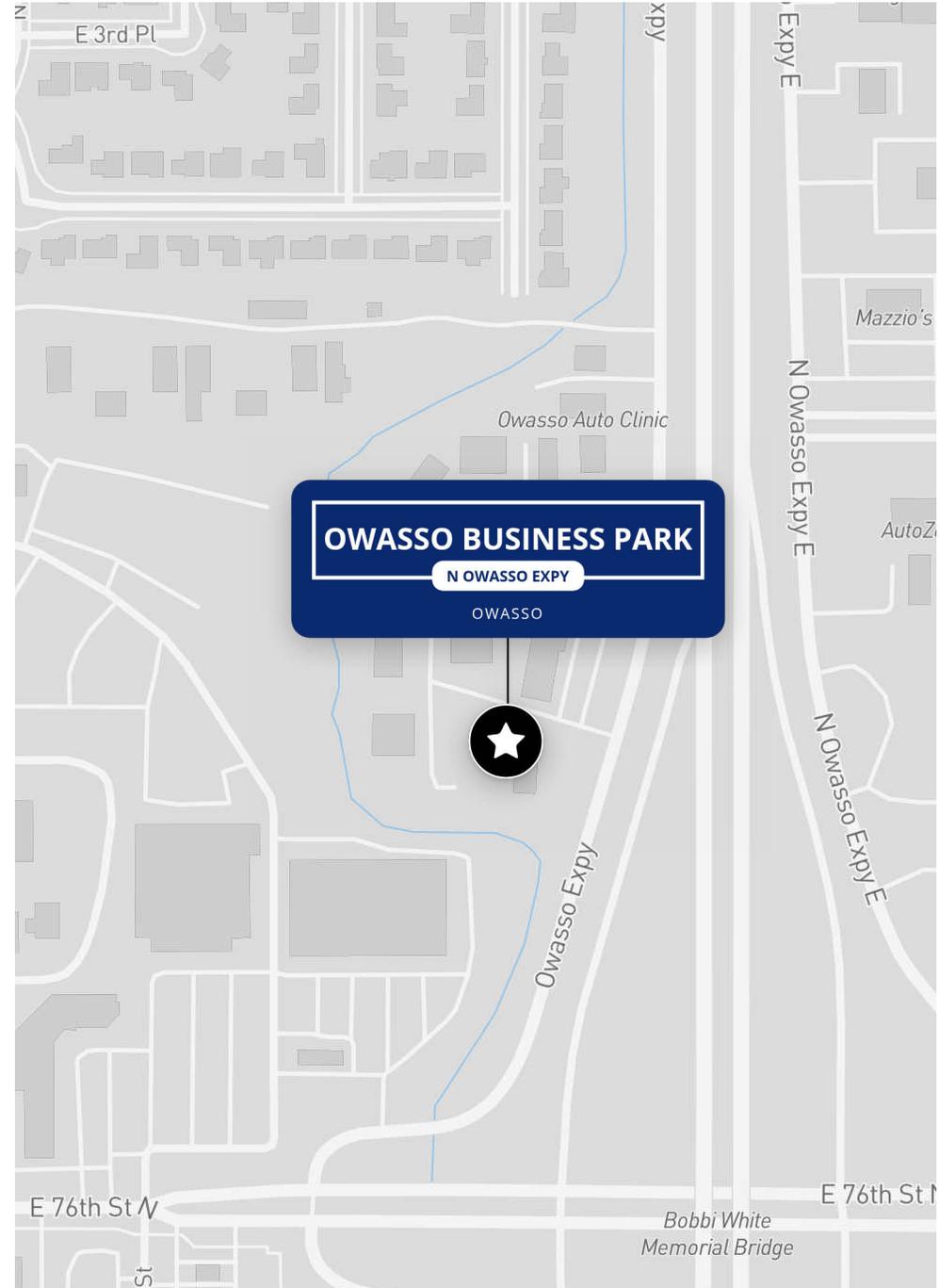
Lot Size **3.65 AC**

Units / Tenants **6 Units / 7 Tenants**

# of Buildings **6**

Year Built **2010**

Zoning **IL**



## PROPERTY HIGHLIGHTS



### **Strong Owasso Market Position**

Located in a high-demand submarket with consistent economic growth, offering long-term stability and reliable tenant demand.



### **100% Occupancy**

Fully leased with stable, long-term tenants, ensuring dependable cash flow and minimal vacancy risk.



### **Stabilized, Multi-Building Portfolio**

Six well-maintained buildings leased to seven tenants, delivering diversified income streams and reducing risk exposure.



### **Below-Market Rental Rates**

Current rental rates provide significant upside potential, allowing for rent increases through lease renewals or adjustments.



### **Triple Net (NNN) Leases**

Tenants are responsible for taxes, insurance, and CAM, minimizing landlord expenses and enhancing operational efficiency.



### **Strong Value-Add Potential**

Offers immediate cash flow with low management intensity and ample opportunities for rent growth and property appreciation.

# PROPERTY PHOTOS



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# ADDITIONAL PHOTOS



# INTERIOR PHOTOS





**OWASSO BUSINESS PARK**  
7744 NORTH OWASSO EXPRESSWAY  
OWASSO, OK

**OWASSO BUSINESS PARK**  
7726 & 7732 NORTH OWASSO EXPRESSWAY  
OWASSO, OK



**OWASSO BUSINESS PARK**  
7708 & 7714 NORTH OWASSO EXPRESSWAY  
OWASSO, OK

169

N OWASSO EXPY

HWY 69

E 80TH ST N

169

E 1ST ST

# Owasso Business Park

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## FINANCIAL ANALYSIS

# UNIT DETAILS

Bldg-Unit	SQFT	Unit Status	Resident	Move-In	Lease Start	Lease End	Actual Charges	Scheduled Charges	Deposit Held
Owasso-7708	4,500.00	Occupied No Notice	Miller Energy Services	1/22/2018	2/1/2026		15,805.26	5,268.42	2,000.00
Owasso-7714	5,000.00	Occupied No Notice	Owasso Dance Company	8/1/2019	8/1/2024	7/31/2029	15,948.00	5,316.00	1,500.00
Owasso-7726 A & B	5,000.00	Occupied No Notice	Oklahoma Mattress and More Outlet Center	2/1/2025	2/1/2026		13,500.00	4,500.00	1,000.00
Owasso-7732A	4,080.00	Occupied No Notice	Bring Your Own Dog	6/1/2019	6/1/2024	5/31/2026	12,237.00	4,079.00	2,750.00
Owasso-7744A	1,500.00	Occupied No Notice	Centrifugal Casting Machine	11/1/2013	1/1/2025	12/31/2027	5,915.70	1,971.90	1,500.00
Owasso-7744B	1,500.00	Occupied No Notice	Vibe Rite Studios, LLC	2/11/2026	2/11/2026	2/28/2031	4,449.18	2,708.20	2,250.00
Owasso-7762 A & B	5,000.00	Occupied No Notice	1 Dream Distribution, LLC	2/1/2021	8/1/2024	7/31/2029	14,400.00	4,800.00	2,500.00
<b>Floorplan Catch All Unit Type Total:</b>	<b>26,580.00</b>						<b>82,255.14</b>	<b>28,643.52</b>	<b>13,500.00</b>
<b>Owasso Business Park Total:</b>	<b>26,580.00</b>						<b>82,255.14</b>	<b>28,643.52</b>	<b>13,500.00</b>

# OWASSO BUSINESS PARK

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## MARKET OVERVIEW

## MARKET OVERVIEW

The Tulsa and Owasso industrial markets feature exceptionally tight conditions and strong tenant demand from regional manufacturing and logistics expansions. In late 2025, the broader Tulsa market reported a near all-time low vacancy rate of 2.3%, reflecting steady organic growth and limited speculative construction. Owasso serves as a premier, high-growth northern suburb strategically positioned between U.S. Highways 169 and 75, providing critical multi-modal connectivity to Tulsa International Airport and the Tulsa Port of Catoosa.

Local demographic expansion and strong economic fundamentals support durable industrial demand and steady rent growth. Owasso's population is growing 3.61% annually, outpacing the state average, with a 5-mile median household income of \$87,876. Industrial rent growth in the Tulsa metro stands at 1.5% annually, with Owasso multi-tenant asking rates ranging from \$10.50 to \$17.00 per square foot. This robust profile reinforces the area's position as a critical logistics node for Northeast Oklahoma.

The surrounding submarket offers a highly established commercial environment with meaningful long-term depth. The vicinity is anchored by the 1,300-acre Cherokee Industrial Park, housing major facilities for Macy's, Whirlpool, and Nordam, employing over 12,000 workers. This dense concentration of major employers creates a consistent pipeline of secondary tenant demand for multi-tenant facilities. These robust drivers, combined with access to 18 million people within a 250-mile radius, support a compelling investment backdrop in the Owasso industrial sector.

### 2.3%

Tulsa Industrial Vacancy

### \$72,481

Median HHI (5 mi)

### 3.61%

Annual Pop. Growth

### 3.2%

Tulsa Unemployment

# LOCAL GROWTH DRIVERS



## Robinson Business Park

The \$22 million Robinson Business Park is a new 35-acre industrial site delivering single- and multi-tenant spaces. Breaking ground in late 2025, this development adds targeted supply to the area, validating strong local demand for modern light industrial facilities.



## Redbud District

The ongoing revitalization of downtown Owasso's Redbud District adds luxury lofts and ground-floor retail. This growth increases residential and commercial density, creating a vibrant core that attracts a highly educated local workforce.



## Population & Income

Owasso's population grows at 3.61% annually, outpacing the state. Within 5 miles, median household income is \$72,481, well above state levels. These strong demographic trends reinforce the area's robust economic base and consumer spending.



## Garnett Retail

Breaking ground in mid-2025 on 2.01 acres, this new multi-tenant strip center will be anchored by Five Guys and Smoothie King. The development supports the expanding local workforce and adds essential retail amenities to Owasso's dense commercial corridors.



## Cherokee Park

The established 237-acre Cherokee Industrial Park is a constant source of demand. Housing major employers like a 1.3M SF Macy's Fulfillment Center and Whirlpool, it creates a strong gravitational pull for logistics and secondary manufacturing support businesses.



## Tight Market

The Tulsa industrial market reports a near all-time low vacancy rate of 2.3%. Owasso benefits from positive net absorption driven by regional manufacturing expansions and limited speculative construction. With asking rates up to \$17.00 PSF, these tight conditions support steady rent growth.

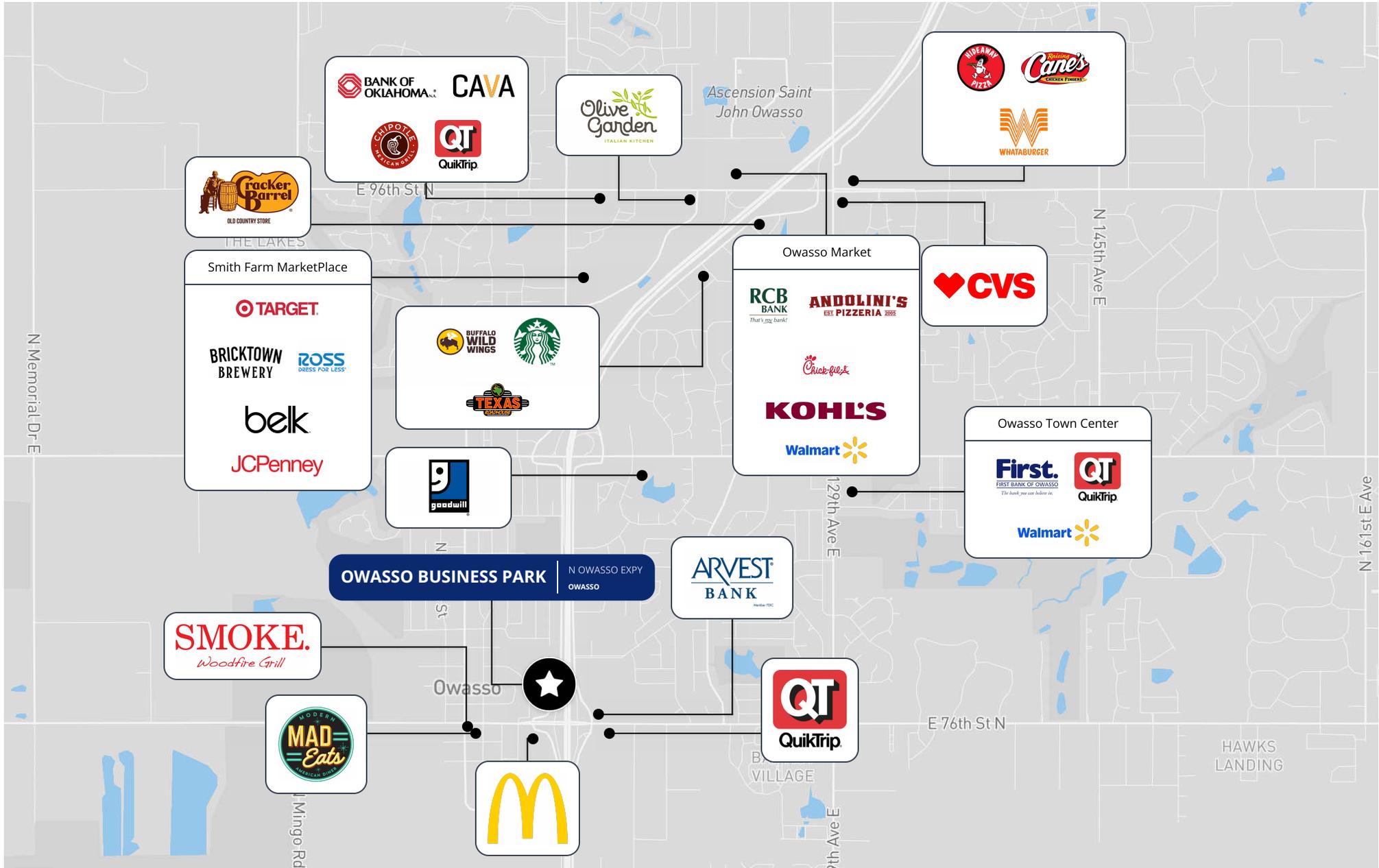
# DEMOGRAPHICS

## Demographic Summary

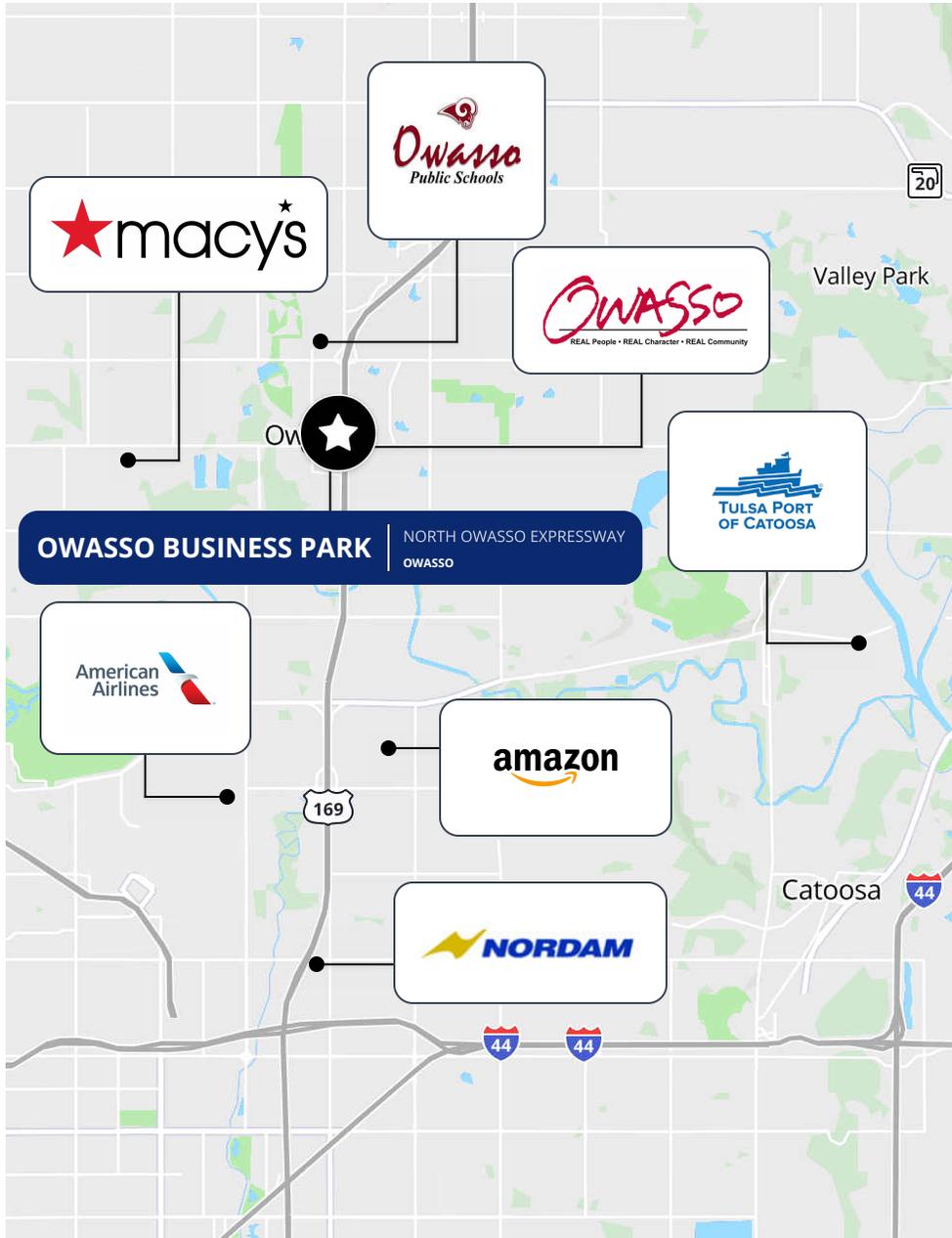
Population	1 Mile	3 Mile	10 Mile
Total Population	5,567	25,621	43,300
Average Age	33.1	33.4	34.4
Average Age (Male)	30.3	32	33.7
Average Age (Female)	35.8	34.7	35
Households			
Total Households	2,096	9,335	15,654
# of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$57,764	\$69,460	\$72,481
Average House Value	N/A	\$174,724	\$176,183



# NEARBY RETAIL & SERVICES



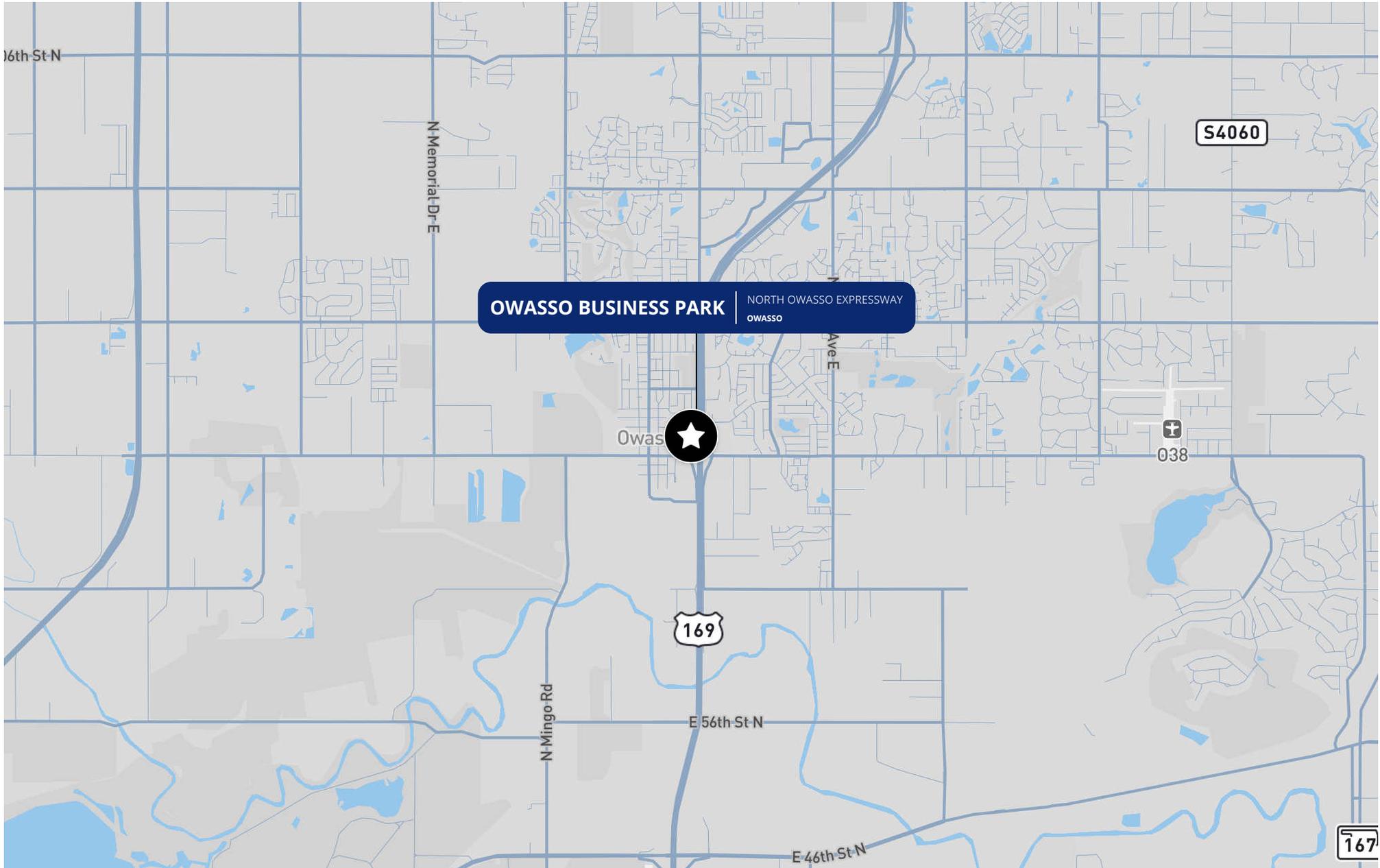
# MAJOR EMPLOYERS



The Owasso area is anchored by a robust and diversified employment ecosystem, providing a stable economic bedrock for investment. The market is a critical logistical linchpin for the region, home to the immense Tulsa Port of Catoosa and major distribution hubs for global giants like Amazon and Macy's Fulfillment Center. This logistics sector is complemented by a significant aerospace and aviation presence, led by industry leaders such as American Airlines' maintenance base and NORDAM. Further reinforcing the area's economic resilience are major public sector employers, including Owasso Public Schools and the City of Owasso, which ensure a consistent and stable workforce, driving sustained demand in the local real estate market.

Employer	Industry	Employees	Distance
American Airlines	Aerospace	5,000	5.7 mi
Tulsa Port of Catoosa	Logistics & Industrial Park	3,500	9.8 mi
Amazon	Logistics & E-commerce	3,000	4.8 mi
NORDAM	Aerospace	1,800	6.6 mi
Macy's Fulfillment Center	Logistics & E-commerce	1,500	2.8 mi
Owasso Public Schools	Education	1,200	1.6 mi
City of Owasso	Government	500	0.5 mi

# TRANSPORTATION MAP





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