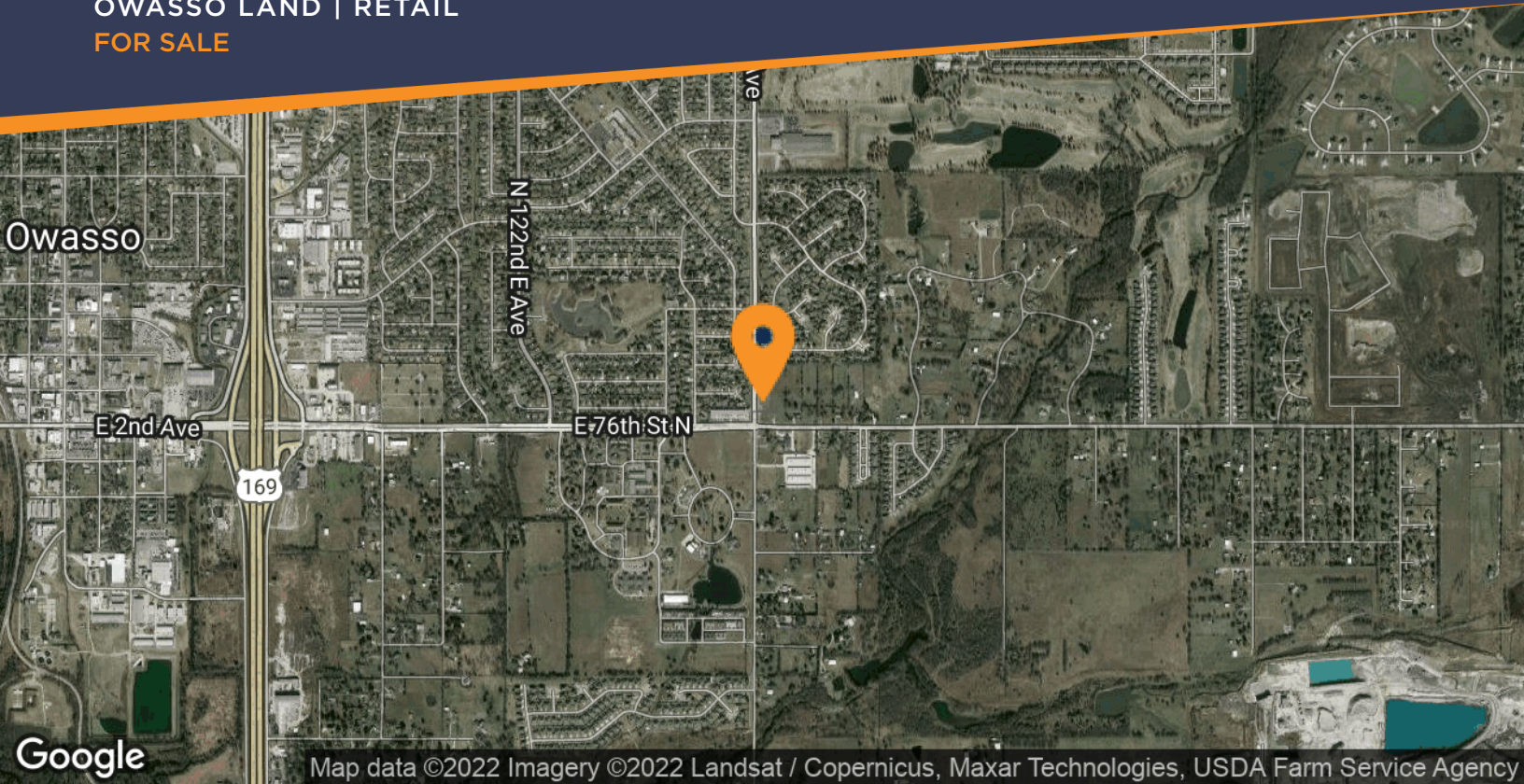


**OWASSO LAND | RETAIL
FOR SALE**

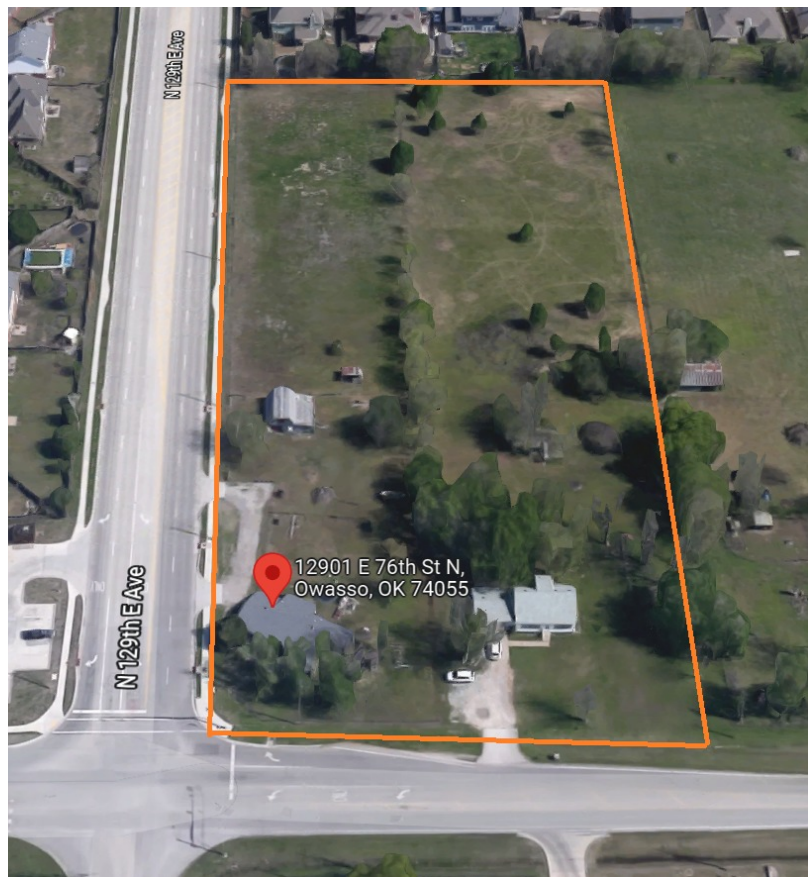


PROPERTY DESCRIPTION

Now available! 3.95 acre hard corner tract available for ground lease or purchase. Located along the rapidly growing 76th Street corridor in Owasso, this property provides excellent visibility and traffic counts. Zoned CS, offering an ideal location for a wide variety of retail uses. Please call for additional details.

PROPERTY HIGHLIGHTS

- 3.95 acres
- Zoned CS
- Hard Corner
- Excellent Frontage and Traffic Counts

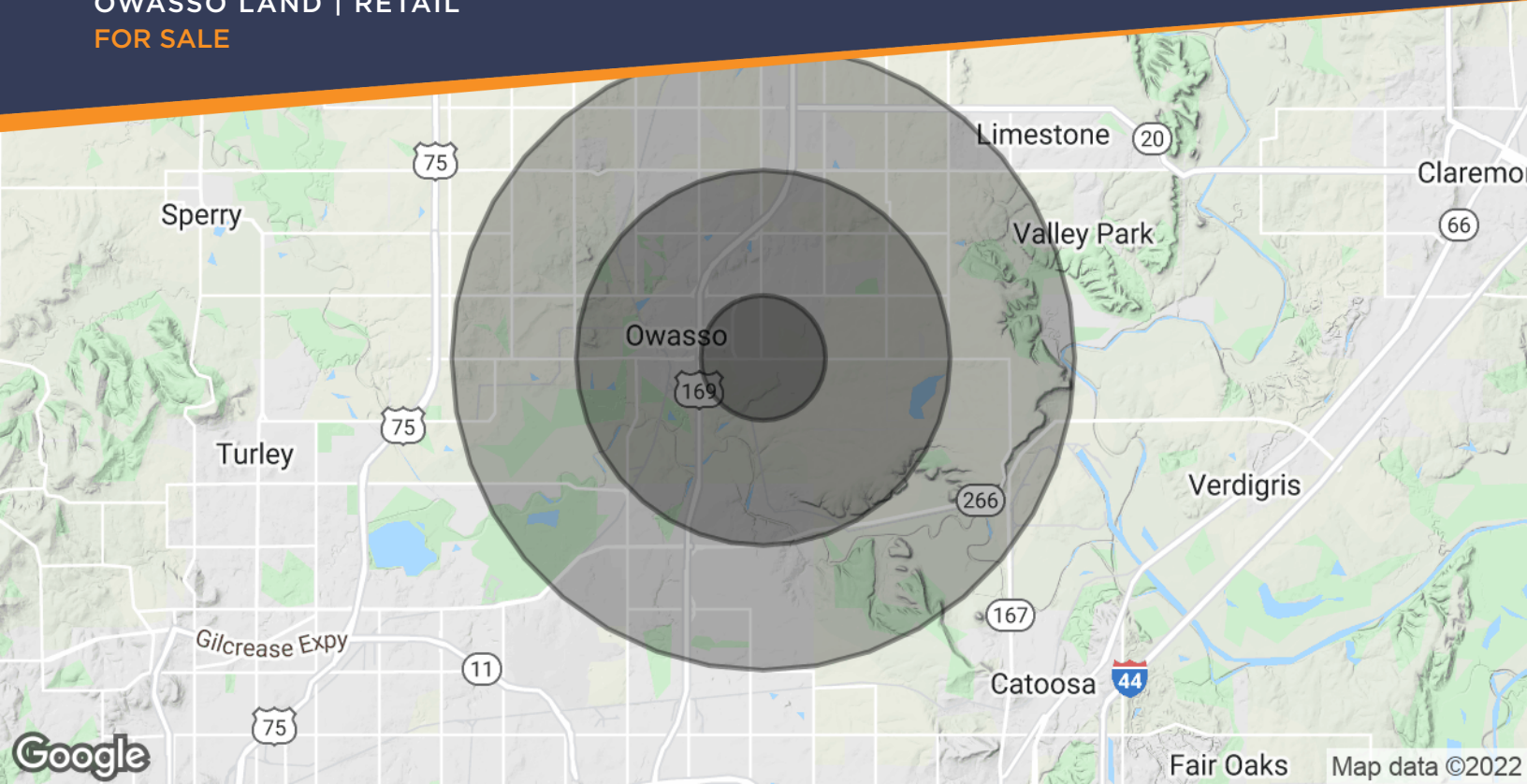


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 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

**OWASSO LAND | RETAIL
FOR SALE**



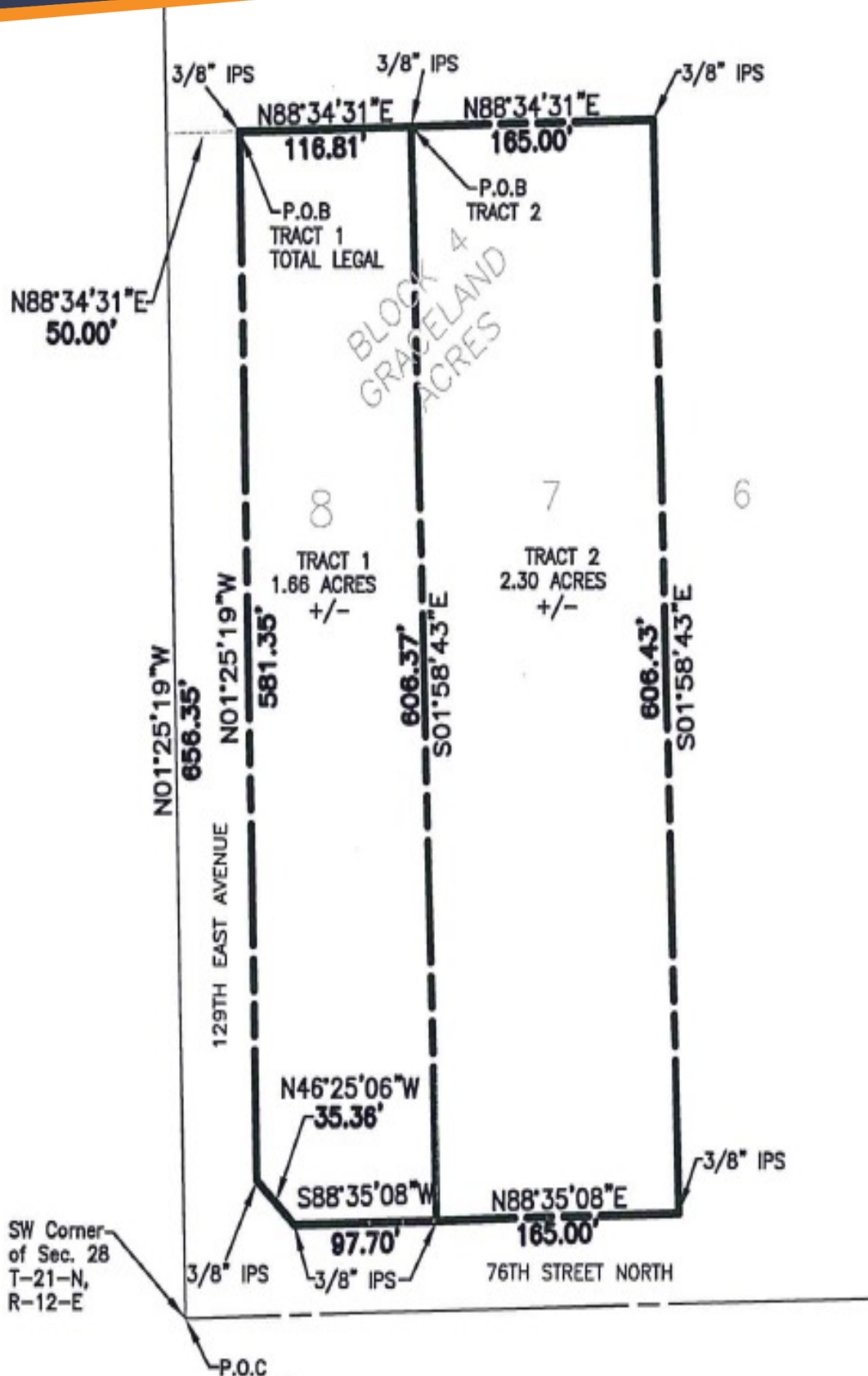
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,783	26,772	46,110
Average Age	34.0	34.0	34.8
Average Age (Male)	32.0	32.7	34.2
Average Age (Female)	35.6	35.1	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,094	9,762	16,648
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$75,886	\$70,802	\$73,662
Average House Value		\$172,001	\$178,575

* Demographic data derived from 2010 US Census

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