

DEVELOPMENT LAND FOR SALE

13416

E 106th Street N

OWASSO | OK, 74055



CBRE

**Site outline is approximate.*



13416

E 106th Street N

THE OFFERING

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THE OFFERING

CBRE is pleased to present a 3.7± acre site, prime for commercial development. Located in the growth corridor of Owasso, the site sits immediately west of Highway 169 and south of 106th Street North. The property has excellent visibility to Highway 169, which boasts over 47k VPD with 8,700 VPD on E. 106th Street North.

Given the excellent visibility, ease of access, level topography and Commercial Shopping Zoning, this site is ideal for a wide variety of uses, which could include office, retail, restaurant, medical and more.



**RAPIDLY
GROWING AREA**

3rd fastest growing
city in Oklahoma



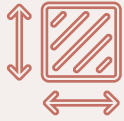
47,000± VPD
on Highway 169



**FLEXIBLE
ZONING**

Commercial
Shopping

THE OFFERING



SIZE

3.7± acres



UTILITIES

Water and sewer available



ACCESS

Access to N 135th and 106th St N



CORNER

Hard corner location



RESIDENTIAL HOUSES

25,000± houses within 5 miles



AIRPORT

15± minutes to Tulsa International Airport



1,000,000

Tulsa's MSA Population



CONSTRUCTION

Apartments and planned retail under construction within 1± mile

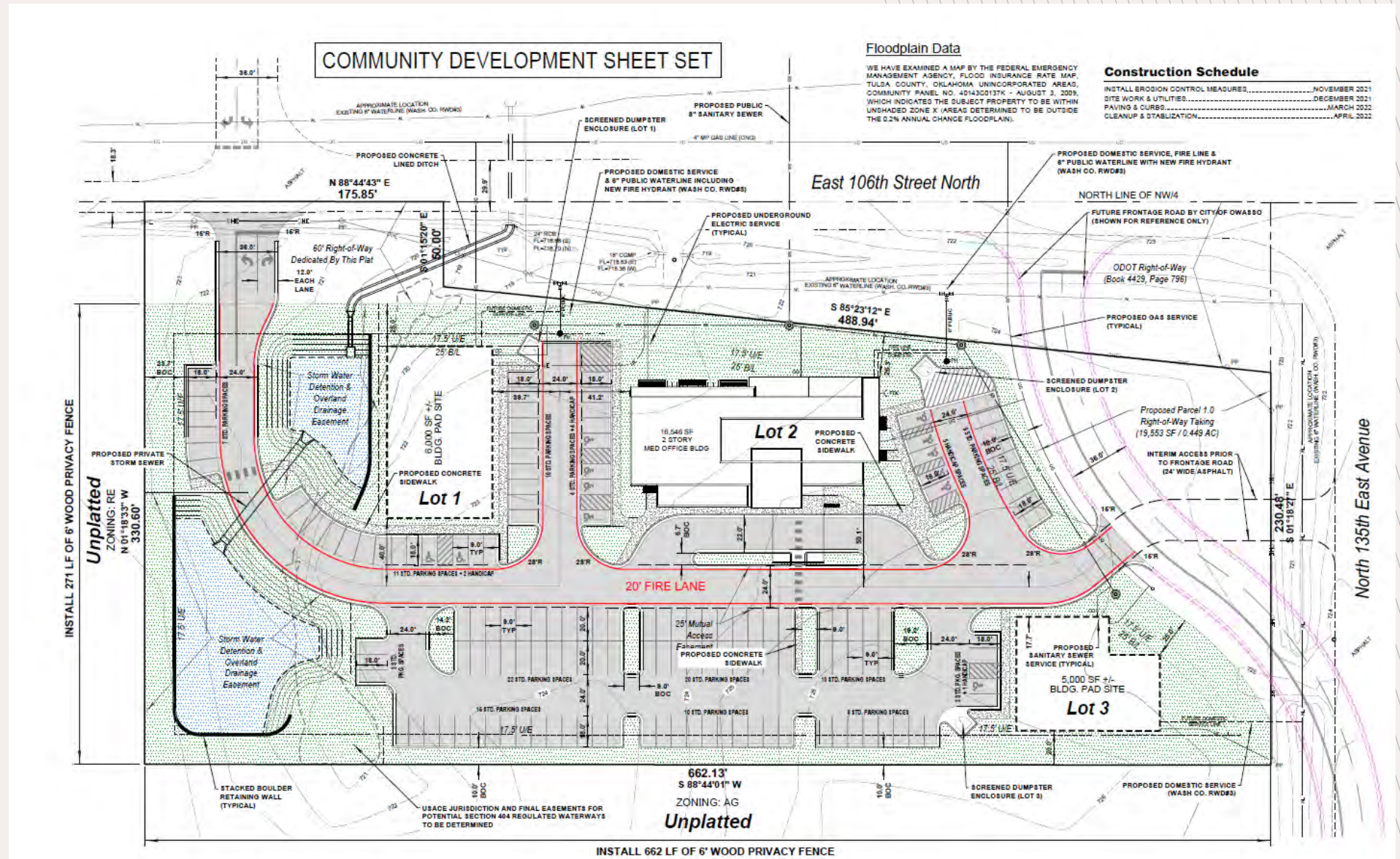


SCHOOLS

Close to Rejoice School and TCC

THE OFFERING

The site could be developed as a single owner-user, or it could be divided into 2 or 3 parcels, allowing for complementary uses to enjoy this prime location. A conceptual site plan is shown below for illustrative purposes.



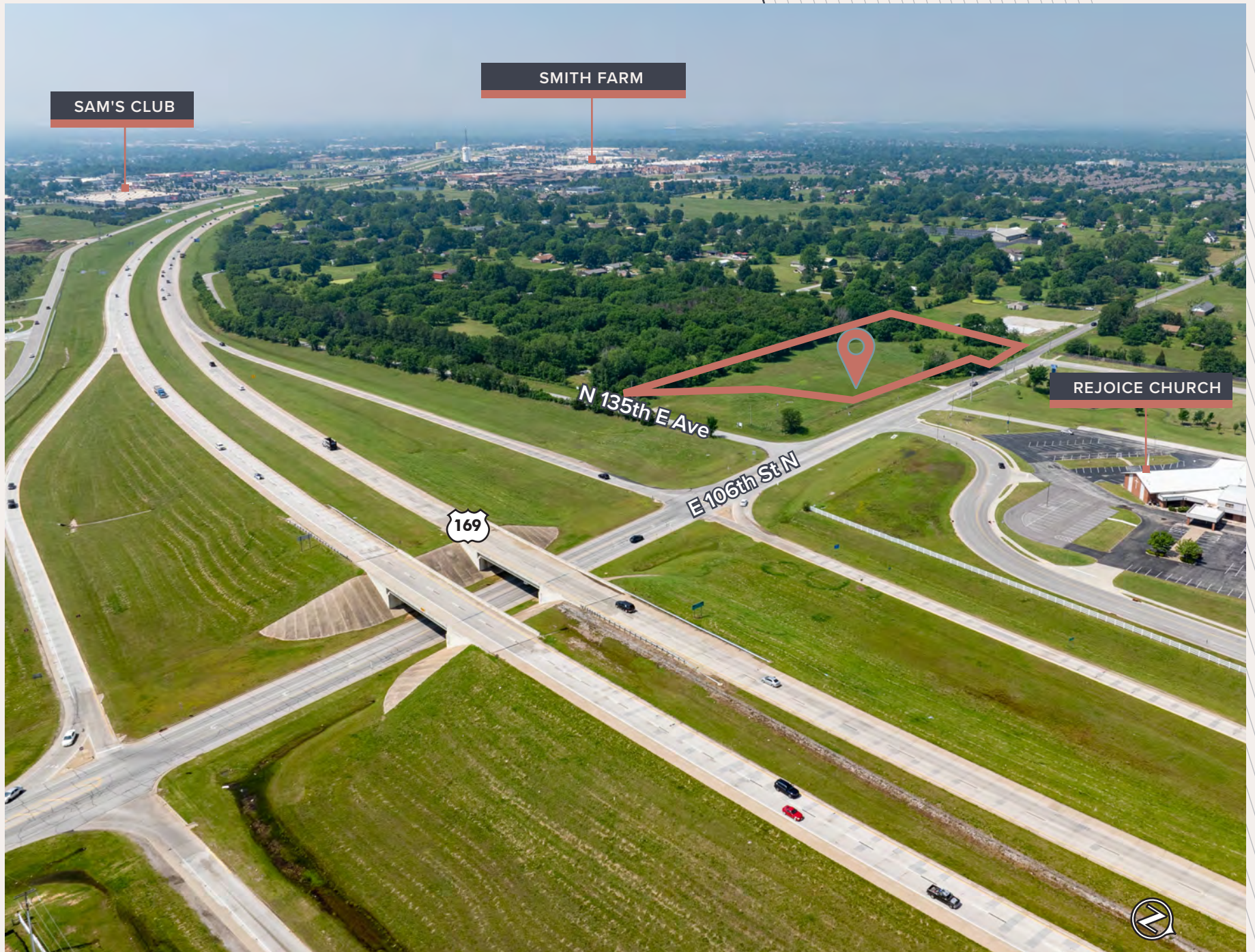
LOCATION OVERVIEW

This well situated site is within ±1 mile of the following:

- ◆ Rejoice Christian School
- ◆ Rejoice Church
- ◆ Jim Glover: Dodge, Jeep, Chrysler, RAM, Fiat
- ◆ ARVEST Bank
- ◆ Kum&Go Convenience Store
- ◆ Quicktrip
- ◆ Grocery:
 - ◇ Reasor's Grocery
 - ◇ Sams Club
 - ◇ Sprouts
- ◆ QSR's:
 - ◇ Sonic
 - ◇ Taco Bueno
 - ◇ Taco Bell
 - ◇ Subway
 - ◇ Starbucks
 - ◇ Domino's Pizza
 - ◇ Wendy's
 - ◇ McDonald's
 - ◇ Dutch Bros
 - ◇ Raising Canes
 - ◇ Whataburger
- ◆ Restaurants:
 - ◇ 3 Natives Owasso
 - ◇ Apple Barrel Cafe
 - ◇ Asiana Express
 - ◇ Hideaway Pizza
- ◆ Medical:
 - ◇ Warren Family Clinic
 - ◇ St Francis Physical Medicine
 - ◇ Green Country Chiropractic
 - ◇ RX Health
 - ◇ Oklahoma Urgent Care
 - ◇ Custom Dental of Owasso
 - ◇ Utica Park Clinic
- ◆ Multi-Family:
 - ◇ Cypress Apartments (under construction)
 - ◇ Coffe Creek Apartments
 - ◇ Others Planned



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MARKET OVERVIEW

The site is located in Owasso, OK, which is a northern suburb of Tulsa and serves as a strong rooftop and retail community with around 39,000 residents. With its small-town charm and proximity to the bustling city of Tulsa, Owasso offers the best of both worlds – providing a sense of local community and a wide range of retail and activities. The diverse and vibrant community is incredibly friendly and welcoming, making Owasso the #3 fastest growing city in Oklahoma.

It is with these fundamentals that has made Owasso the target of a wide range of new developments, including the recently completed \$27+million Warren Clinic Urgent Care and Rehab facility located just a mile to the north of the site. Owasso has also seen an explosion in retail and restaurant developments including Dunkin Donuts, Pickleman’s, Hawaiian Bros, Chipotle and a host of others, located in close proximity of the site being offered.



\$218,510
2023 Median Home Value



\$72,692
2023 Median Household Income



2023 DAYTIME POPULATION

Daytime Workers 47%
Daytime Residents 53%

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