



BROCHURE

# 14499 E 86TH ST N

LAND FOR SALE

OWASSO, OK 74055



918.370.2877 | [MOREAUPROPERTYADVISORS.COM](https://www.moreaupropertyadvisors.com)  
320 SOUTH BOSTON AVENUE STE 1030-9  
TULSA, OK

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

The property consists of ±2.84 acres located at 14499 E 86th St N at the intersection of 86th St and 145th E Ave in Owasso, OK. The site is zoned CS and is fully platted with all utilities in place, including sewer, water, electric, and gas. The property features level topography and approximately 24,000 VPD, providing access and traffic exposure. The site is positioned within an established retail and residential corridor with surrounding population and household density. The owner is willing to subdivide the property, including the ability to sell pad sites fronting 86th Street or 145th East Avenue. The configuration and zoning support retail, QSR, or service-oriented development.

## PROPERTY HIGHLIGHTS

- All utilities to site
- Pad Sites Available
- Development ready
- On-site Detention
- Embedded within established neighborhoods

## OFFERING SUMMARY

Sale Price:	\$990,000
Price / SF	\$8.00 / SF
Property SF:	123,710 SF
Lot Size:	2.84 Acres
Zoning:	CS
Utilities:	Sewer, water, electric, gas
Topography:	Level
Traffic Count:	24,000 VPD
Platted:	Yes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,206	15,084	22,814
Total Population	8,540	40,179	62,051
Average HH Income	\$104,063	\$105,116	\$114,048

## CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com

# RETAILER MAP

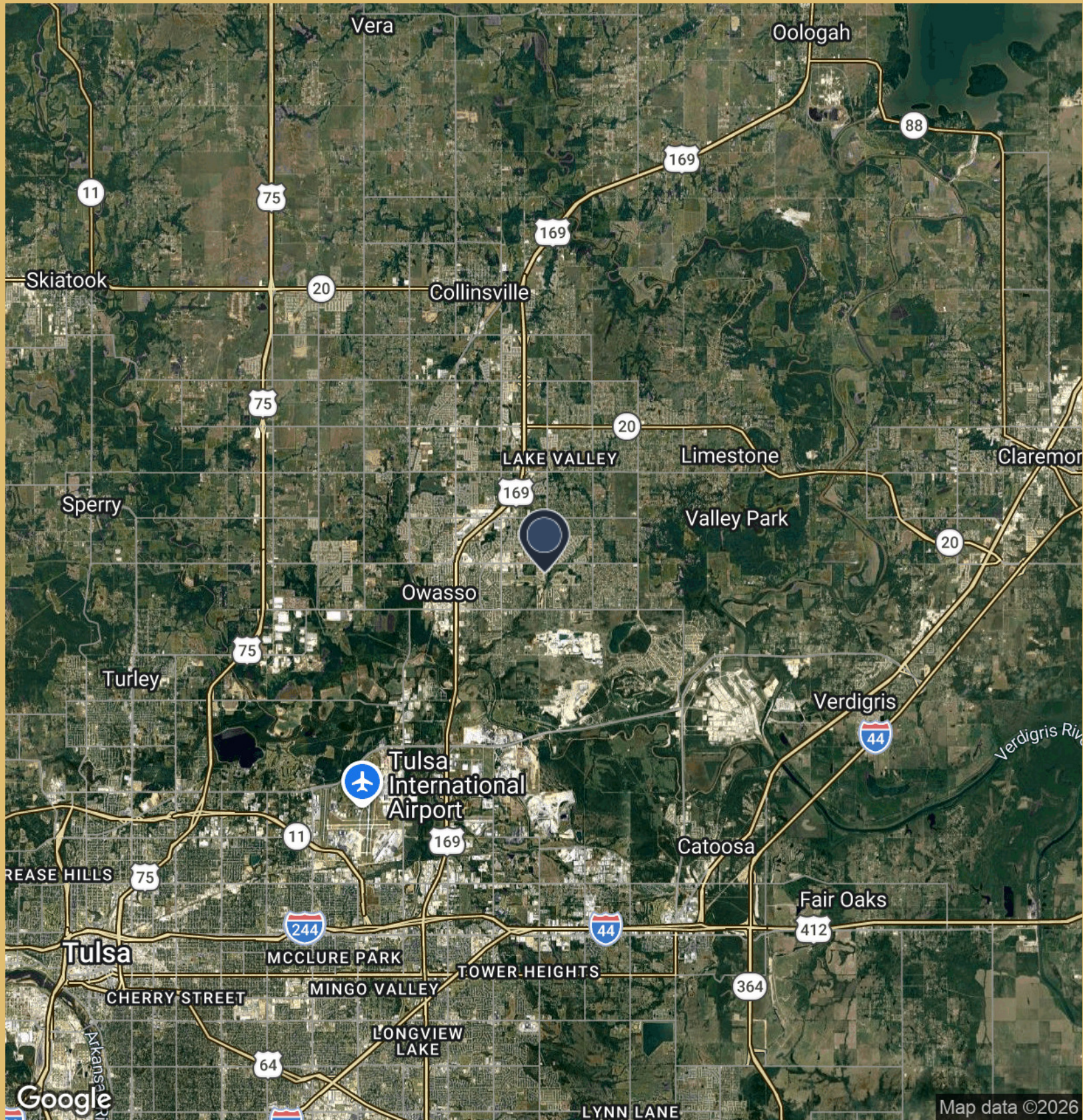


Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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# LOCATION MAP



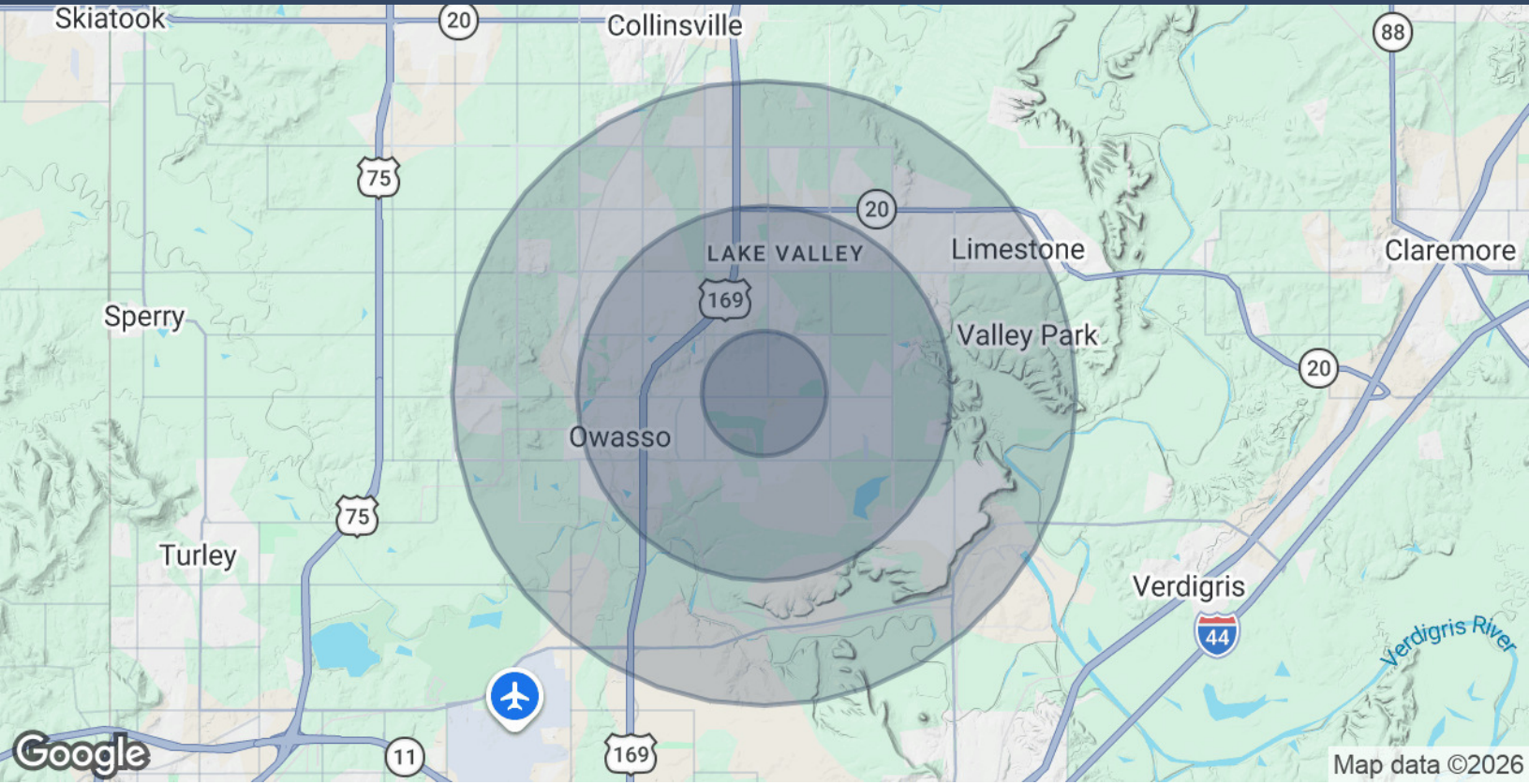
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,540	40,179	62,051
Average Age	37	39	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,206	15,084	22,814
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$104,063	\$105,116	\$114,048
Average House Value	\$317,932	\$292,756	\$303,201

*Demographics data derived from AlphaMap*

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