

NWC OF E 86TH ST N & N 145TH EAST AVE

OWASSO, OK 74055



## PROPERTY DESCRIPTION

Discover an exceptional opportunity with this prime 2.86-acre commercial property, perfectly zoned and equipped with both sanitary sewer and water services. This land is development-ready and ideally situated in a rapidly growing corridor in East Owasso. This prime location ensures high visibility and accessibility, making it an ideal investment for a wide range of commercial ventures. Nestled in a thriving community, your business will benefit from the constant flow of traffic and the bustling activity of the surrounding area.

Neighboring this remarkable property are several well-established institutions, including Central Baptist Church, Friendship Baptist Church, and Hodson Elementary School, which guarantee a steady stream of potential customers. Additionally, nearby residential developments such as Bradfords of Silver Creek, and popular convenience stores like Kum & Go and Casey's, add to the appeal and strategic advantage of this location. Seize the opportunity to be a part of East Owasso's growth story and bring your vision to life on this exceptional piece of land. Contact us today to explore the endless possibilities and secure your place in this vibrant community!

## OFFERING SUMMARY

<b>Sale Price:</b>	\$675,000
<b>Lot Size:</b>	2.84 + - Acres
<b>Lot SF:</b>	123,885
<b>Zoning:</b>	Commercial
<b>Utilities:</b>	Sewer, Water, Electric
<b>Traffic Count</b>	12,600 VPD

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	284	996	3,165
<b>Total Population</b>	775	2,686	8,415
<b>Average HH Income</b>	\$119,837	\$113,194	\$105,808

## CHANDLER MOREAU

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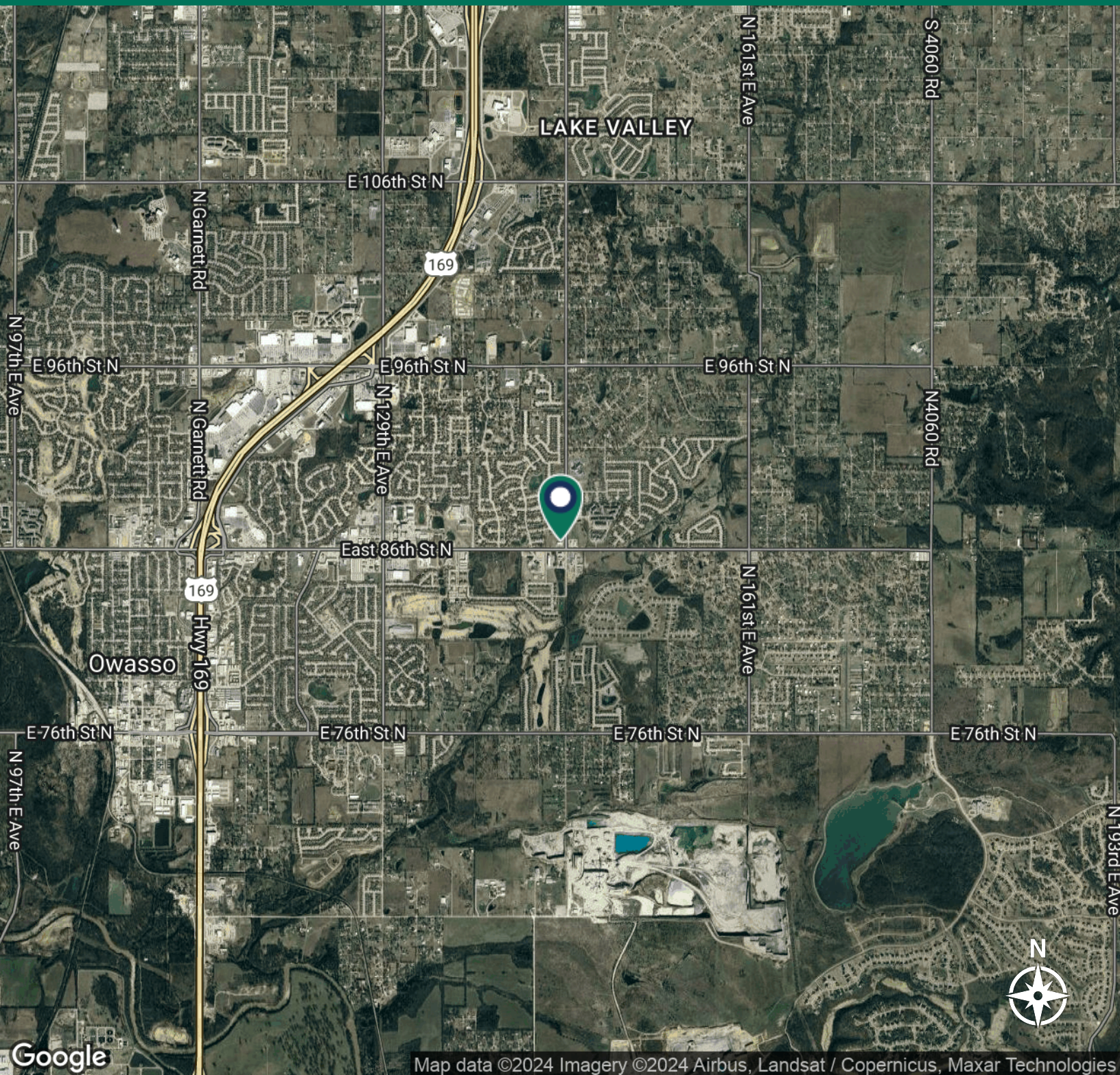
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