



MARKET OVERVIEW

The City of Owasso has established itself as a regional shopping and dining destination for the largely under-served trade area of approximately 300,000 people located in the cities and towns north of metro Tulsa.

This established regional shopping destination serves an under-retailed trade area within a highly rated school district. The location benefits from steady annual population growth and consistently high foot traffic to top-performing retailers like Kohl's, Ulta, and PetSmart.

PROPERTY HIGHLIGHTS

- > Up to 10 Commercial User Lots Available
- > Anchored by Proposed 400+ Unit Class-A Multifamily Development Delivering 2025
- > Seeking Retail, Restaurant and Service Users
- > Available for Built-to-Suit, Ground Lease or Purchase
- > Frontage opportunities to E 106th Street N, N 140th Avenue, and Highway 69

TRAFFIC COUNTS

- > Highway 169: 44,200 VPD
- > E. 106th Street North: 9,000 VPD











