



MARKET OVERVIEW

The City of Owasso has established itself as a regional shopping and dining destination for the largely underserved 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
- > 0.5 – 5 AC 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









