

OWASSO DRIVE-THRU RETAIL PARCEL



10596 Owasso Expressway, Owasso, OK 74055

Introducing a prime opportunity for prospective investors seeking an exceptional commercial land parcel in the thriving Owasso area. This property boasts a sought-after Commercial Land zoning, offering immense potential for a range of retail development opportunities. Situated in a highly desirable location, this parcel on Owasso Expressway presents a strategic investment in a rapidly growing market. Take advantage of the ideal positioning and seize the potential for a lucrative retail venture. With its prime zoning and strategic location, this property epitomizes the perfect investment opportunity for those looking to capitalize on the dynamic commercial landscape of Owasso.

Property Highlights

- ±0.638 acre land parcel
- Fully-platted and site plan on file
- Electric to site
- Water and sewer available across Owasso Expressway
- High traffic location for small drive-thru concepts

Addison Walton

ASSOCIATE

918.960.4227

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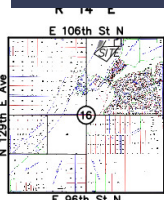
Offering Summary

SALE PRICE:	\$399,000
LOT SIZE:	0.64 Acres
ZONING:	CS - Commercial
TRAFFIC COUNTS (HWY 169)	44,800 VPD (2021)

Demographics	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	78	375	1,606
TOTAL POPULATION	208	1,017	4,536
AVERAGE HH INCOME	\$119,855	\$119,275	\$115,616

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A Part of the NW/4 NE/4 Sec. 16, T-21-N, R-14-E Tulsa County, Oklahoma



Location Map
SCALE: 1"=200'

Scale: 1"=50'



Legend

- I.P. IRON PIN
- W/W RIGHT OF WAY
- FENCE LINE

East 106th Street North

U.S. Highway 169

Legal Description

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Sixteen (16) in Township Twenty-one (21) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B.&M.), Tulsa County, State of Oklahoma; being more particularly described as follows:

Commencing at the NW corner of the NE/4 of Sec. 16, T-21-N, R-14-E, I.B.&M.; Thence N 88°44'40" E along the north line of said NE/4 a distance of 433.64 feet; Thence S 01°15'20" E a distance of 100.00 feet to the POINT OF BEGINNING being on the present right-of-way of U.S. Highway 169; Thence N 88°44'40" E along said present right-of-way a distance of 117.98 feet; Thence N 83°02'02" E along said present right-of-way a distance of 4.11 feet; Thence along a curve to the right having a radius of 355.00 feet, with a central angle of 12°55'13", a chord bearing of S 16°11'30" W, a chord length of 79.88 feet, for a distance of 80.08 feet; Thence S 22°38'04" W a distance of 55.15 feet; Thence along a curve to the right having a radius of 200.00 feet, with a central angle of 24°14'58", a chord bearing of S 34°46'35" W, a chord length of 94.02 feet, for a distance of 84.65 feet; Thence along a curve to the right having a radius of 370.00 feet, with a central angle of 14°09'14", a chord bearing of S 53°58'42" W, a chord length of 91.17 feet, for a distance of 91.40 feet; Thence along a curve to the right having a radius of 484.00 feet, a central angle of 02°58'09", a chord bearing of S 59°33'45" W, a chord length of 25.22 feet, for a distance of 25.22 feet to said present right-of-way; Thence along said present right-of-way being on a curve to the left having a radius of 1482.39 feet, a central angle of 03°44'51", a chord bearing of N 16°37'30" E, a chord length of 148.64 feet, for a distance of 148.70 feet; Thence N 13°44'40" E along said present right-of-way a distance of 158.97 feet to the Point of Beginning, and containing 27,778 square feet (0.638 acres), more or less.

Surveyor's Statement

I, KEVIN M. NEWLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR ANY OTHER APPURTENANCES ON SAID PROPERTY. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BENCHMARK SURVEYING & LAND SERVICES, INC.

KEVIN M. NEWLIN, RLS # 1289

November 19, 2019
DATE OF CERTIFICATION



REVISIONS	BY	DATE
LAST FIELD VISIT	km	11/19/19

FILE	2114.1610	SURVEY BY	km	DATE	11/19/19
ORDER	26993	DRAWN BY	tg	SCALE	1"=50'
BOOK	22/376	CHECKED BY	km	SHEET	1 OF 1

Notes

- THIS LEGAL DESCRIPTION WAS PREPARED BY KEVIN M. NEWLIN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR No.1289.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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