

Commercial Land For Sale



169 & Hwy 20 / 116th St North | 28 Acres +/-

Owasso, OK 28 Acres +/-



Greg Ganzkow
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Executive Summary

This 28± acre unified development tract is located near US Highway 169 and Highway 20 (116th Street North in Owasso, Oklahoma. Positioned along the primary commercial corridor serving northern Tulsa County, the Property presents a rare large-scale development opportunity within a high-growth suburban market.

Currently zoned AG, the tract offers logical future rezoning potential consistent with surrounding residential and commercial expansion. The site is located within the boundaries of Owasso Public Schools, a key driver of residential demand in the area.

Owasso is Built for Business!

#1 Fastest growing city
in Oklahoma

6th Best place for young
professionals in Oklahoma

7th Most recession-proof
cities in America

**Owasso Chamber of Commerce*



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Property Overview

- 28 +/- Contiguous Acres
- Currently Outside the Owasso City Limits
- Zoned AG
- Unimproved / Vacant Land
- Water along 145th E. Ave
- Sewer located near SW corner of property

Developer Considerations

The subject property benefits from:

- ✓ Established residential density within 3-mile trade area
- ✓ Stable median household incomes approaching \$90,000+
- ✓ Strong traffic exposure near a regional highway corridor
- ✓ Continued residential and commercial expansion in Owasso
- ✓ Gateway positioning within the US 169 commercial spine



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Location

- 15 +/- Minutes to Downtown Tulsa, OK
- Easy access to Hwy 169 & Hwy 20
- Positioned w/in established commercial & residential growth path



Strategic Corridor Position

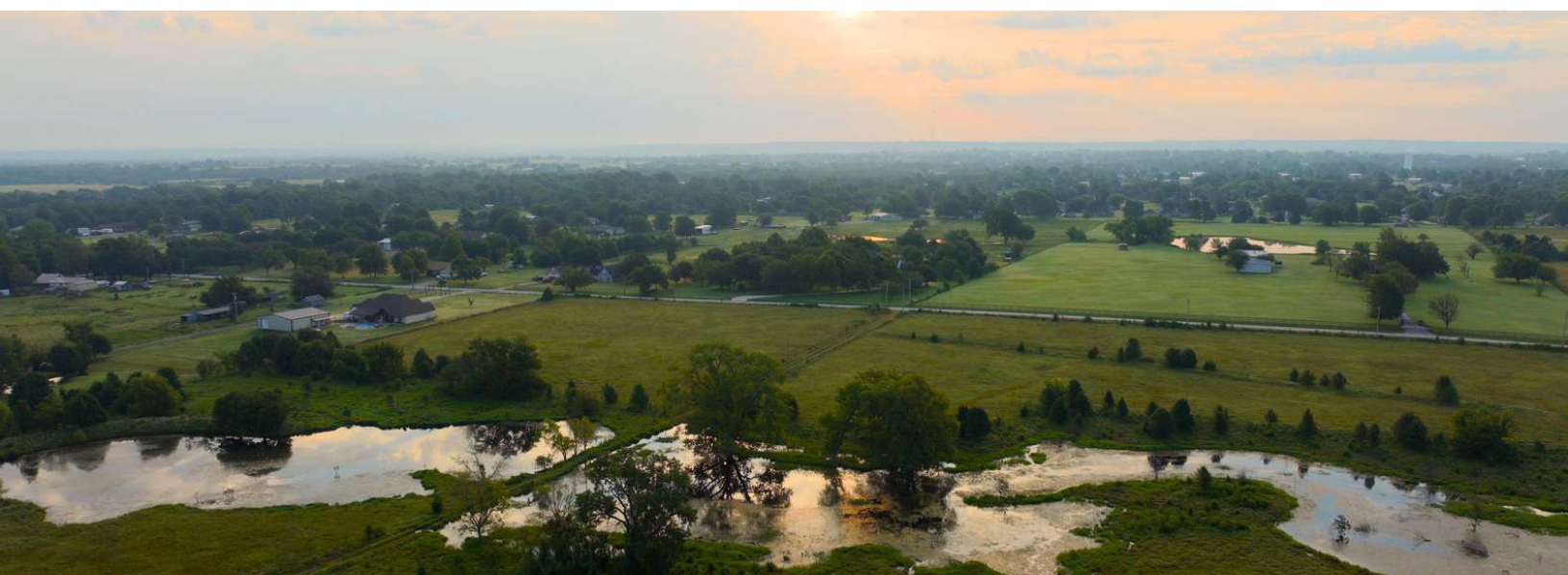
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Site Aerial



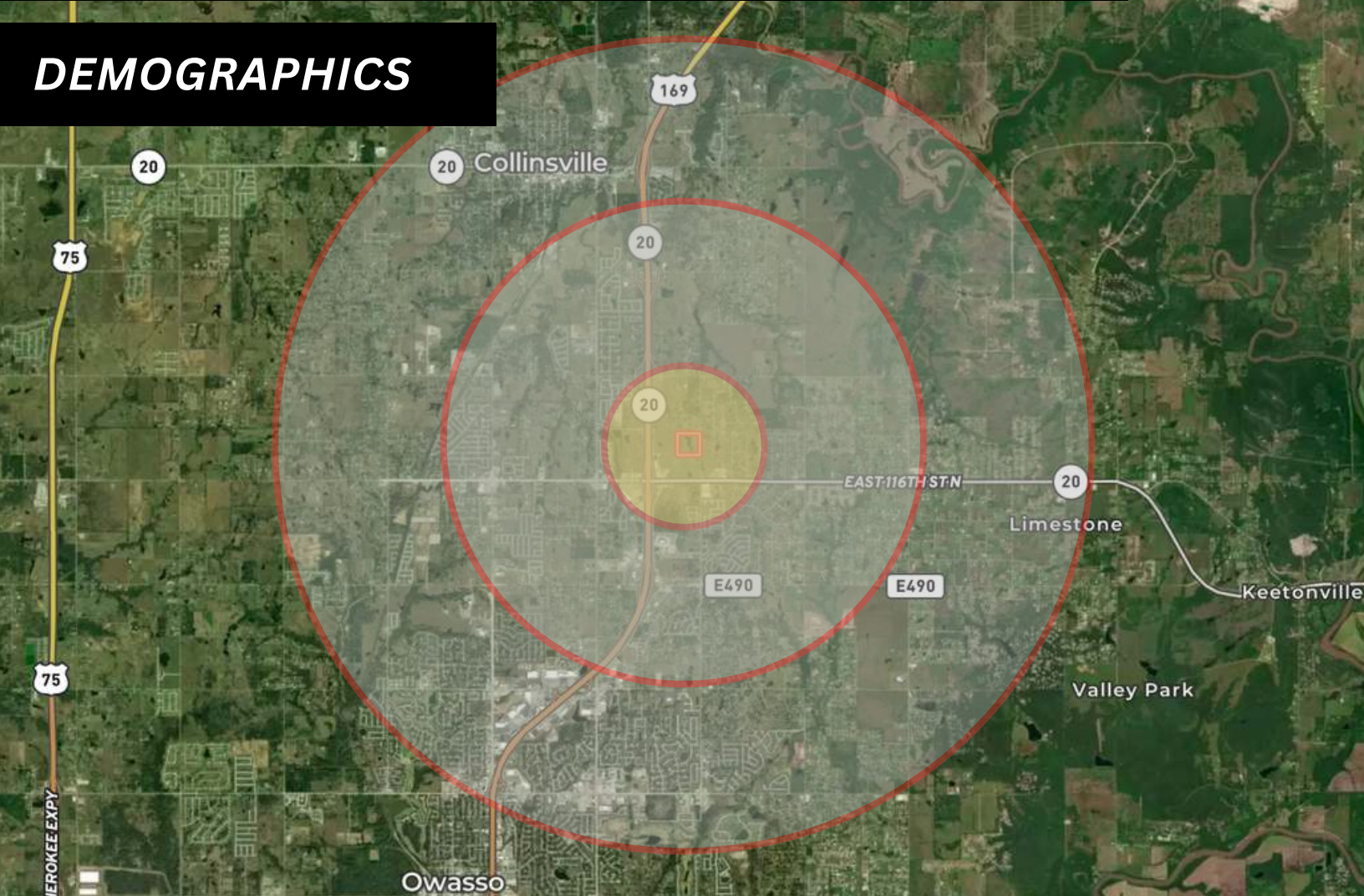
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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,547	30,252	67,444
AVERAGE HH INCOME	\$97,740	\$107,409	\$108,557
TOTAL HOUSEHOLDS	907	11,026	25,160



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Traffic Counts



**Traffic counts vary by specific segment and year of study. Data gathered from ODOT AADT Year 2024.*

Corridor Significance

US 169 functions as the primary north-south arterial connecting:

- Owasso to Tulsa
- Northern Tulsa County employment centers
- Regional retail nodes

The intersection of US 169 and 116th Street North serves as a commercial gateway into Owasso and captures both:

- Local residential traffic
- Commuter traffic
- Regional pass-through volume

High daily traffic counts combined with strong demographic fundamentals enhance the site's viability for commercial frontage development, pad retail, mixed-use integration, or phased master-planned concepts.

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