

13601 E 96TH STREET NORTH, OWASSO, OK 74055



SCAN FOR
PROPERTY
WEBSITE

\$466,000

4 BED / 2.5 BATH / 2271 S/F

Prime development potential in a highly visible location just east of Hwy 169, in Owasso OK. This 1.93 acre property offers approximately 300 feet of frontage along E 96th St. N. Zoned office/mixed use.

FEATURES:

- 1.93 acres with prime development potential
- ~300 ft frontage on E 96th St N for maximum visibility
- High-traffic location just east of Hwy 169 (16,500+ vehicles/day*)
- Zoned office/mixed-use for versatile development options
- Existing building structurally sound—ready for updates & immediate use
- Flexible layout ideal for offices, reception & meeting spaces
- Perfect for medical, dental, legal, insurance, or professional use
- Near Owasso's E 96th St commercial corridor with strong growth
- Planned roadway widening by 2027 adds future value
- Survey & zoning docs available (*buyer to verify all info*)



LISTED BY:
Amber Castleman
Shields and Company
918-409-7046
amber.castleman@kw.com

FOLLOW US ON OUR
SOCIAL MEDIA PAGES



 **SHIELDS** AND CO.  **kw** KELLERWILLIAMS REALTY PREMIER

Each Office is Independently Owned and Operated
13315 E 112th St N, Suite 100, Owasso, OK 74055

