

# Multi-Use Building With Acreage For Sale

5550 S. State Highway 97  
Sand Springs, OK 74063



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## Property Description

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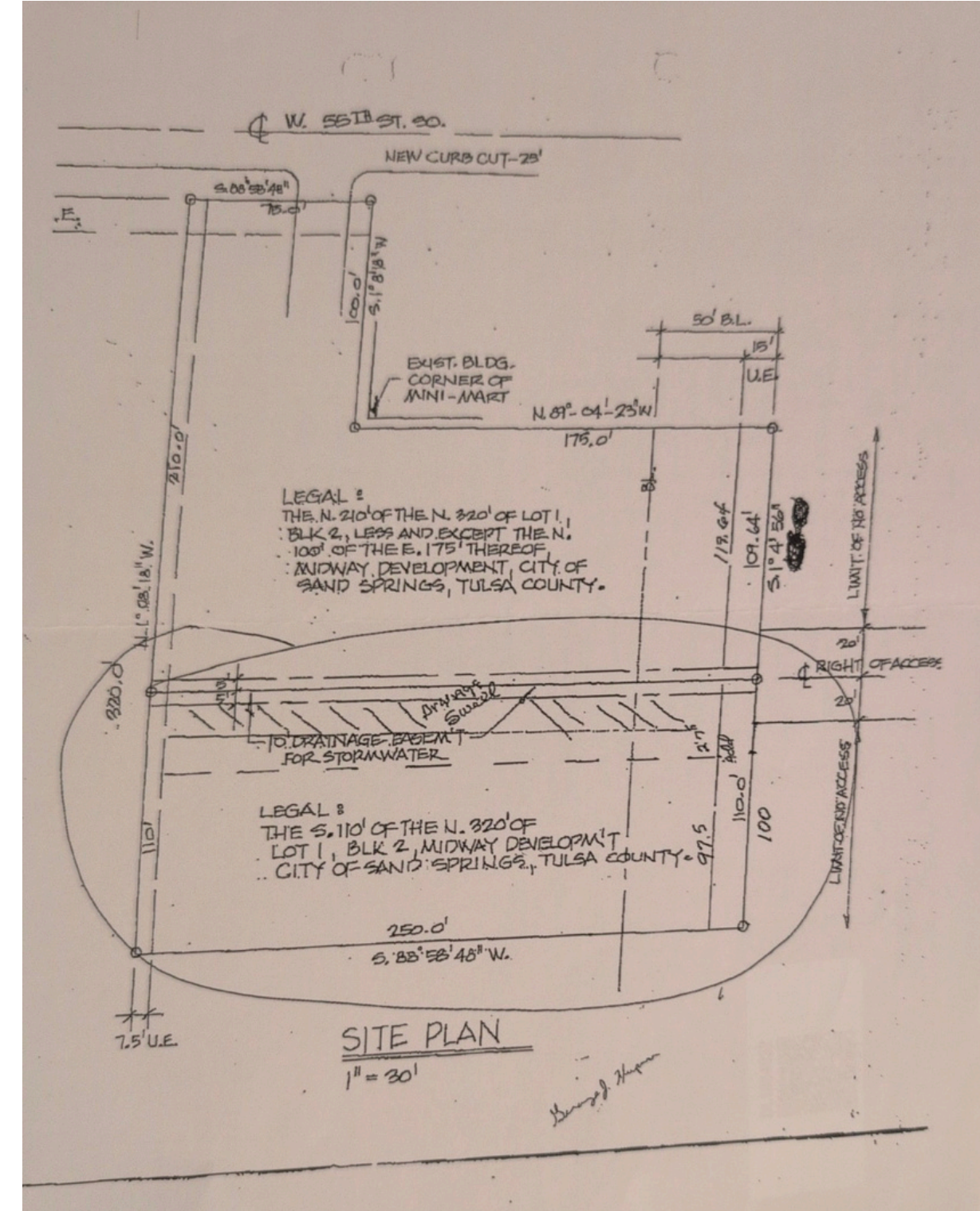
Property features direct access off State Highway 97. Located near I-44 and Hwy 412. Property also features a secured parking lot with parking out front and on the south side of the parking lot. Additional land attached to the property for development.

### Property Features

- 4,970 SF
- 1.43 Acres
- Zoned Commercial
- Great frontage
- Parking out front
- 8 interior rooms
- 3 restrooms
- Kitchen with sink and laundry hook ups

### Asking Price

\$769,995.00



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Property Photos



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## Nearby Growth

Project Spring is a potential data center development in Sand Springs, Oklahoma and will be located on an 827-acre property located at 5615 OK-97, Sand Springs, OK 74063.

While the site layout is preliminary, the data center buildings are anticipated to occupy less than 10% of the 827-acre site. The areas surrounding the data center buildings will be developed primarily with essential infrastructure, such as private internal roads, parking, equipment yards, and electrical transmission facilities. Additionally, 30-40% of the site is planned to be preserved as vegetative or green open space, including landscaped buffer zones along the perimeter of the property.

Project Spring is positioned to deliver significant, enduring financial benefits to the people of Sand Springs, including dedicated funding for local schools and essential services, stable long-term revenue for the City, and the creation of quality, local jobs requiring a wide variety of skills. This project will also pay fees to Osage County, and to Tulsa Tech. Project Spring will be one of the top taxpayers in Osage County and the City of Sand Springs.

Data centers deliver higher net financial benefit to local governments and taxing jurisdictions than many other types of manufacturing facilities because they place less demand on schools, emergency services, road maintenance, and other local services compared to other industrial or large commercial developments. Data centers offer significant tax revenue, often ranking among the top taxpayers within their jurisdictions, even with tax incentives in place.

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Property Location

