

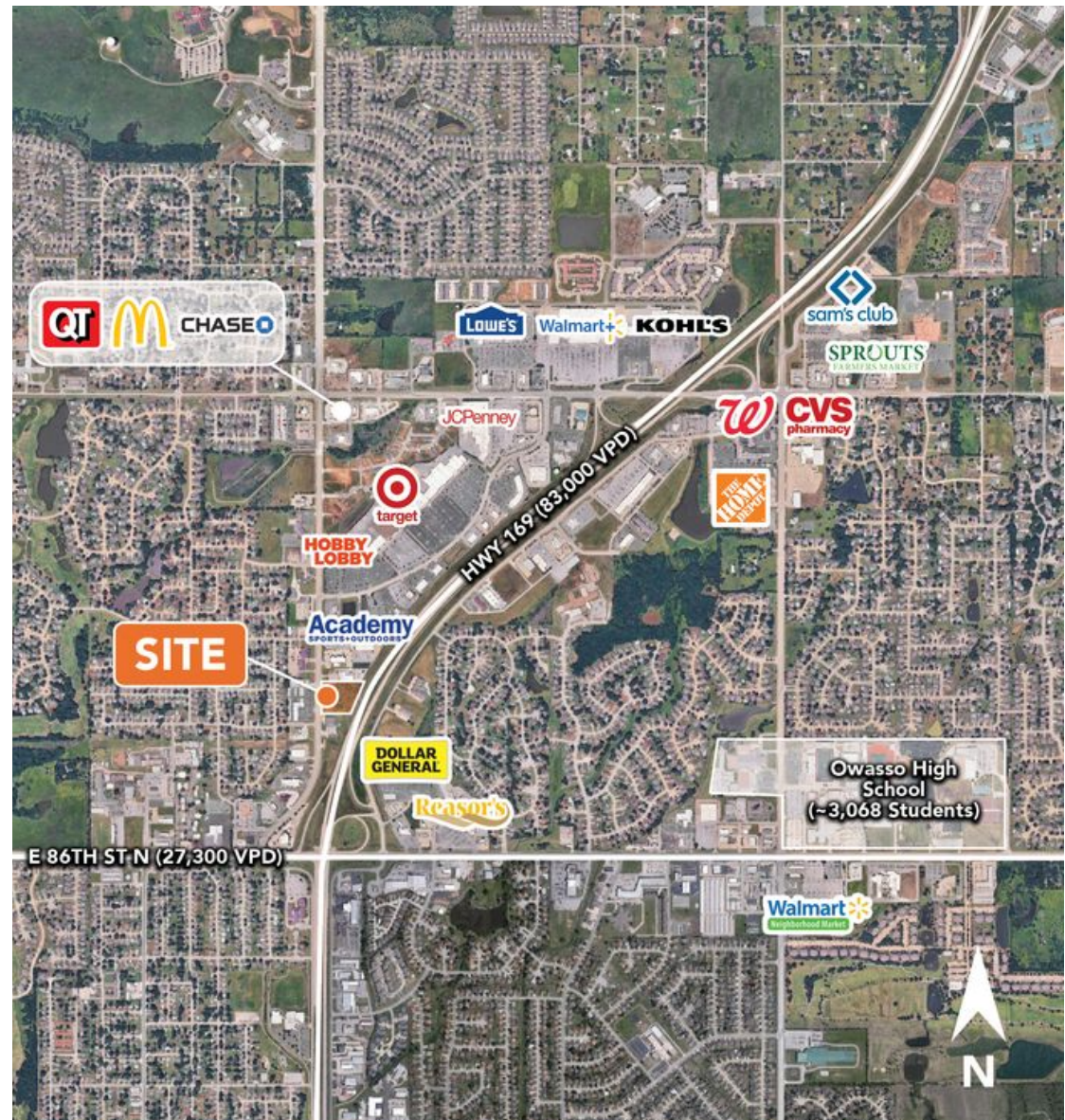
91st & N. Garnett - Development Land

Property Overview

Asking Price	\$1,900,000
Address	N. Garnett Road, Owasso, OK 74055
Total Land Area	+/- 2.73 Acres
Land Square Footage	118,784 SF
Price Per Square Foot	\$15.98
Highway 169 VPD	83,000
Zoning	Commercial General (CG) / US 169 Overlay
Parcel ID	91420-14-20-44810
County	Tulsa County
Ownership Interest	Fee Simple
Ad Valorem	\$4,440 per year (2026)

Property Description

Prime Development site situated adjacent to Highway 169 along Garnett Road in Owasso's prime commercial and retail corridor. The site is mostly flat and zoned Commercial General or CG. Immediately to the north is Smith Farm, a +/- 350,000 SF regional shopping center and home to such tenants as Target, Academy Sports, Best Buy, TJ Maxx, Ross and more. Also nearby is Lowes, Sam's Club, Walmart Supercenter and Home Depot.



Ben Ganzkow, CCIM
Principal
918-946-5855
ben@legacypadvisors.com

91st & N. Garnett - Development Land

Owasso, OK 74055



Ben Ganzkow, CCIM
Principal
918-946-5855
ben@legacypadvisors.com

91st & N. Garnett - Development Land

Owasso, OK 74055



Ben Ganzkow, CCIM
Principal
918-946-5855
ben@legacypadvisors.com

91st & N. Garnett - Development Land

Owasso, OK 74055



Ben Ganzkow, CCIM
Principal
918-946-5855
ben@legacypadvisors.com

91st & N. Garnett - Development Land
Owasso, OK 74055



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	9,962	43,522	61,271
Households	3,847	16,488	22,776
Median Household Income	\$73,462	\$81,075	\$86,036
Average Household Income	\$89,530	\$103,841	\$111,124

Ben Ganzkow, CCIM
Principal
918-946-5855
ben@legacypadvisors.com