

11298 N. 135TH E. AVENUE
OWASSO, OK 74055



Commercial Lots For Sale

Lot 1: 1.5 Acres +/- | \$15.00/SF = \$980,100

Lot 2: 6.3 Acres +/- | \$5.00/SF = \$1,372,140

Lot 3: 10.9 Acres +/- | \$5.00/SF = \$2,374,020

PROPERTY HIGHLIGHTS

- Zoned: CS
- Direct Exposure from Highway 169
- Located in Garrett Creek
- Surrounded by Lots of Residential Growth

ABOUT CS ZONING

- CS zoning typically stands for Commercial Service or Service Commercial, a designation meant for businesses that provide commercial services, light-intensity manufacturing, repairs, or storage, rather than heavy industrial work or standard retail shopping.
- Common Uses Allowed: Auto repair shops and car washes, Printing, plumbing, and electrical contractor shops, Small warehouses and indoor storage units, Light manufacturing or wholesale businesses, Equipment rental and outdoor display yards

ABOUT OWASSO, OKLAHOMA

- **LOCATION:** Situated in Tulsa and Rogers counties, roughly 6 miles north of Tulsa along U.S. Highway 169
- **RECREATION:** Includes amenities like the Bailey Ranch Golf Club and Redbud Festival Park in the downtown area

PROPERTY OVERVIEW

LOT SIZE	18.7 ACRES +/-
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ZONING	CS
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DEMOGRAPHICS



POPULATION

1 MILE: 3,795
3 MILES: 37,006
5 MILES: 67,480



AVERAGE HOUSEHOLD INCOME

1 MILE: \$100,982
3 MILES: \$105,475
5 MILES: \$106,270



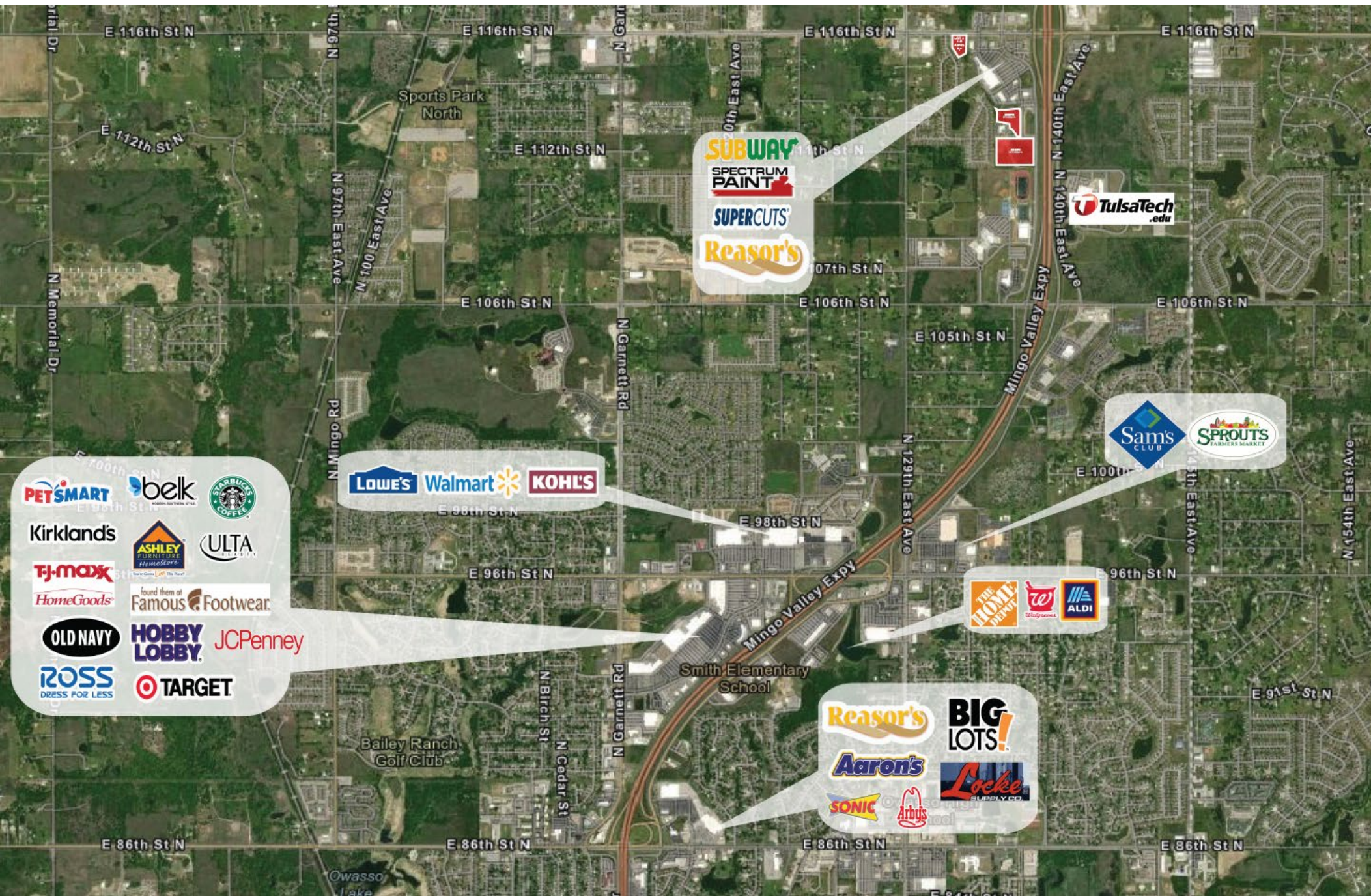
TOTAL HOUSEHOLDS

1 MILE: 1,377
3 MILES: 13,512
5 MILES: 25,007



ADJACENT TO HIGHWAY 169

11298 N. 135TH E. AVENUE



11298 N. 135TH E. AVENUE – SEWER MAPS

