

Land For Sale or Build-to-Suit Lease

Garrett Creek Land

11298 N 135th E Ave and E 116th St N Owasso, OK 74055

WIGGIN
PROPERTIES, LLC



Available Land

Lot 1: E 116th St N

Size:	1.5 Acres
Access:	E 116th St N
Frontage:	205'
Zoned:	CS
Utilities:	All to site

Lots A-F: 11298 N 135th E Ave

Size:	1 - 3 Acre Pad Sites
Access:	N 135th E Ave
Frontage:	1,267' N 135th E Ave
Zoned:	CS
Utilities:	All to site

Lot G: 11298 N 135th E Ave

Size:	16.00 Acres MOL
Access:	Interior Shopping Center Street
Zoned:	CS
Utilities:	All to site

Garrett Creek is a 50-acre master planned mixed-use retail development that sits along the west side of Hwy 169 just south of E 116th St N in Owasso, Oklahoma.

- Strategic Location**
Owasso's retail funnel is fed by highways 75, 169 and 20. Continued growth is expected for this strong retail funnel.
- Surging Residential Growth**
New residential construction continues at a steady pace with an increase in Owasso residents of 1,000 to 1,200 per year.
- Great Frontage and Access**
Property maintains direct exposure from Hwy 169 with traffic counts at more than 40,000 CPD.
- Acres Available**
Lots ranging from 1 acre up to 22 MOL acres.

Call Grant Stewart, CCIM, or Vicki Patterson, CCIM at **918.935.2010**

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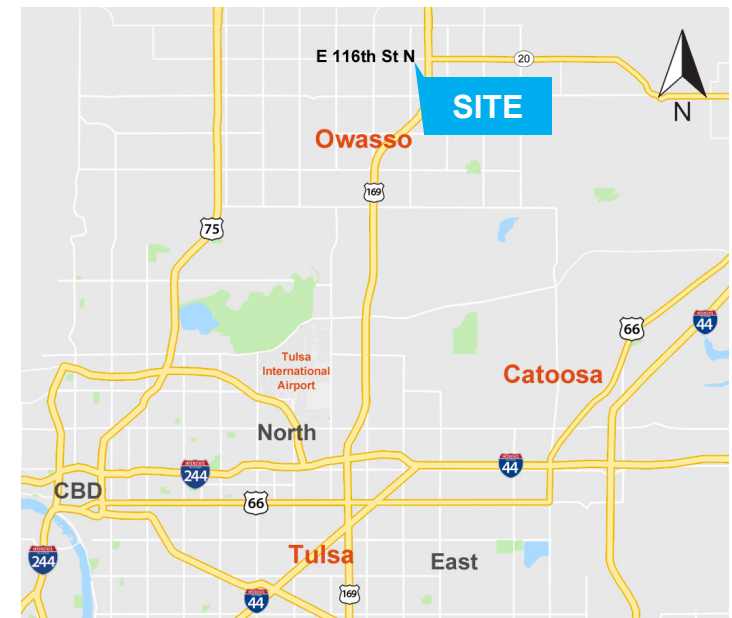
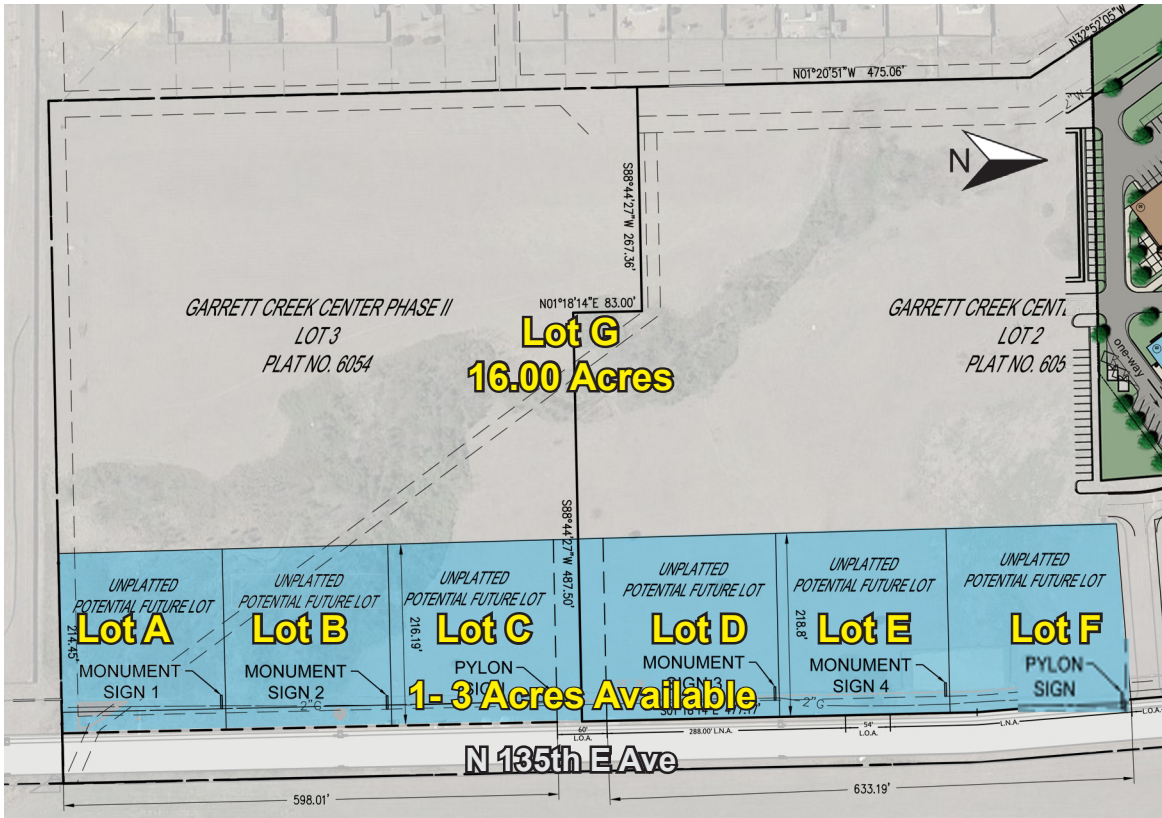
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Demographics	2019	1 Mile	3 Miles	5 Miles
Population		1,878	31,783	61,178
Average HH Income		\$84,454	\$91,519	\$86,608
Owner Occupied Units		619	8,922	16,544
Renter Occupied Units		107	2,236	5,666



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