

LAND FOR SALE: 25.75 ACRES FOR SALE

S.E. CORNER OF HIGHWAY 75 & 86TH NORTH



FOR MORE INFORMATION CONTACT:

DICK ALABACK

SALES ASSOCIATE

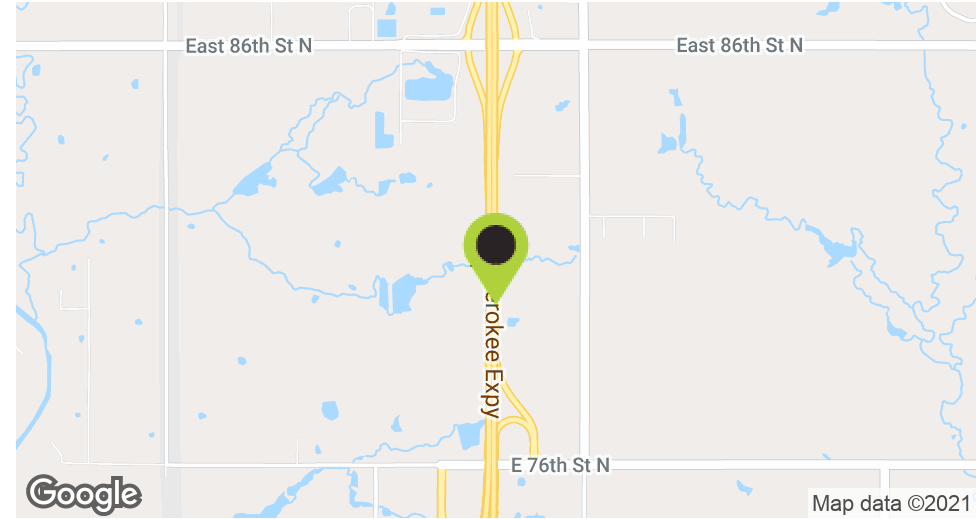
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S.E. CORNER OF HIGHWAY 75 & 86TH NORTH



OFFERING SUMMARY

Sale Price:	\$1,150,000
Available SQFT:	1,121,670 SQFT
Lot Size:	25.75 Acres
Price / Acre:	\$44,660

PROPERTY OVERVIEW

25.75 acres with over 1,000 feet of frontage on Highway 75. The site is currently zoned CS. High Visibility and exposure to Highway 75. Access from all four directions. High growth area near the Owasso and Collinsville School Districts. The site is one mile north of the 1300 Acre Cherokee Industrial Park that includes the new 1.3 million SQFT. Macy's Distribution Center that recently expanded by 1.2 million SQFT. Whirlpool Plant, Nordam, Verizon ETC.

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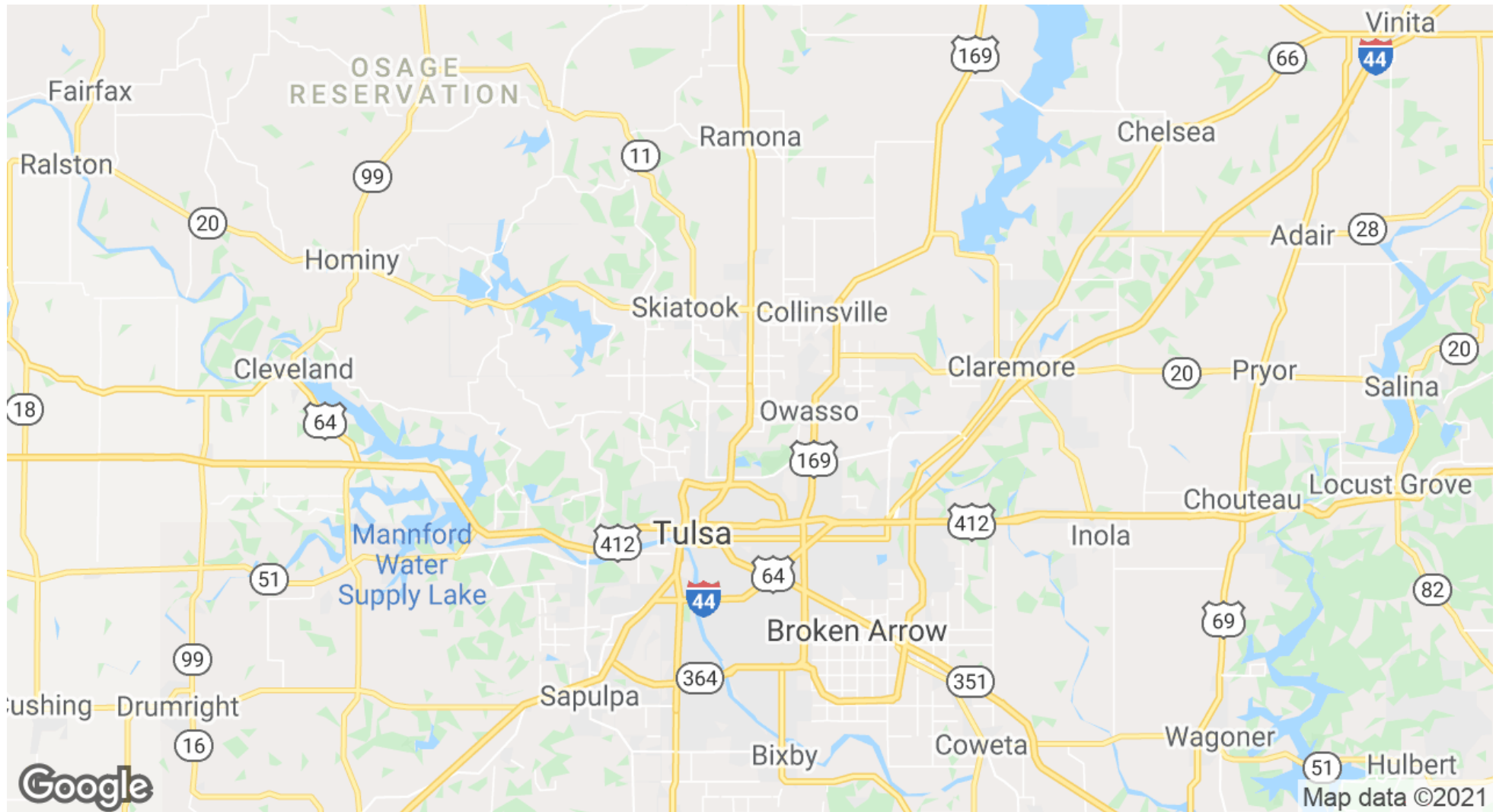
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LAND FOR SALE: REGIONAL MAP

S.E. CORNER OF HIGHWAY 75 & 86TH NORTH



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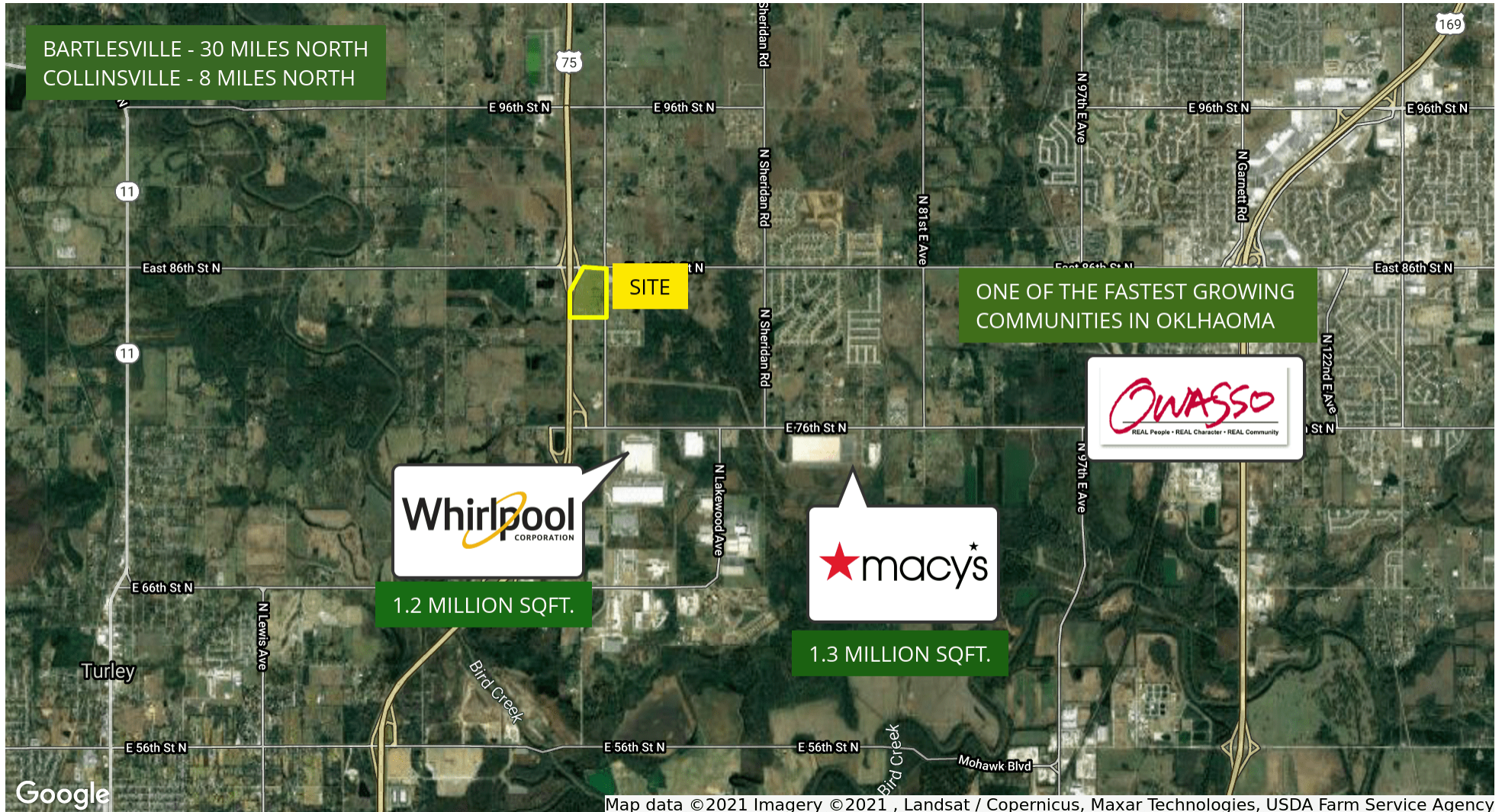
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LAND FOR SALE: RETAILER MAP

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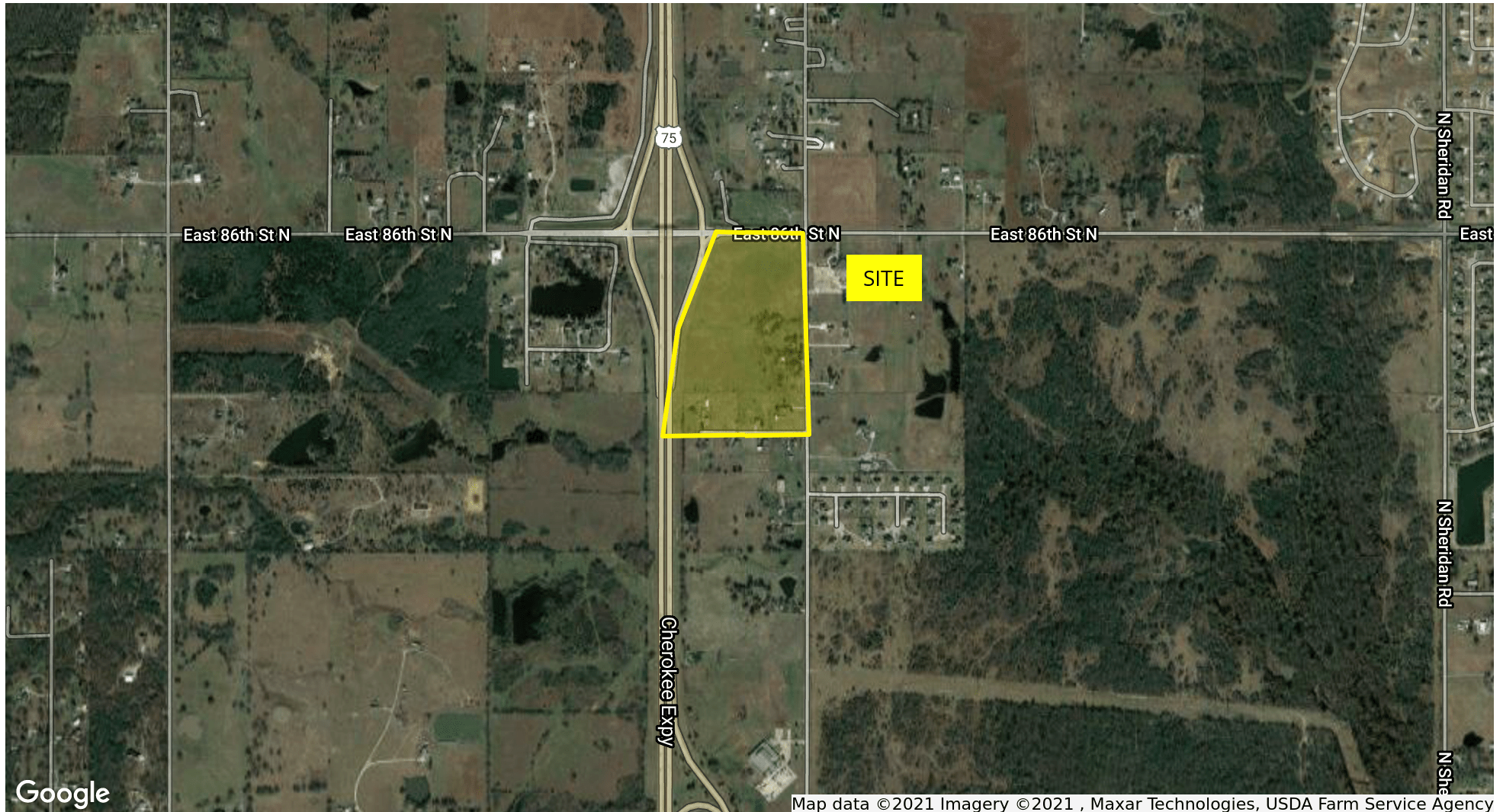
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COMMERCIAL PROPERTIES

LAND FOR SALE: AERIAL MAP

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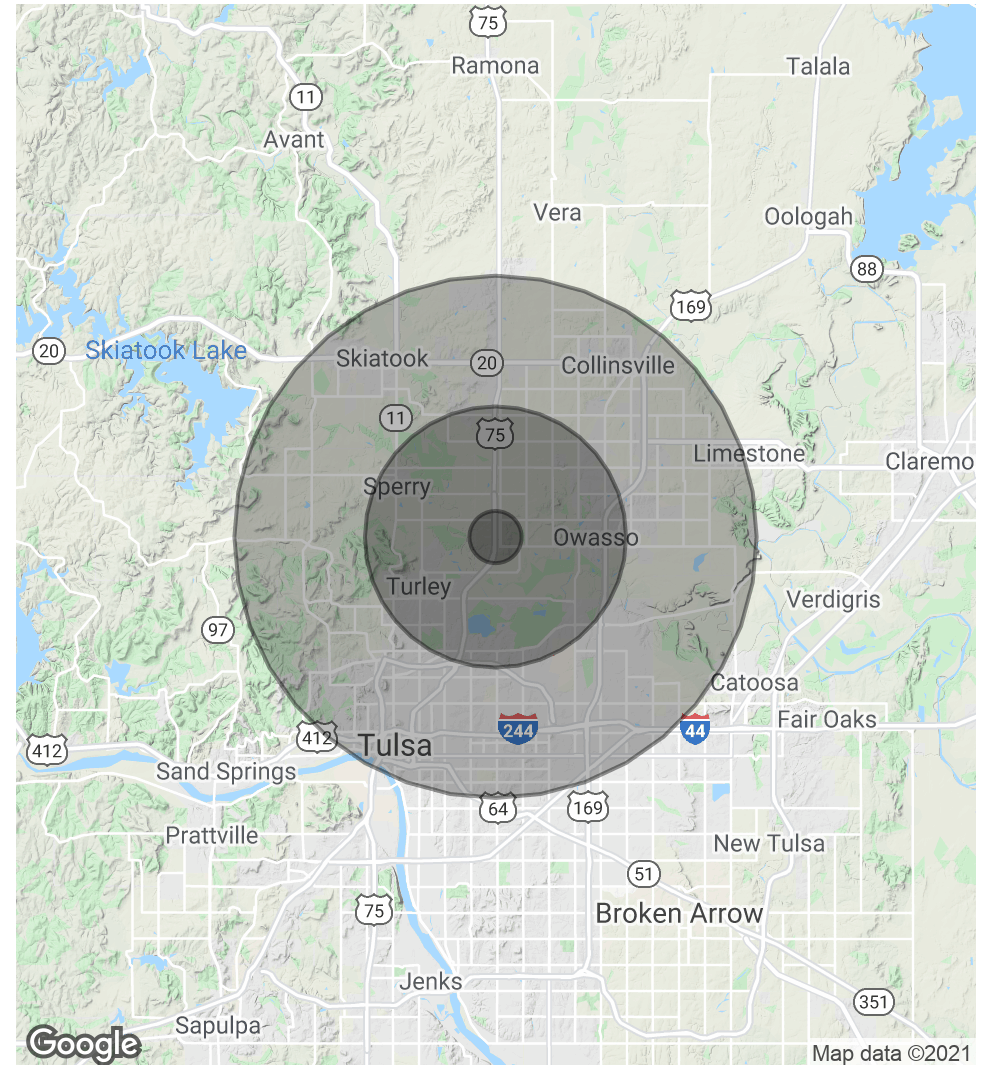
LAND FOR SALE: DEMOGRAPHICS

S.E. CORNER OF HIGHWAY 75 & 86TH NORTH

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	504	22,283	209,402
Average age	38.6	35.4	34.0
Average age (Male)	38.7	34.5	32.8
Average age (Female)	38.9	36.8	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	179	8,110	80,739
# of persons per HH	2.8	2.7	2.6
Average HH income	\$62,381	\$54,255	\$48,247
Average house value	\$219,390	\$167,258	\$118,487

* Demographic data derived from 2010 US Census



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