

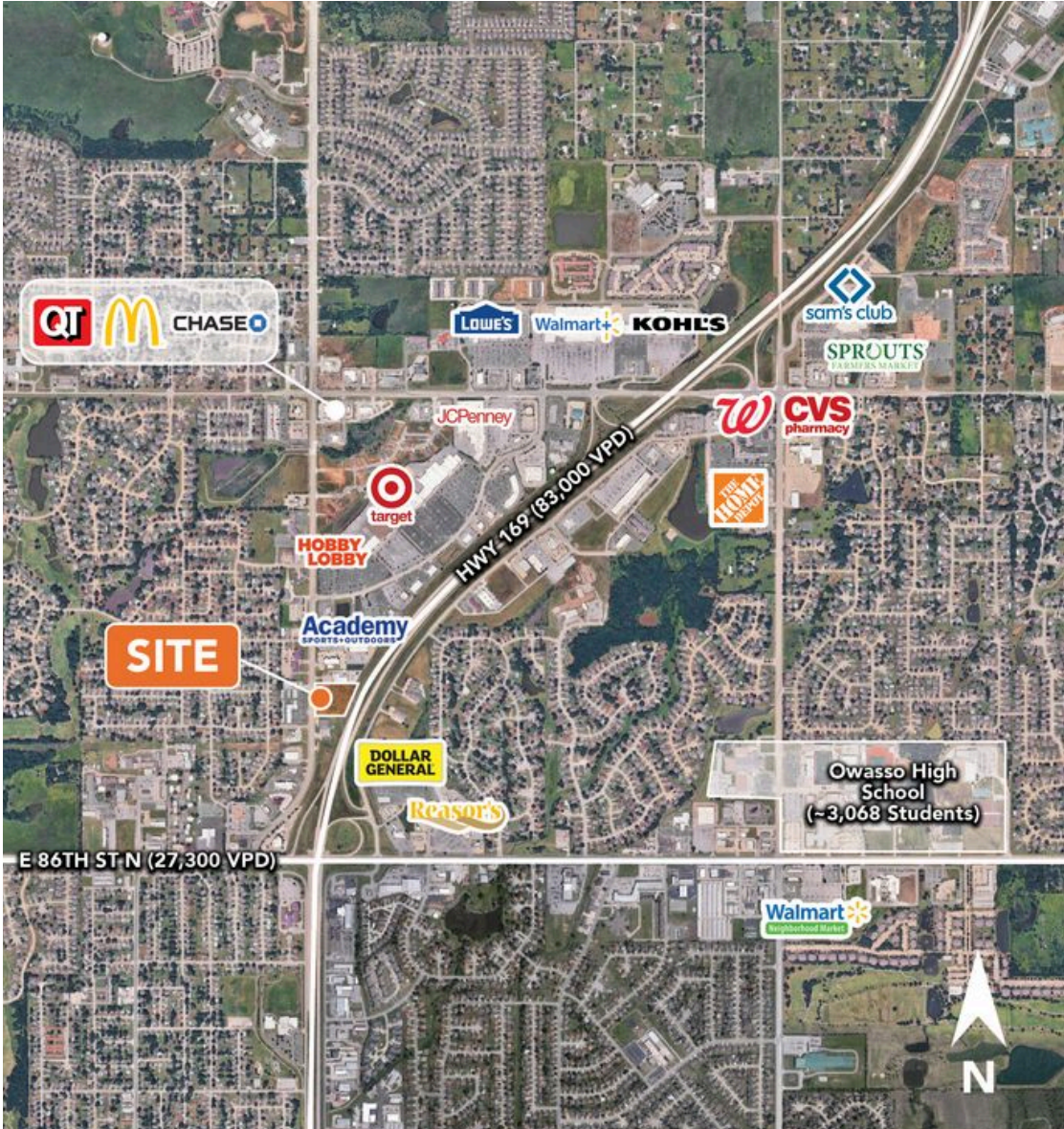
# 91st & N. Garnett - Development Land

## Property Overview

Asking Price	\$2,300,000
Address	N. Garnett Road, Owasso, OK 74055
Total Land Area	+/- 2.73 Acres
Land Square Footage	118,784 SF
Price Per Square Foot	\$19.50
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 Valorum	\$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.



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

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