



Owasso Office For Sale

MCP MCGRAW
COMMERCIAL
PROPERTIES

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12939 East 116th St North,
Owasso, OK 74021

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Property Summary



PROPERTY DESCRIPTION

Newer construction, well-maintained facility with single-owner history. Strategically located site near the corner of N 129th E Ave & E 116th St N near Highway 169, ensuring excellent traffic flow and exposure. The area is surrounded by a mix of commercial, residential, and retail establishments such as Walmart, Dutch Bro's Coffee, ACE Hardware, etc., providing a built-in customer base for potential businesses.

Building & Site:

+/- 3,692 SF on +/- 0.94 Acres

Zoning: CS (Commercial Shopping, with US-169 Overlay)

Flood Zone: Zone X (Area of Minimal Hazard)

OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	0.94 Acres
Building Size:	3,692 SF

Buildout:

- 6 - Ops with water
- 1 - Hazard Waste room
- 1 - Radiation room
- Central Nurse Hub
- 1 Data room

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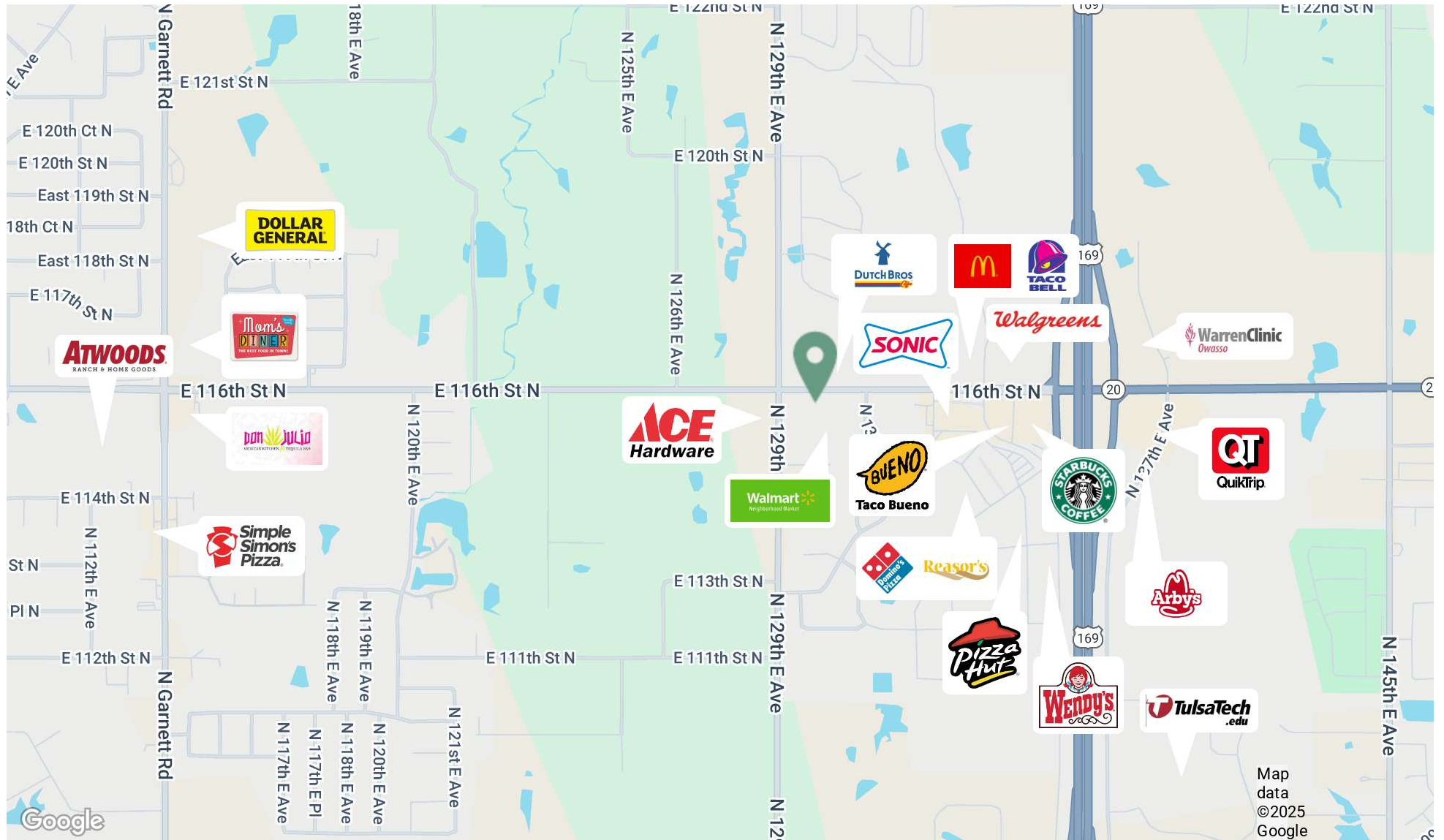
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Location Map



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Additional Photos



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Floor Plan



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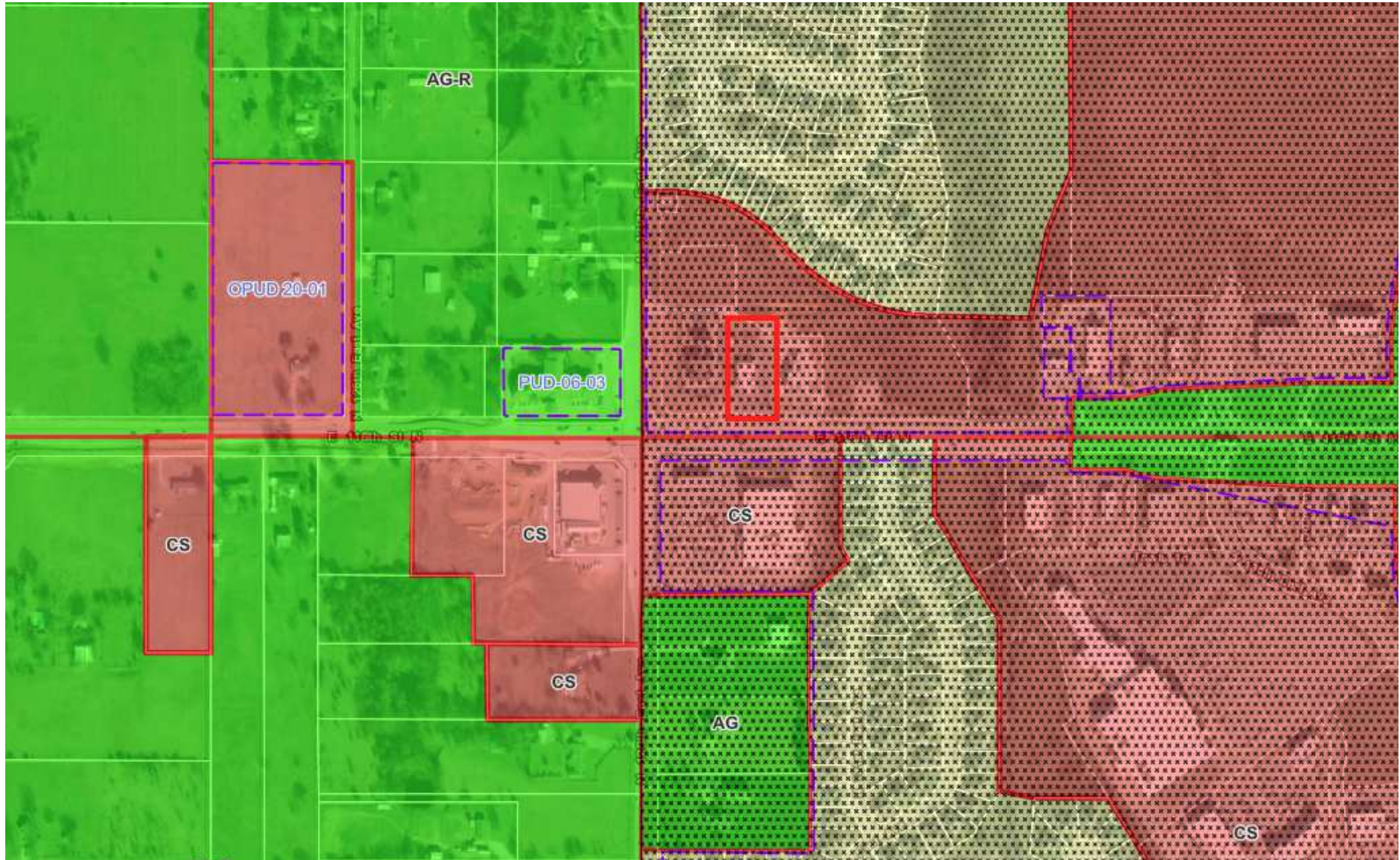
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Zoning Map



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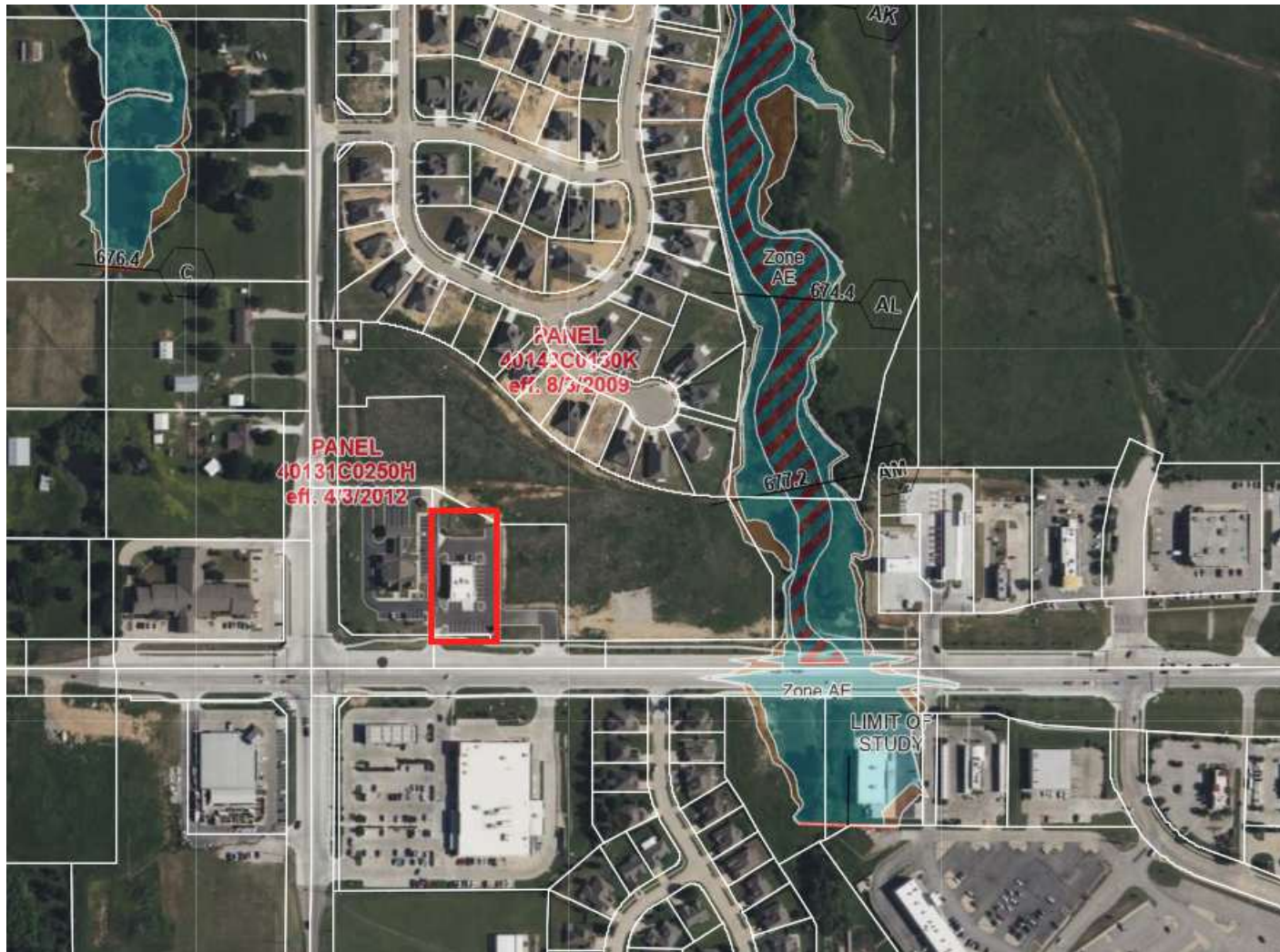
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FEMA Flood Map



FEMA - NFHL (National Flood Hazard Layer)

FIRM Panels



Cross-Sections



Flood Hazard Boundaries

— Limit Lines

— NP

— SFHA / Flood Zone Boundary

— Flowage Easement Boundary

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

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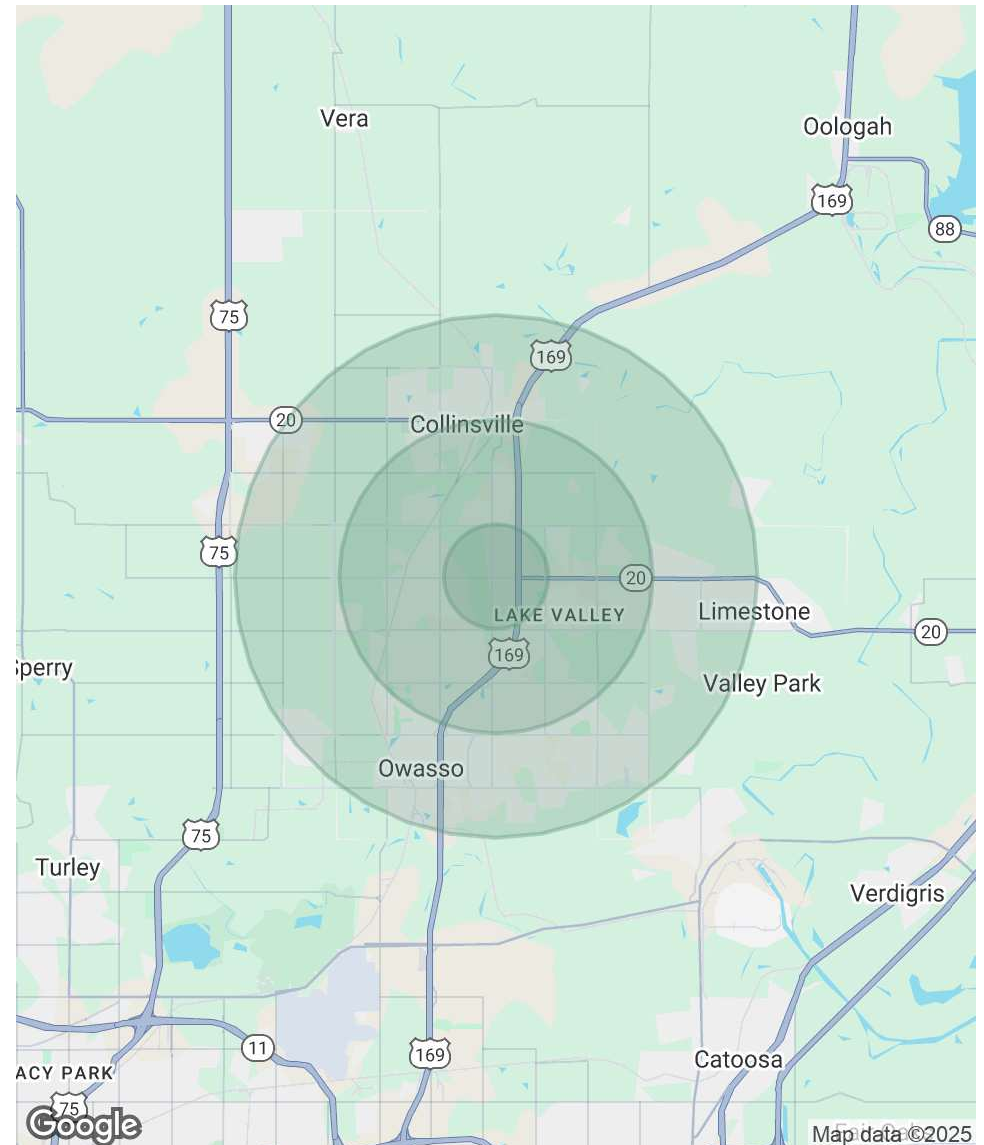
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,060	34,902	68,694
Average Age	37	38	39
Average Age (Male)	35	37	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,171	12,613	25,345
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$93,970	\$103,401	\$107,806
Average House Value	\$269,777	\$267,220	\$287,677

Demographics data derived from AlphaMap



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Meet the Team



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