

OFFERING MEMORANDUM

Casement Property
Owasso, OK

68± Acres – Highway 169 Mixed-Use Development Opportunity | Call for Offers

A 68± Acre Unified Development Control Opportunity in the Hwy 169 Corridor.

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EXECUTIVE SUMMARY

68± Acres – 11980 N 145 E Ave Collinsville, OK 74021
Owasso Schools

Investment Overview

The Property represents a rare opportunity to acquire a **68± acre unified development tract** positioned along the primary commercial corridor serving Owasso and northern Tulsa County.

Located at the northeast corner of US Highway 169 and E 116th Street North (Hwy 20), the site benefits from strong regional connectivity, established residential density, and sustained commercial expansion along the corridor.

After long-term family ownership, the Property is being formally introduced to the market through a structured **Call for Offers** process.

Strategic Positioning

- 68+/- contiguous acres (single unified control position)
- Direct exposure to US Highway 169
- Utilities available to the site (water & sewer corridor)
- Established retail and residential development nearby
- Strong traffic counts supporting commercial frontage
- Approximately 15± minutes to downtown Tulsa & Tulsa International Airport

The unified acreage provides flexibility for a master-planned concept, phased development strategy, or integrated mixed-use project.

Market Fundamentals

The Property is supported by:

- 60,000+ residents within 5 miles
- Median household incomes approaching \$90,000+
- Continued residential growth in the Owasso trade area
- High daily traffic volumes along US 169
- Proximity to Tulsa employment centers

The demographic and traffic profile supports grocery-anchored retail, pad retail, medical office, multifamily, or for-sale residential product.

School District Advantage

The Property is located within the boundaries of **Owasso Public Schools**.

Owasso Schools is a 6A district and one of the most sought-after public school systems in the Tulsa metropolitan area. Strong school district performance has historically driven residential demand and supported sustained home value stability within the community.

For residential or mixed-use developers, the school district positioning represents a meaningful absorption driver.

Zoning & Entitlement Considerations

The Property is currently zoned **AG (Agricultural)**.

Utilities & Infrastructure

Utilities are present within the corridor, including:

- Municipal water
- Sanitary sewer
- Electric and telecommunications infrastructure

Capacity, extension requirements, and impact fees should be verified by purchaser.

Investment Positioning

This offering represents one of the few remaining large-scale development tracts along the US 169 commercial corridor within Owasso city limits.

Supported by:

- ✓ High-demand 6A school district
- ✓ Established residential density
- ✓ Regional commuter exposure
- ✓ Strong demographic fundamentals
- ✓ Long-term growth trajectory

The Property presents a compelling entitlement and development opportunity within a stable and expanding suburban market.

Offering Process

The Property is being offered through a structured Call for Offers process.

- Marketing Launch: March 16th, 2026
- Offer Deadline: June 16th, 2026 at 5:00 PM CST
- Seller reserves the right to accept a bona fide offer at any time prior to the stated deadline.

Complete submission guidelines are outlined in the Offering Process section of this memorandum.

Submission Requirements

- To be considered, all offers must include the following:
- Purchase price
- Earnest money amount
- Due diligence period
- Closing timeline
- Development intent
- Financial capability statement
- Proof of funds or lender letter

Property Tours & Due Diligence

Property tours are available by appointment only and must be coordinated through The G7 Group. Interested parties are encouraged to complete all preliminary inspections, feasibility review, and underwriting prior to the offer deadline.

Seller's Rights

The Seller reserves the right to:

- Accept or reject any or all offers
- Negotiate with one or more prospective purchasers
- Request "best and final" submissions
- Modify or terminate the offering process at any time
- Select an offer based on terms, timing, certainty of closing and overall proposal strength, not solely purchase price.

This offering does not constitute a binding agreement. A binding contract shall exist only upon execution of a mutually agreed Purchase Agreement.

Confidentiality

All information contained in this Offering Memorandum is provided for informational purposes only. Prospective purchasers are responsible for conducting their own independent investigations and due diligence.

G7 Group, LLC
Coldwell Banker Select
Greg Ganzkow
918-381-5656
G7@theG7group.com