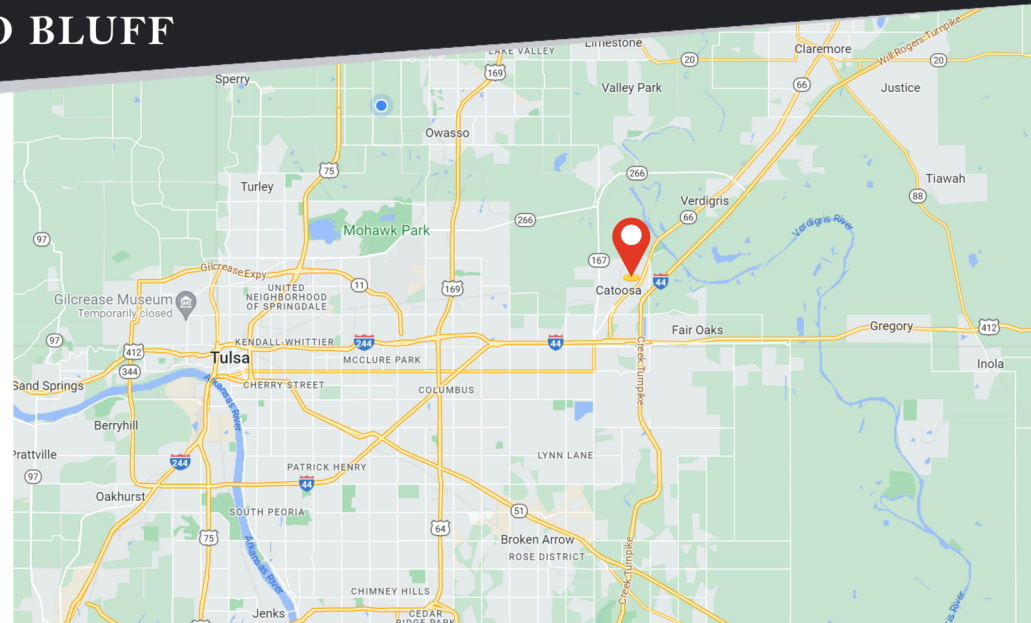


# DEVELOPMENT PAD SITES FOR SALE



## PROPERTY DESCRIPTION

**Now Available! 3 prime commercial pad sites ready to develop! Site sizes from .48 to 2.7 ac m/l with high visibility & road frontage along Historic Route 66!** Denbo Bluff, a 22 acre mixed-use development is designed to offer luxury, multi-family & 5 acres m/l of commercial/ multi-use space. View 66 Residences will anchor the development with 70+ 1 to 2 bedroom units. Amenities include an exclusive park featuring pond & extensive walking trail system.

## LOCATION

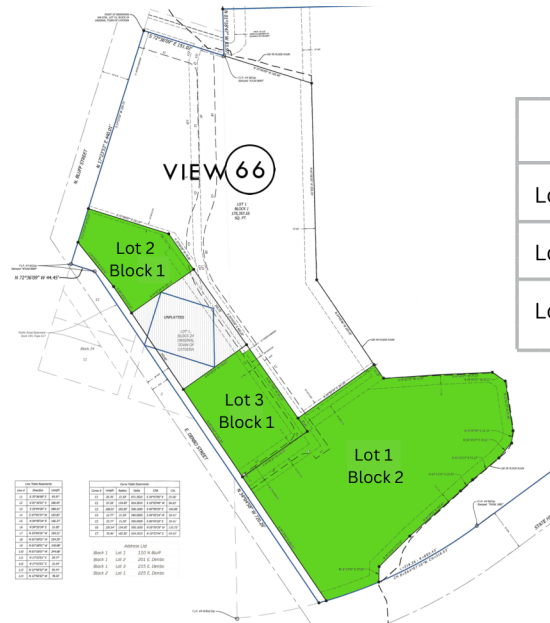
Less than a mile south of the popular Route 66 Blue Whale tourist destination and located in one of the fastest growing counties in the state of OK. Convenient access to I44/Hwy 412 providing an easy commute to Tulsa, Owasso, Broken Arrow and Pryor with major employers at the Ports of Tulsa, Mid-America Industrial Park, and Tulsa International Airport just minutes away.

## PROPERTY HIGHLIGHTS

- Variety of Development Pad Sizes
- All utilities at property
- Perfect location for restaurant, retail, office space
- Zoning change in process for Commercial/Mixed-Use

## Available Pad Sites

Site	Size	Price
Lot 2 Block 1	21,038.66 sf	\$8 sf
Lot 3 Block 1	26,879.96 sf	\$10 sf
Lot 1 Block 2	117,847.84 sf	\$11 sf



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**Shaun Stoller**

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CHINOWTH & COHEN  
**COMMERCIAL**

[DenboBluff.com](http://DenboBluff.com)

13512 E 116th St N | Owasso, OK 74055 | [ccoklahoma.com](http://ccoklahoma.com) | 918-392-9990

DEVELOPMENT PAD SITES  
FOR SALE

**D**ENBO BLUFF

VIEW 66

Lot 2 Block 1

Lot 3 Block 1

Lot 1 Block 2

*Denbo Bluff Site Concept subject to  
change per Seller approval.*



WHALE PLANNED COMMUNITY



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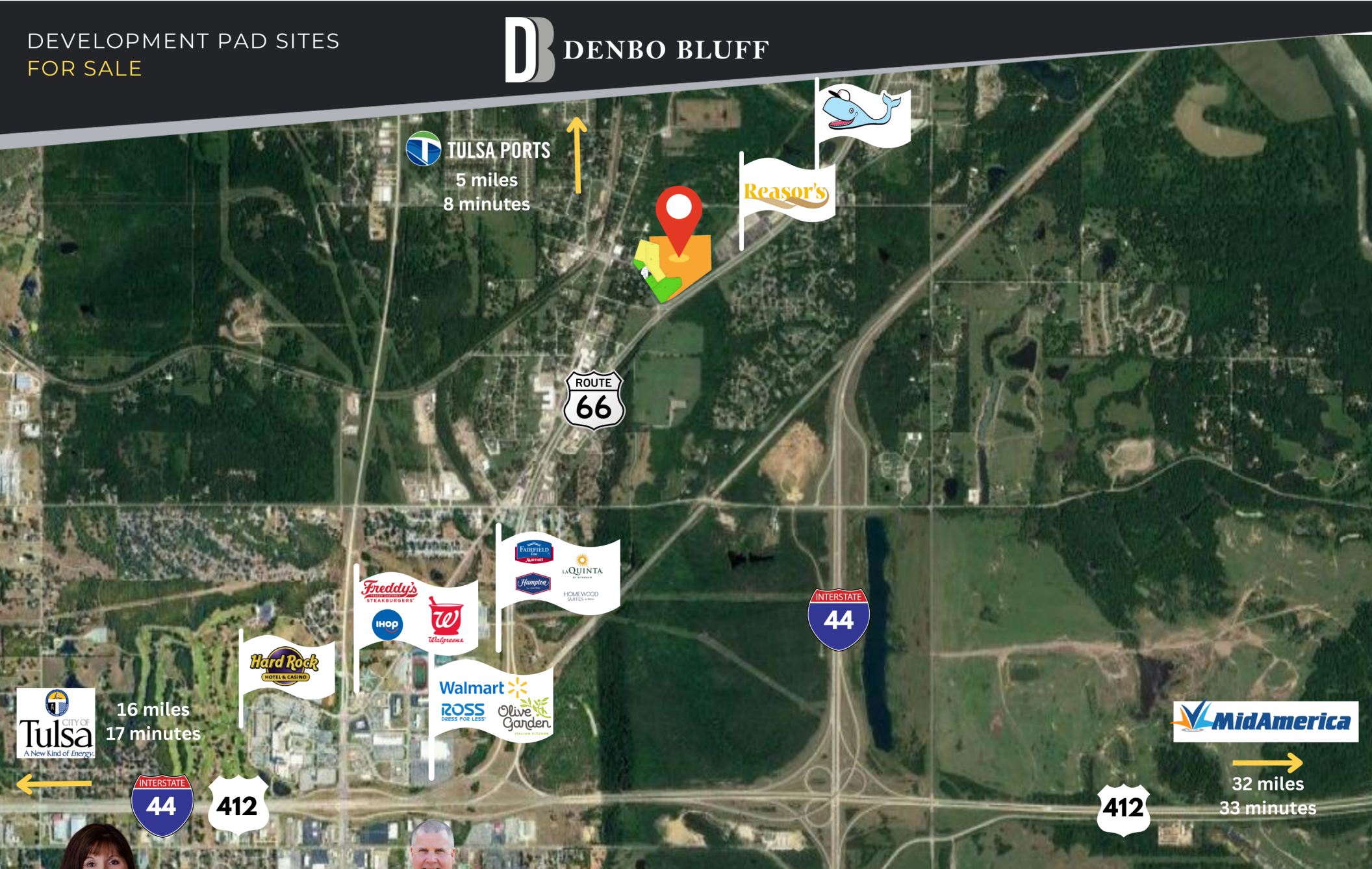
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DEVELOPMENT PAD SITES  
FOR SALE

**DB** DENBO BLUFF



TULSA PORTS  
5 miles  
8 minutes

Reasor's

ROUTE  
66

INTERSTATE  
44

CITY OF  
Tulsa  
A New Kind of Energy  
16 miles  
17 minutes

INTERSTATE  
44

412

MidAmerica

412

32 miles  
33 minutes



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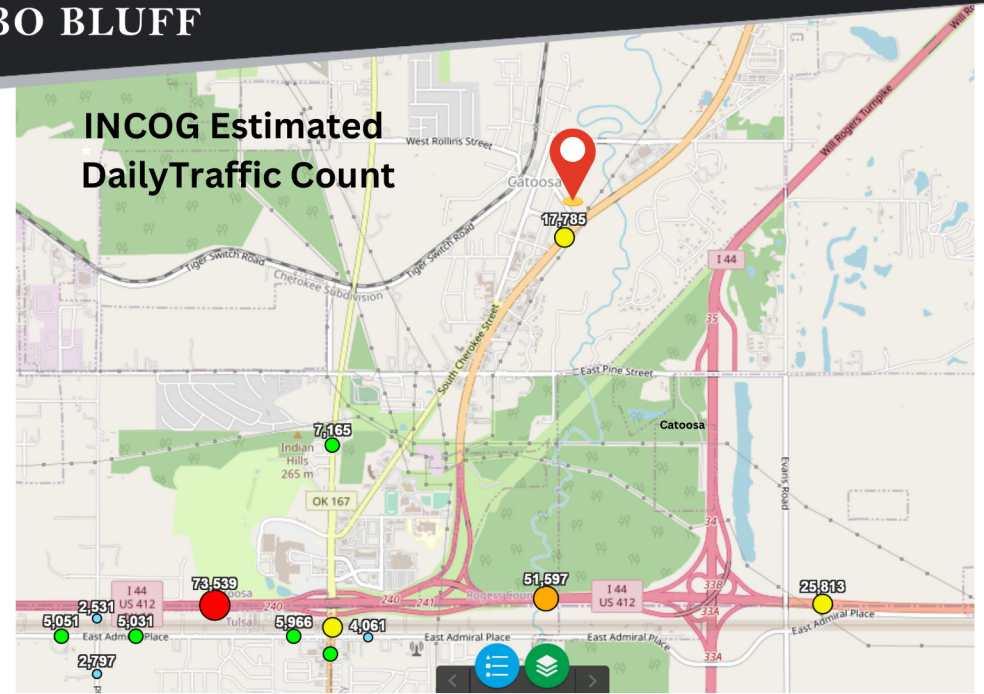
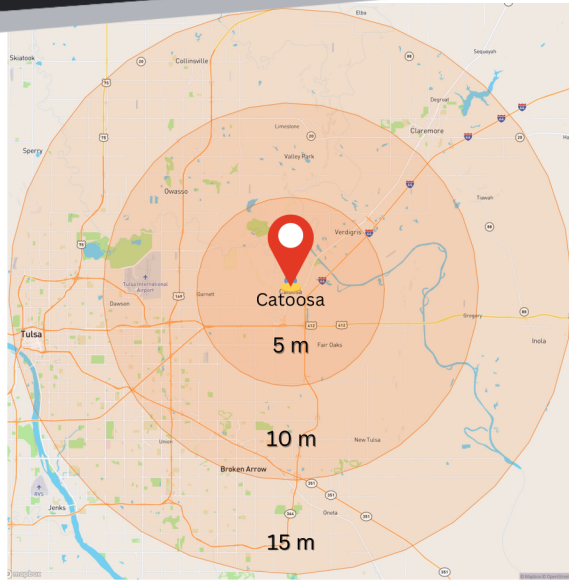


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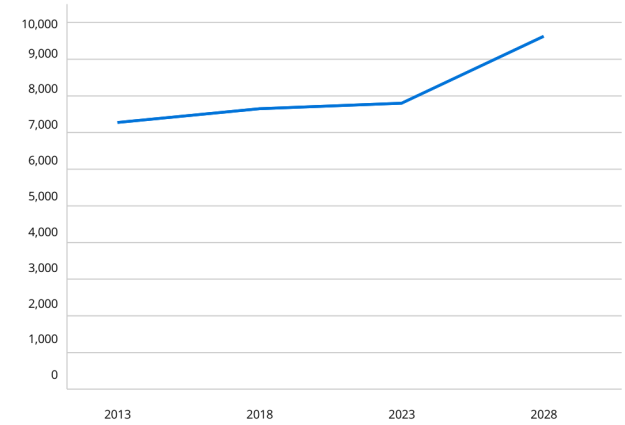


POPULATION/INCOME/HOUSING	5 Miles	10 Miles	15 Miles
Total Population	19,930	236,452	610,127
Median Age	39	35	36
HS Graduation or above	89%	86%	90%
Total Households	7,365	87,422	238,575
Mean HH Income	\$88,722	\$79,605	\$85,569
Owner Occupied Housing	73%	63%	62%

GROWTH PROJECTIONS	ROGERS CO	TULSA CO	WAGONER CO
2030 Population Projection	112,208	703,461	94,385
% Change 2020 to 2030	18%	5%	7%

CITY POPULATION PROJECTIONS

Catoosa Population, 2013-2028

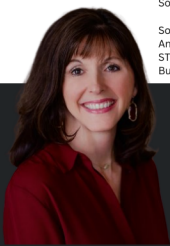


**9,624 Projected 2028 Catoosa City Population = 32% increase since 2013**

Source: US Census Bureau, 2013 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. US Census Bureau, 2018 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. Applied Geographic Solutions. Estimates and Projections. 2023A.

Source: U.S. Census Bureau, 2021 American Community Survey

Source: Oklahoma Department of Commerce, Policy, Research and Economic Analysis Division, 2012 DEMOGRAPHIC STATE OF THE STATE REPORT, OKLAHOMA STATE AND COUNTY POPULATION PROJECTIONS THROUGH 2075. 2012. U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.



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