

Land for Sale

201 E Morrow Rd

Sand Springs, OK 74063

WIGGIN
PROPERTIES, LLC



Property Features

Site is strategically located in the center of an active retail and industrial growth corridor of Sand Springs. The City of Sand Springs offers a 9,036 person employment pool.

- + 9.57± Acres*
- Divisible
- + Flexible IM Zoning
- + Convenient Access to Highway 412 and Highway 97
- + 772'± of Frontage on Morrow Road
- + Adjacent to Sand Springs Railway
- + All Utilities to the Site
- + Close Proximity to Downtown Sand Springs, Walmart Supercenter and the River West Development
- + Traffic Count (cars per day)
 - Morrow Road - 7,915

*Source: Assessor

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wigginprop.com | jwatchous@wigginprop.com | wigginprop.com

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Demographics

	1 Mile	3 Miles	5 Miles
Population	3,412	22,703	40,712
Avg. Household Income	\$56,000	\$65,621	\$62,619
Daytime Population	5,906	9,287	15,848
Business Count	364	745	1,227

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