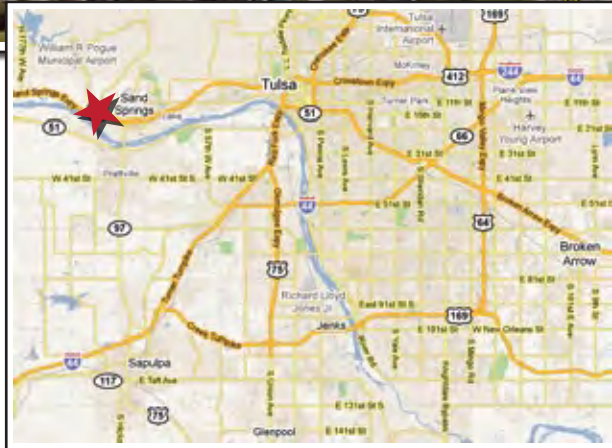
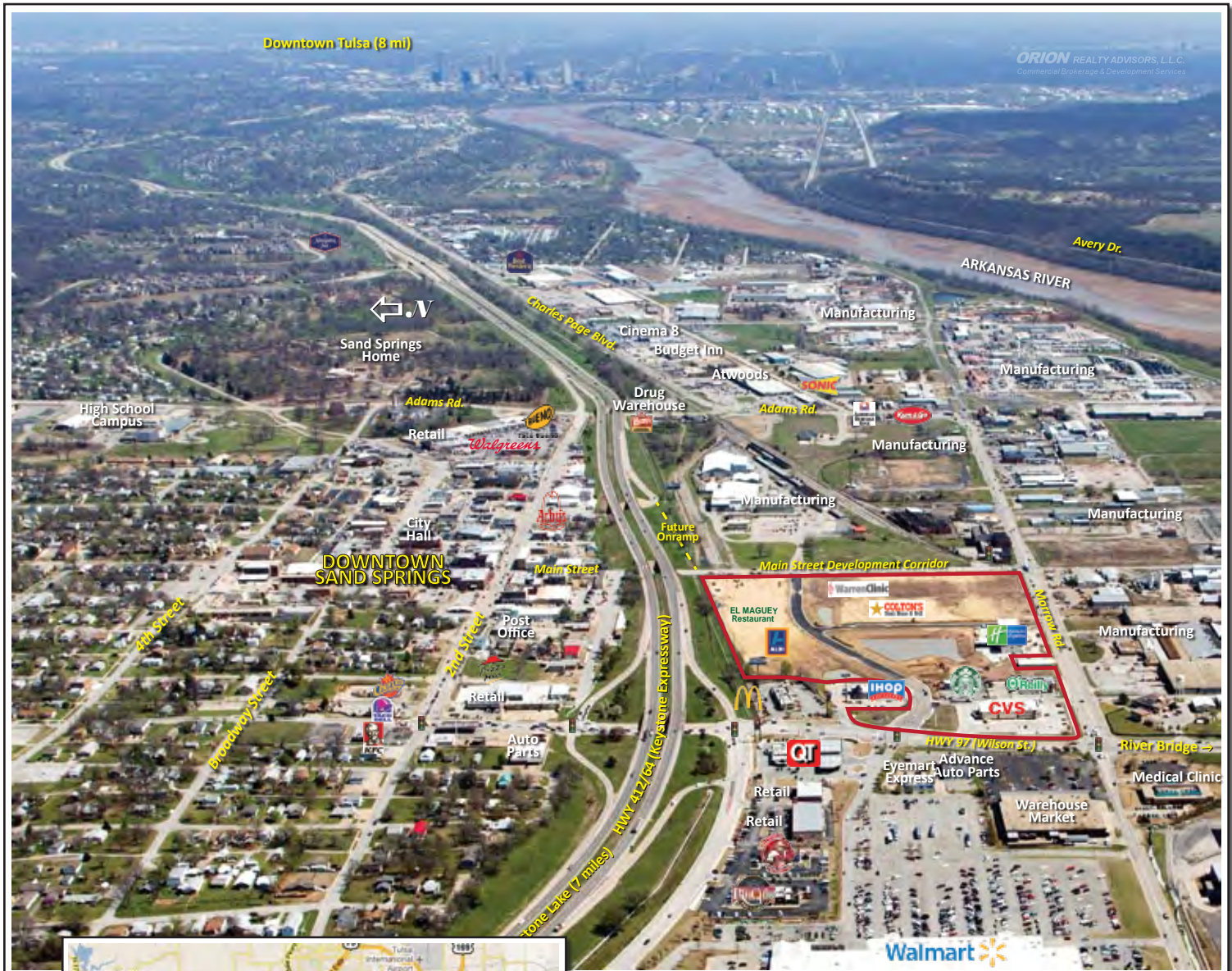




A 30 Acre Commercial Development At The Intersection Of Hwy 97 & Keystone Expressway (412/64) Sand Springs, Oklahoma

ORION REALTY ADVISORS, L.L.C.
Commercial Brokerage & Development Services



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Angus Acres
Subdivisions

HWY 51

To Mannford & Stillwater →

ARKANSAS RIVER

OmniTRAX Redevelopment

Medical Clinic

Warehouse
Market

Walmart

Advance
Auto Parts

Eyemart
Express

Retail

Retail

Keystone Lake (7 miles) →

**DOWNTOWN
SAND SPRINGS**

Retail

Auto
Parts



KEYSTONE EXPRESSWAY (HWY 412)

ON RAMP

HWY 97 (WILSON RD.)



McDonald's

Available
29,061 sf
0.67 A



2.2 A



EL MAGUEY
Restaurant

Available
1.73 A

ALEXANDER BLVD.



2.37 A



2.5 A

Under
Contract
(Retail)

RIVERWEST
ADDITION NO. 3
LOT 2 BLOCK 2

WASHINGTON AVE.

MAIN STREET

MORROW ROAD

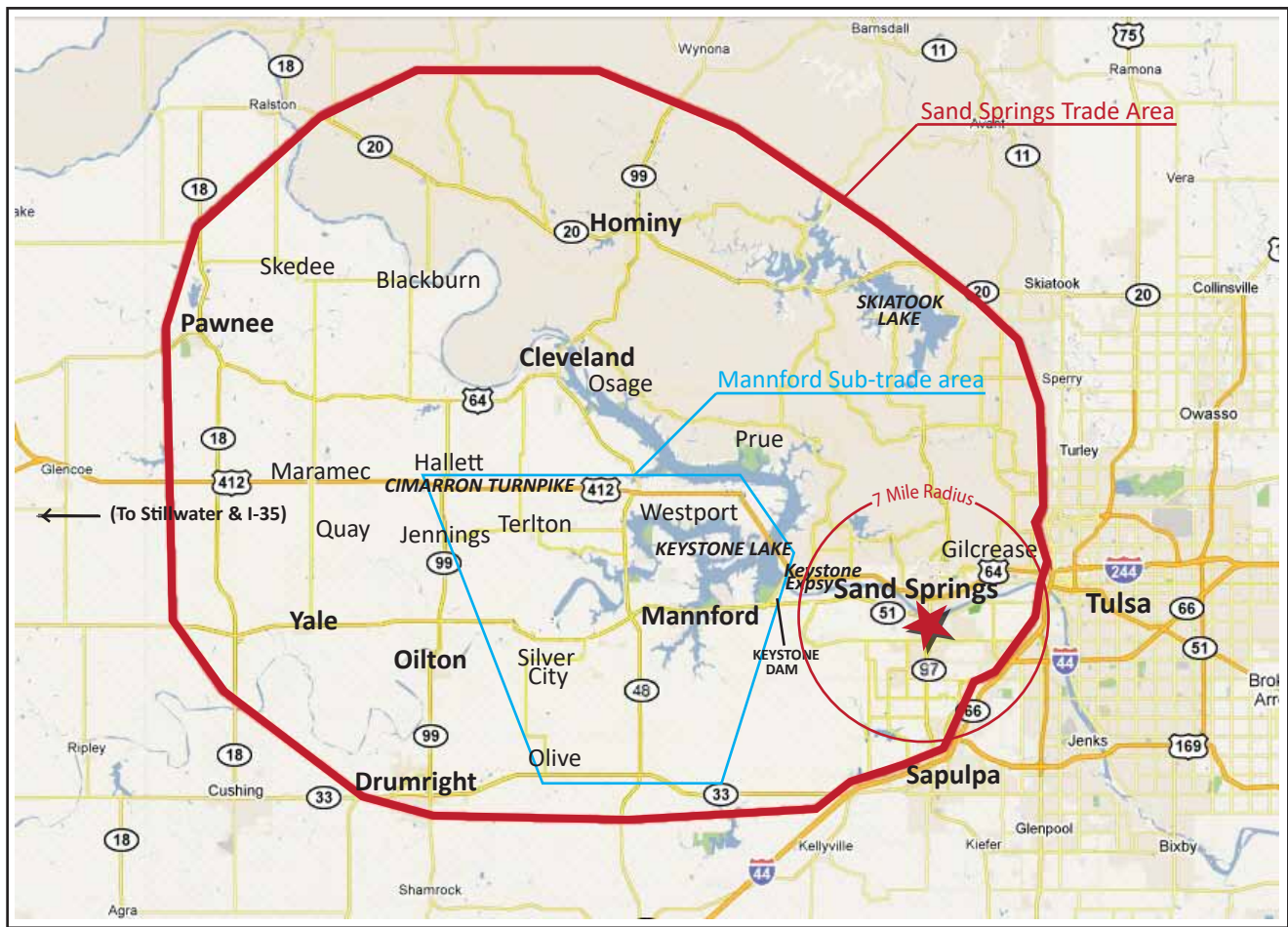


RIVER WEST DEVELOPMENT
SAND SPRINGS, OKLAHOMA



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Trade Area



Demographic Highlights

	<u>3mi</u>	<u>7mi</u>	<u>Trade Area</u>
Population	21,381	78,536	104,488
Avg. HH income	\$64,226	\$59,385	\$62,702
Avg. age	37.7	37.8	38.7

Included in the Sand Springs Trade Area is a significant sub-trade area for Mannford and Lake Keystone --- approx. 14,000 population with an average HH Income of **\$63,564**, but with minimal services. The balance of the Trade Area population is comprised of farms, ranches, and many small towns. Today all of the Trade Area either shops in Sand Springs or passes through Sand Springs to shop in Tulsa.

Traffic Counts

Keystone Expwy (412/64)	51,000
Hwy 97 (Wilson St.)	35,873
Morrow Road	15,827
Main Street	6,940