

7125 S QUINCY AVE

7125 South Quincy Avenue, Tulsa, OK 74136

LAND FOR SALE



PROPERTY DESCRIPTION

Introducing a prime development opportunity at 7125 S Quincy Ave, Tulsa, OK. This property, zoned PUD-357-C, allows many uses within CS (Commercial Shopping zoning classification) including: Retail Sales-Convenience Goods, Office, and Single Family.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commission paid.
- Jenks Public Schools
- 71st and Riverside Intersection
- Easy Access to I-40
- Surrounded by Established Business Groups

OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	2.83 Acres
PRICE PER ACRE	\$238,515.90
PRICE PER SF	\$5.48

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,372	33,199	78,865
TOTAL POPULATION	13,223	72,646	179,538
AVERAGE HH INCOME	\$54,628	\$83,565	\$104,385

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

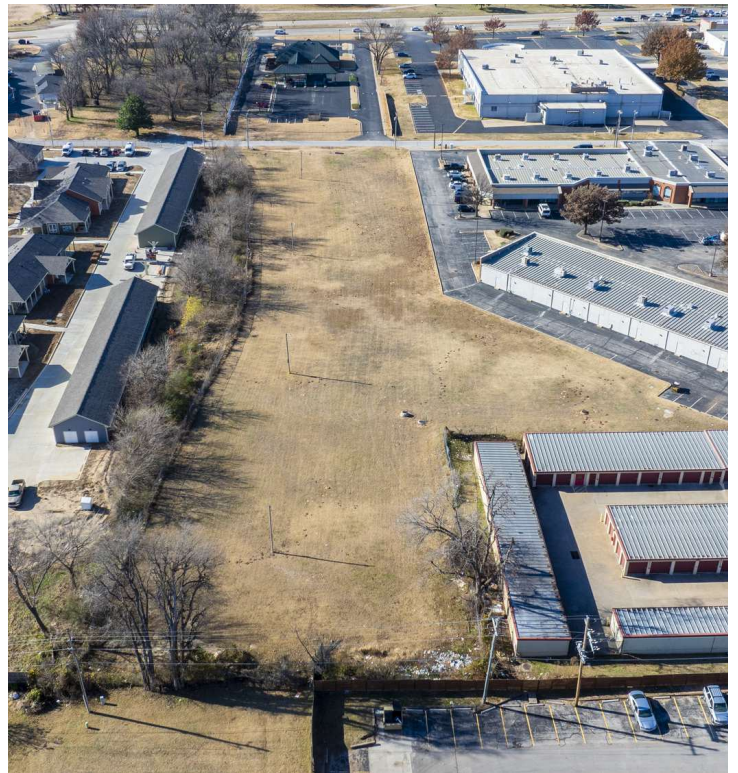


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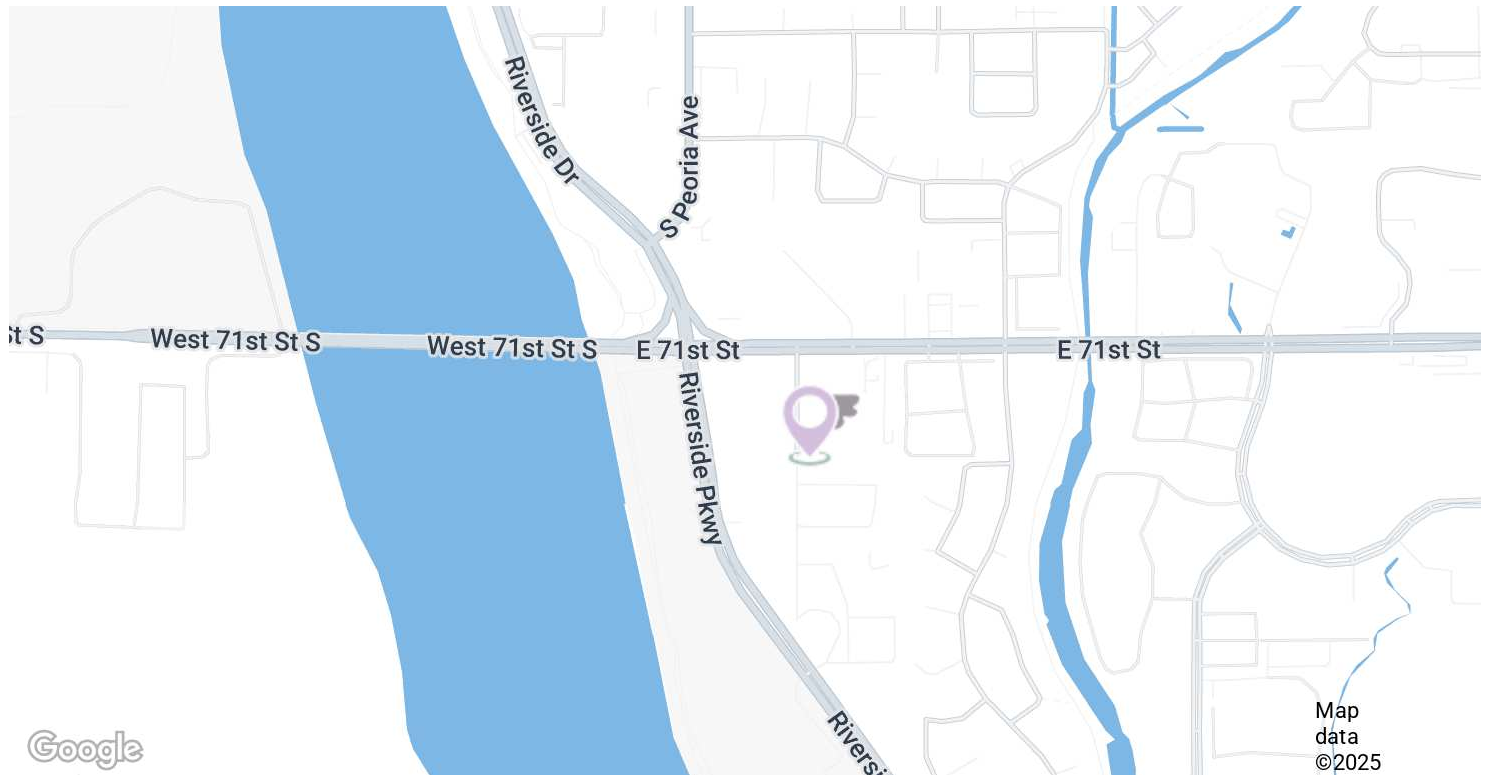


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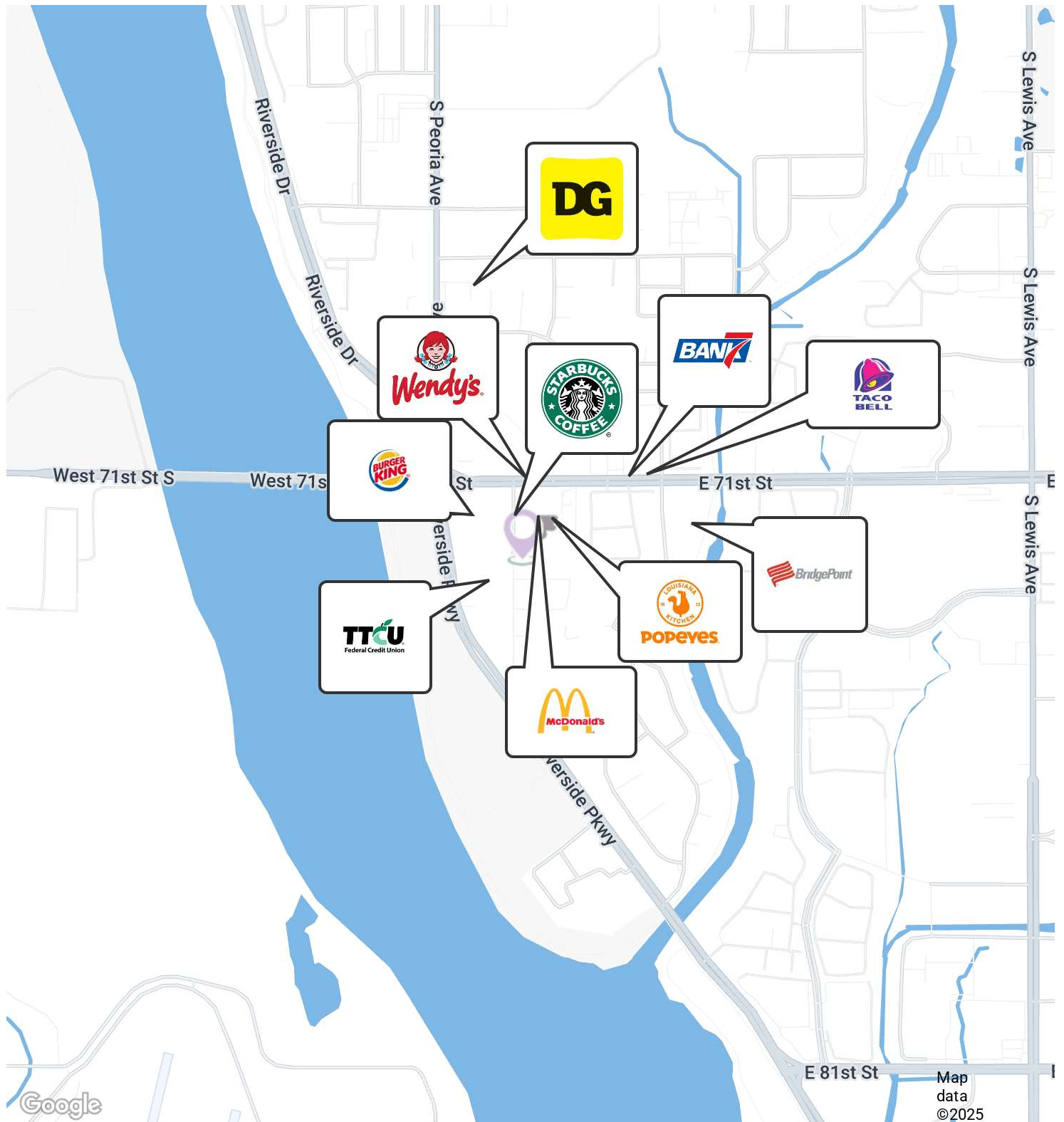


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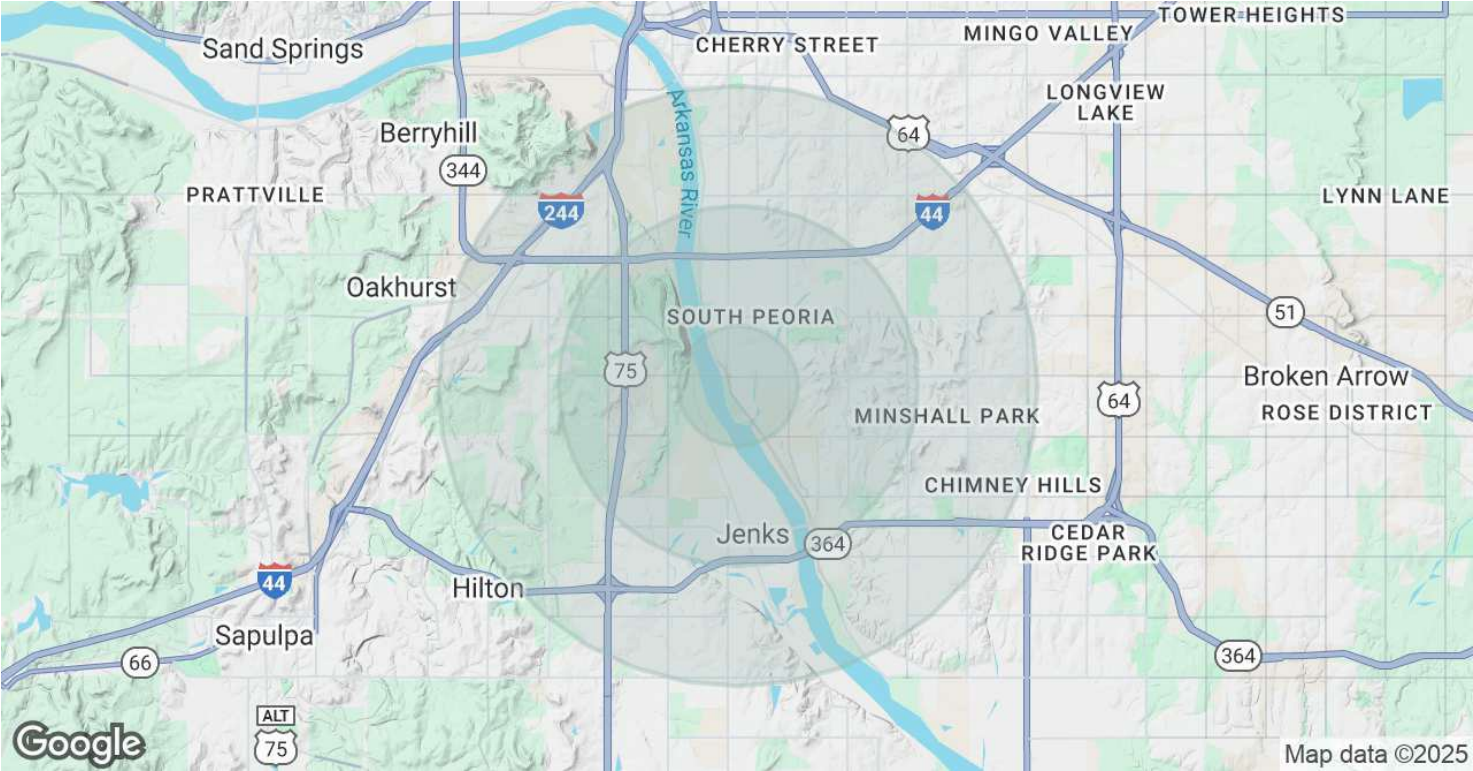


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,223	72,646	179,538
AVERAGE AGE	36	40	41
AVERAGE AGE (MALE)	34	39	39
AVERAGE AGE (FEMALE)	37	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,372	33,199	78,865
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$54,628	\$83,565	\$104,385
AVERAGE HOUSE VALUE	\$129,144	\$295,859	\$336,604

Demographics data derived from AlphaMap

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IAN DUTY-DEAN

Managing Broker

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Direct: **405.928.6210** | Cell: **405.642.4677**

PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute
Commercial Real Estate Council of Oklahoma City
International Council on Shopping Centers
YMCA of Greater OKC - Downtown District Advisory Council
Automobile Alley Board of Directors

The Greyhound Group

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