

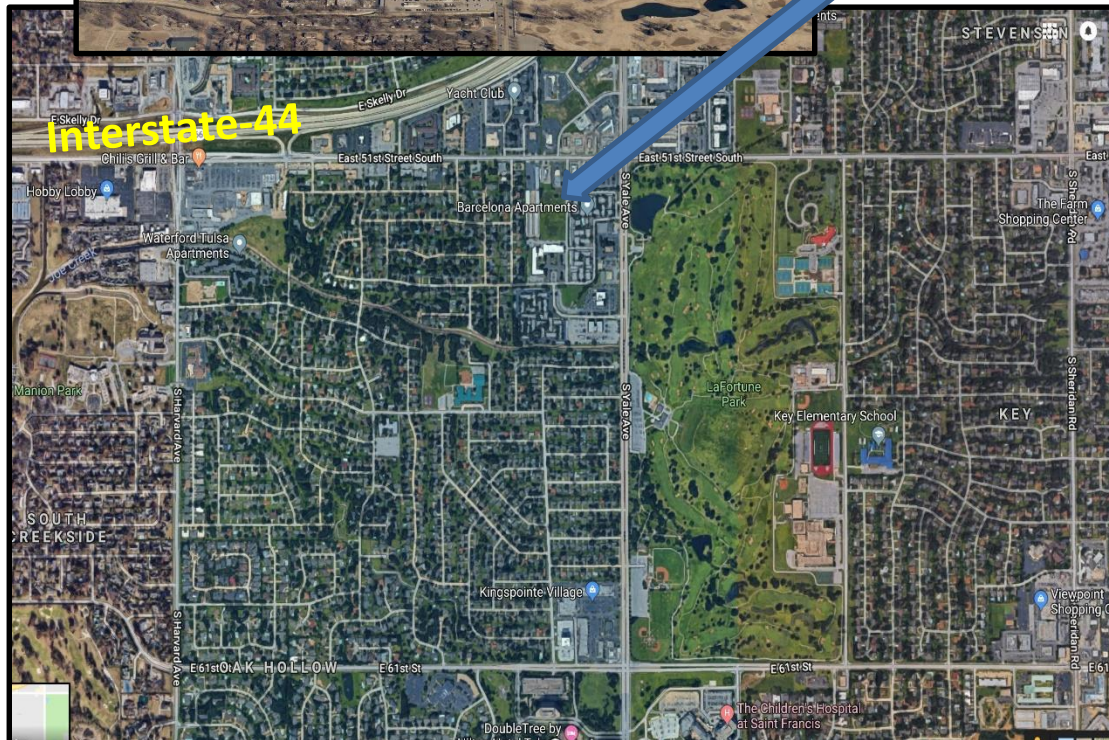
# For Sale – Development Land Tulsa, OK

5140 S. Vandalia Avenue, Tulsa, OK

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properties



Site



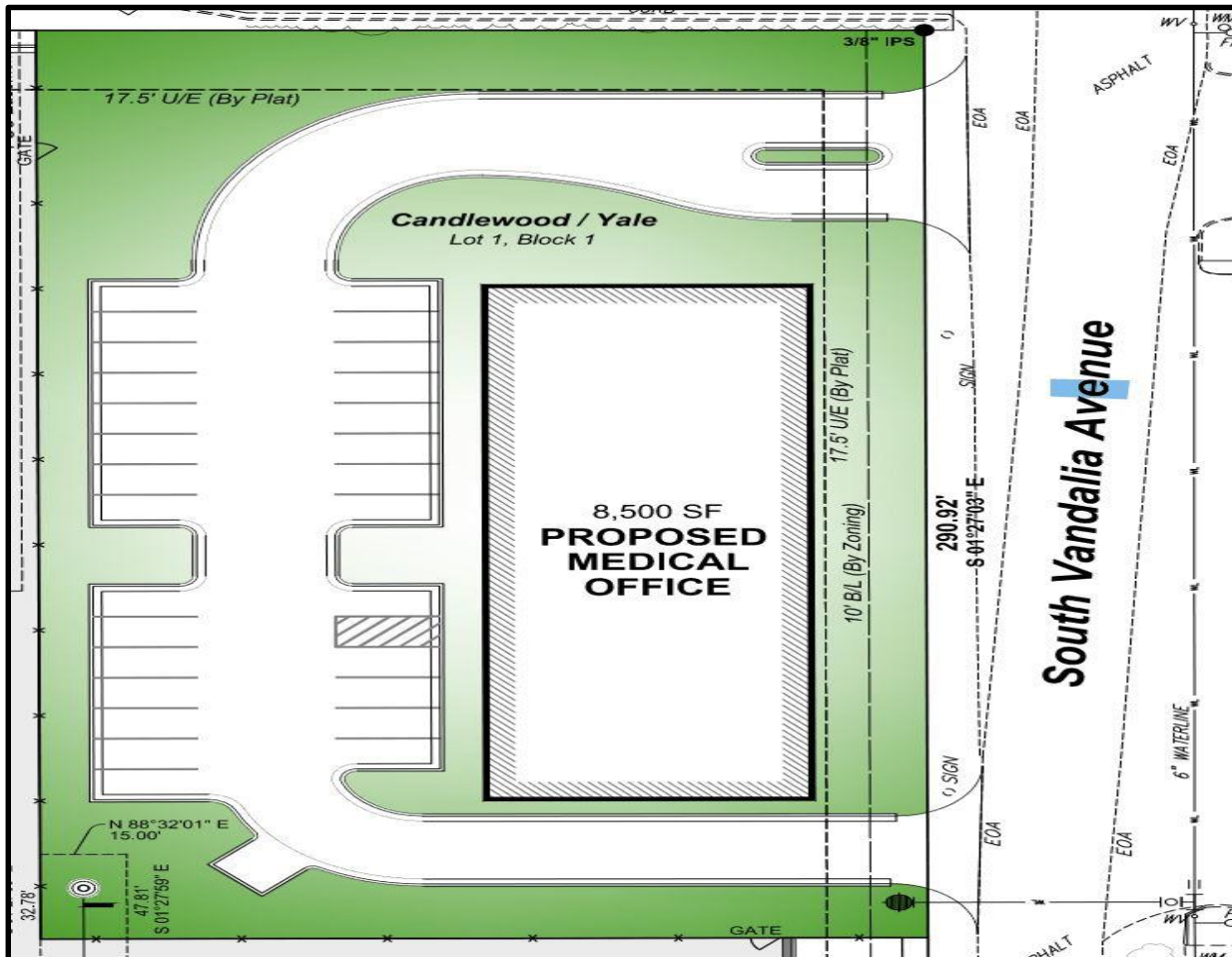
- 0.946 Total Acres (41,192 SF) on Vandalia Avenue
- Dimensions 153.7' x 268'
- Located ½ mile from Interstate 44
- Infill location with significant demographics and day-time population.
- Zoned (CH) High Density Commercial District
- Traffic Counts
  - 17,000 vpd on 51<sup>st</sup> Street
  - 52,200 vpd on Yale Avenue
- Great location for medical office/office
- Substantial stormwater site infrastructure cost savings over comparable tracts due to planned contiguous development by owner.
- \$400,000 (\$9.71/SF)

Please Contact  
**Jared Jones, CCIM**  
918.948.3941  
[jjones@jonesinvre.com](mailto:jjones@jonesinvre.com)  
**Jones Investment Properties**  
6350 S. Lewis #B  
Tulsa, OK 74136  
[www.jonesinvre.com](http://www.jonesinvre.com)

# Conceptual Site Plan

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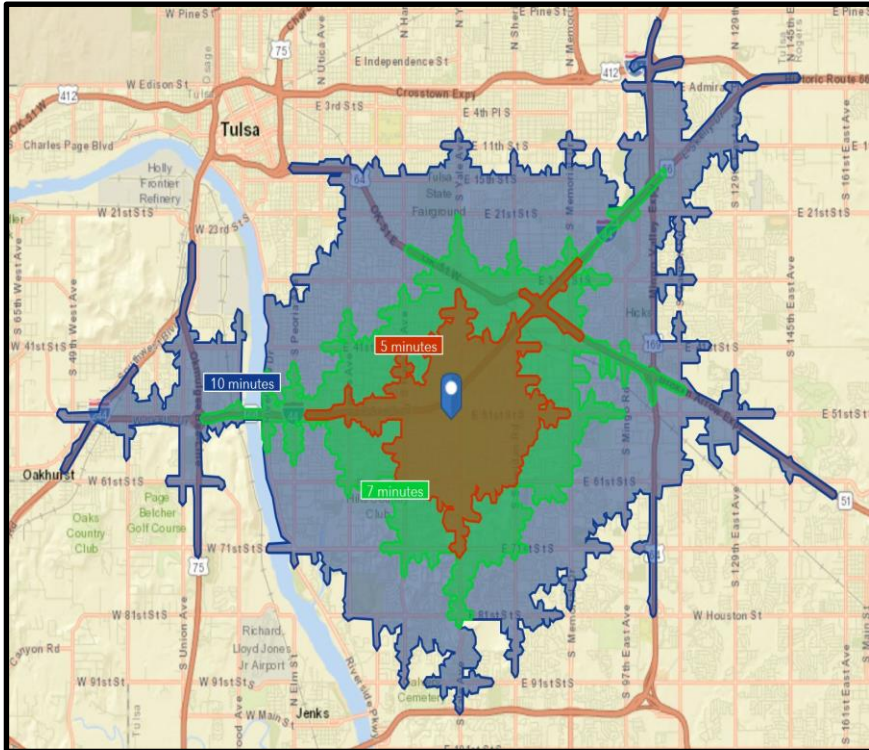
NORTH



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# 5, 7, 10 Minute Drive-time Map & 1, 2, 3 Mile Radius Map

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<b>Demographics</b>	<b>5 Minute</b>	<b>7 Minute</b>	<b>10 Minute</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	18,594	53,982	164,215	11,159	98,396	245,295
<b>Avg. HH Income</b>	\$80,701	\$77,810	\$73,117	\$76,783	\$80,561	\$75,628
<b>Daytime Population</b>	26,227	66,028	137,705	8,354	88,984	203,051

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