



Accelerating success.



217 UNITS



11.04 ACRES



95-99% OCCUPIED

OFFERING MEMORANDUM

Metro Plex Apartments

2302 S 137th East
Ave

Tulsa, OK

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Executive Summary

Colliers is pleased to present Metro Plex Apartments, a 217-unit, 1975-vintage community located in Tulsa’s thriving East Tulsa corridor. Following a comprehensive down-to-the-studs renovation, the property has been fully repositioned both physically and operationally, offering residents a modern living experience at an attainable price point. The community features a balanced mix of one-, two-, and three-bedroom floorplans that outperform submarket peers in both rent growth and occupancy—providing durable cash flow and long-term competitiveness.

Strategically situated near I-44 and Highway 169, Metro Plex benefits from exceptional connectivity to Tulsa’s largest employment hubs, including Saint Francis Health System, American Airlines, Amazon, and the Eastgate Metroplex—a 1-million-square-foot mixed-use complex anchored by Coca-Cola Enterprises, Capital One, Alorica, and Workforce Oklahoma. More than 85,000 jobs lie within a five-mile radius, reinforcing consistent renter demand.

Anchored by strong workforce demographics, extensive recent CapEx, and immediate operational upside through washer/dryer additions, Metro Plex Apartments offers investors a stabilized asset with proven performance, meaningful income growth potential, and enduring value in one of Tulsa’s most resilient multifamily submarkets.

Name	Address	City, State	# of Units	Acreage	Occupancy	Year Built	Rentable SF
Metro Plex Apartments	2302 S 137th East Ave	Tulsa, OK	217	11.04 AC	95-99%	1975	228,380 SF

Property Details

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RENTAL RATES & UNIT MIX SUMMARY

Unit Type	# of Units	SF/Unit	Total SF	Rent/Unit	Rent/SF
1 BR / 1 BA	1	500	500	\$705	\$1.41
1 BR / 1 BA	4	820	3,280	\$935	\$1.14
1 BR / 1 BA	56	820	45,920	\$935	\$1.14
2 BR / 1 BA	40	980	39,200	\$1,185	\$1.21
2 BR / 1 BA	32	1,010	32,320	\$1,235	\$1.22
2 BR / 1.5 BA (TH)	56	1,244	69,640	\$1,230	\$0.99
3 BR / 2 BA	28	1,340	37,520	\$1,424	\$1.06
TOTALS/ AVERAGES	217	1,052	228,380	\$1,163	\$1.11

PARCEL VIEW



INTERIOR



EXTERIOR



Physical Attributes

Property Exterior

Buildings	Ten (10) two-story garden apartment buildings And two (2) one-story office/clubhouse buildings
Exterior Walls	Brick/stone and wood siding
Roof	Pitched with composition shingles
Foundation	Concrete slab
Construction	Wood frame
Acreage	11.04

Unit Features

Ceilings	8 ft
Countertops	Laminate
Appliances	Black
Appliances Included	Refridgerator, dishwasher, range oven
Cabinets	Natural wood cabinetry
Flooring	Mix of wood-style and carpet
Sinks	Double basin stainless steel
Washer/ Dryer	W/D connections in all units. W/D included in select units

Parking

Total Surface Spaces	464
Spaces Per Unit	2.14

Tax Detail

Parcel ID	R12135941626150 & R12135941625750
County	Tulsa
2025 Tax Rate	129.51

Utility Breakdown

UTILITY/SERVICE	PAID BY	METHOD
Electric	Tenant	Direct
Water/ Sewer	Tenant	Flat Fee
Trash	Property	Flat Fee

Systems

Water Heater	40-gallon electric
Fire Safety	CO and smoke detectors
HVAC	Exterior roof mounted
Wiring	Copper

Unit Amenities

Central Heat & Air
Over head lighting with ceiling fans in every room
Updated Appliances
Washer/Dryer connections in every unit

Community Amenities

Resort-style pool with poolside pavilion
Dog park
On-site maintenance
On-site management
Fitness center
24 Hour Surveillance Cameras
Playground
Covered Parking

Floor Plans

1 BEDROOM/1 BATH | 820 SF

[VIRTUAL TOUR](#)



2 BEDROOM/1 BATH | 980 SF

[VIRTUAL TOUR](#)



2 BEDROOM/1 BATH | 1010 SF

[VIRTUAL TOUR](#)



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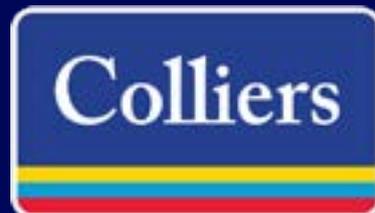
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