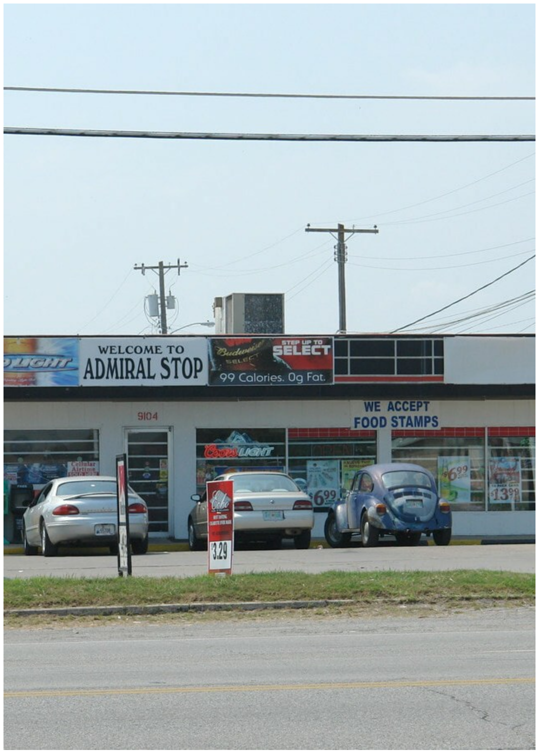


9104 E Admiral Pl

9104 E Admiral Pl, Tulsa, OK 74115

eXp COMMERCIAL

Zafar Iqbal
eXp Commercial
901 S Main St, Suite 21,Stillwater, OK 74074
zafar.iqbal@expcommercial.com
(405) 546-9079 Ext: 7

Exclusive Investment Offering

"A High-Yield Commercial Opportunity in Tulsa's Growing Corridor"

Property Snapshot

Address	**9104 E Admiral Pl, Tulsa, OK 74115**
Property Type	Commercial retail / convenience-store use
Parcel Size	Approx. 0.34 acres / 15,022 sq. ft.
Building Size	Approx. 1,200 sq. ft.
Year Built	1979
Current / Historic Use Signal	Convenience retail neighborhood service asset

Why This Property?

This commercial parcel sits on a generous 0.34-acre lot along the Admiral Place corridor — a well-traveled East Tulsa arterial with high daily traffic counts and proximity to the Port of Catoosa, American Airlines Maintenance Base (≈5,500 jobs), and major healthcare campuses.

The 1,200 sq ft convenience store building represents only **8% lot coverage**, leaving over **13,800 sq ft of developable land**. With Tulsa's rental vacancy hovering near historic lows and median rents rising 5% year-over-year in 2026, this site offers an investor multiple monetization paths: stabilize the existing tenant, redevelop the rear lot, or reposition entirely.

The City of Tulsa commercial zoning allows a range of permitted uses; rezoning or variance application to mixed-use possible with planning board approval. The currently lot is underutilized only 8% of the 15,022 sq ft lot is currently improved — rear lot development possible without demolishing existing structure. The lease can be restructured. The current convenience store use month-to-month lease; by repositioning lease to NNN structure immediately will reduces landlord expense exposure. The Buyer/ Investor with capital improvements to HVAC, electrical, and facade can justify 15–25% rent premium. Over 24,600 residents lives within the 74115 zip code, which averages household size of 2.83 persons, which is significantly above the state average of 2.5. The Median age of surrounding neighborhood is 30.2 years (vs. Oklahoma avg of 37), with strong projected household growth of +3.2% within 3 miles through 2030. The neighborhood has 21.1%

foreign-born population (74% Honduran/Central American), creating strong sustained demand for neighborhood retail and ethnic goods. The surrounding 46% of households are renters vs. 34% state average — a captive, transit-dependent customer base for convenience retail. The Admiral Pl is a major East Tulsa arterial, providing high daily vehicle counts — premium for any retail or service tenant. The East Tulsa values appreciated up 2.8%+ year on year. The infrastructure investment along the corridor continues to attract new businesses.

Convenience Store & Gas Station Potential

A new owner or operator can focus on execution: clean branding, fuel pricing discipline, inventory optimization, walk-in merchandising, foodservice expansion, and extended customer capture during morning, lunch, evening, and weekend traffic windows.

Illustrative Cash-Flow Projection

Metric	Conservative	Base Case	Upside Case
Monthly inside sales	$55,000	$75,000	$95,000
Inside gross margin	28%	30%	32%
Monthly fuel gallons	35,000	50,000	65,000
Fuel margin per gallon	$0.18	$0.22	$0.25
Estimated monthly gross profit	$21,700	$33,500	$46,650
Estimated annual gross profit	$260,400	$402,000	$559,800
Estimated annual operating expense	$180,000	$230,000	$270,000
Illustrative NOI	$80,400	$172,000	$289,800

Rent Growth Potential

Tulsa median asking rent reached $1,450–$1,625/month in 2026, up 5% year on year. Houses rent at a premium ($1,575 avg) vs. apartments. Tulsa's price-to-rent ratio of 12.7x and gross rental yield of 8.99% rank it among the most cash-flow-favorable mid-size markets in the U.S.

Value-Add Duplex

Best IRR

Duplex Conversion

Monthly Gross (2 × $1,050)**$2,100**

Annual Gross Revenue **$25,200**

Est. Annual Expenses**~$7,600**

NOI~$17,600

Cap Rate (on cost)~8.5%

Convert/add residential units on rear lot. Tulsa 3BR houses average $1,550/month rent — significant upside.

Full Redevelopment

Highest Upside

Reposition / Mixed-Use

Potential Uses **Strip / 4-plex / Mixed**

Pro Forma NOI**$28K–$38K**

Timeline**18–36 months**

Cap Rate at Cost8%–10%

Tulsa continues to attract workforce residents priced out of coastal and Sun Belt markets. The metro's affordable cost of living, growing tech and energy sector, and proximity to major logistics hubs create durable rental demand.

The Port of Catoosa is the most inland port in the United States, anchoring a logistics corridor that drives blue-collar employment across northeast Oklahoma

Illustrative Cash-Flow Projection

Scenario	Monthly Rent	Annual Gross Income	Expense Load	Estimated NOI	Implied Value @ 8.0% Cap

Conservative Lease-Up	$1,500	$18,000	25%	$13,500	$168,750
Stabilized Neighborhood Retail	$2,000	$24,000	25%	$18,000	$225,000
Enhanced / Food-Service Conversion	$2,500	$30,000	25%	$22,500	$281,250

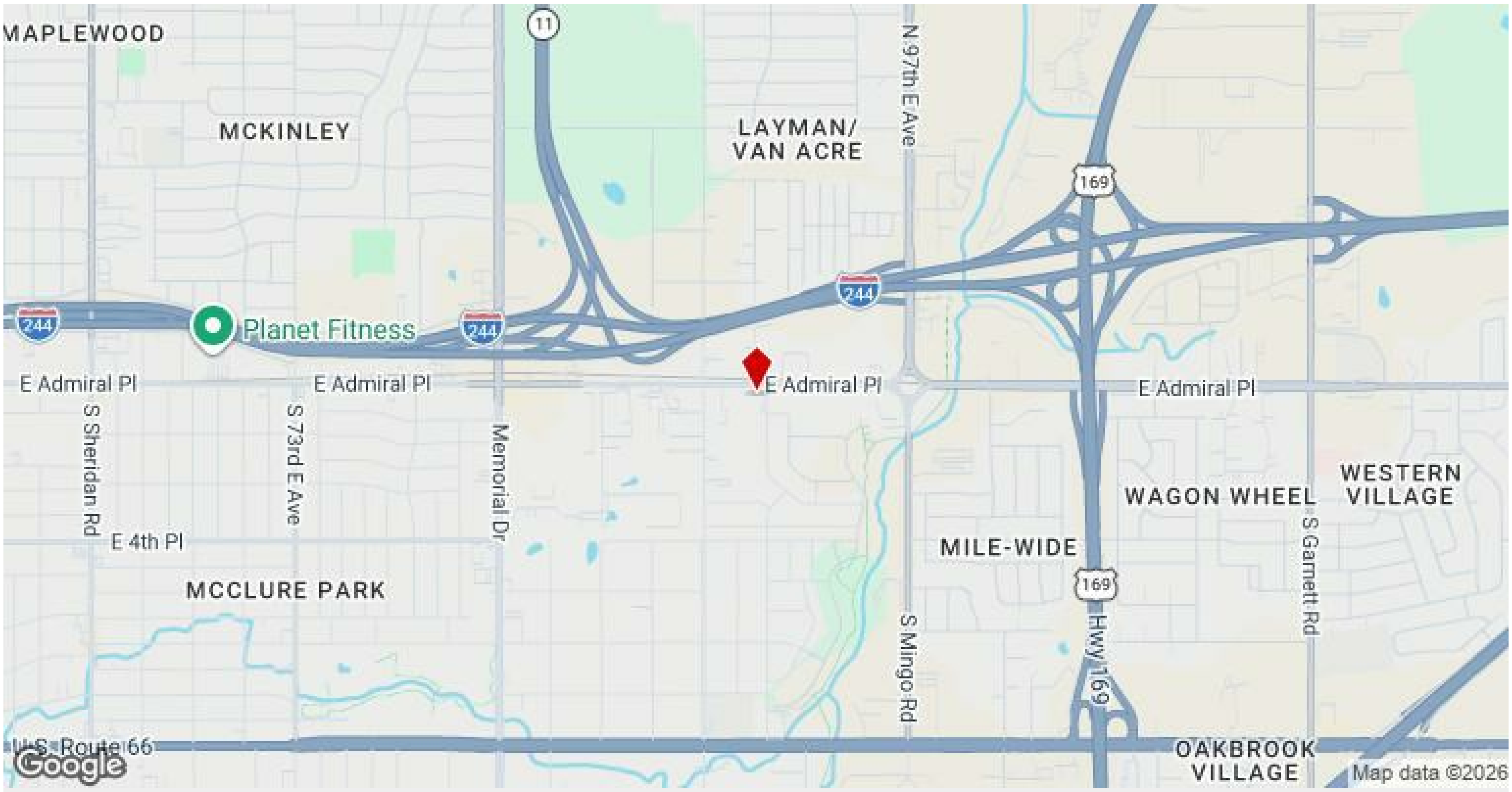
Contact Zafar Iqbal

Exp Commercial

Email: zfatehi1983@gmail.com

phone number 405.546.9079

All financial projections are estimates based on current market data and are not guarantees of future performance. Investors should conduct independent due diligence. Property data sourced from Tulsa County Assessor, SFR Analytics, and Trulia (2026). Cap rates, NOI, and rental income projections are illustrative and may vary based on market conditions, property condition, and management efficiency. *Projection notes: Figures are illustrative only and should be validated with actual lease terms, tenant credit, insurance, property taxes, repairs, utilities, financing terms, and market rent comparables. Expense load assumes a simplified landlord-cost model Disclaimer: This brochure is for discussion purposes only and does not constitute an offer to sell securities, appraisal, tax advice, legal advice, or a guarantee of investment performance. Prospective buyers should independently verify all property, zoning, financial, environmental, and market information before making an investment decision.*



9104 E Admiral Pl, Tulsa, OK 74115