



# Tulsa Land For Sale

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# PROPERTY



# INFORMATION

# Property Summary



## LOCATION DESCRIPTION

The vacant land at the northwest corner of 61st and Garnett in Tulsa, OK, is situated in a bustling and well-developed area, offering significant potential for various types of development. This corner plot benefits from high visibility and accessibility due to its positioning at a major intersection in Tulsa.

## PROPERTY HIGHLIGHTS

- +/- 2.46 Acres
- Zoning: CS (Commercial Shopping)
- Traffic Counts: 15,000-30,000/day (AADT 2022)
- FEMA Flood Zone: Zone X (Minimal Flood Hazard)

OFFERING SUMMARY	
Sale Price:	\$1,075,000
Lot Size:	2.46 Acres



## PROPERTY DESCRIPTION

### Location Features:

**Prime Intersection:** The +/- 2.46 acres is located at the junction of 61st Street and Garnett Road, two major thoroughfares in Tulsa, ensuring excellent traffic flow and exposure.

**Surrounding Infrastructure:** The area is surrounded by a mix of commercial, residential, and retail establishments, providing a built-in customer base for potential businesses.

**Accessibility:** The site offers easy access to Highway 169 and the Broken Arrow Expressway, public transportation routes, enhancing convenience for commuters and customers.

**Proximity to Amenities:** Nearby amenities include schools, parks, shopping centers, and dining options, contributing to the attractiveness of the location for both commercial and residential purposes.

**Development Potential:** The vacant nature of the land presents a blank canvas for developers, with the flexibility to accommodate various types of projects.

### Surrounding Area:

**Commercial Hubs:** Numerous businesses and corporate offices are located in the vicinity, indicating a thriving economic environment.

**Residential Communities:** The presence of established neighborhoods nearby ensures a steady flow of foot traffic and potential clientele.

**Public Services:** The area is served by essential public services, including schools, healthcare facilities, and recreational centers, making it an attractive spot for family-oriented developments.

### Zoning and Utilities:

**Zoning:** The land is zoned CS (Commercial Shopping), providing flexibility for prospective builders to design projects that meet market demands.

**Utilities:** Essential utilities such as water, electricity, and sewer are readily available, facilitating the construction process.

Overall, the vacant land at the northwest corner of 61st and Garnett in Tulsa, OK, offers a strategic location with a blend of high visibility, accessibility, and development potential, making it an ideal site for various types of projects.

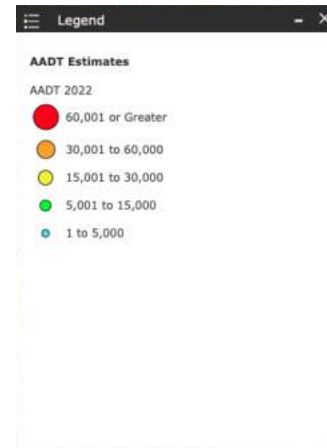
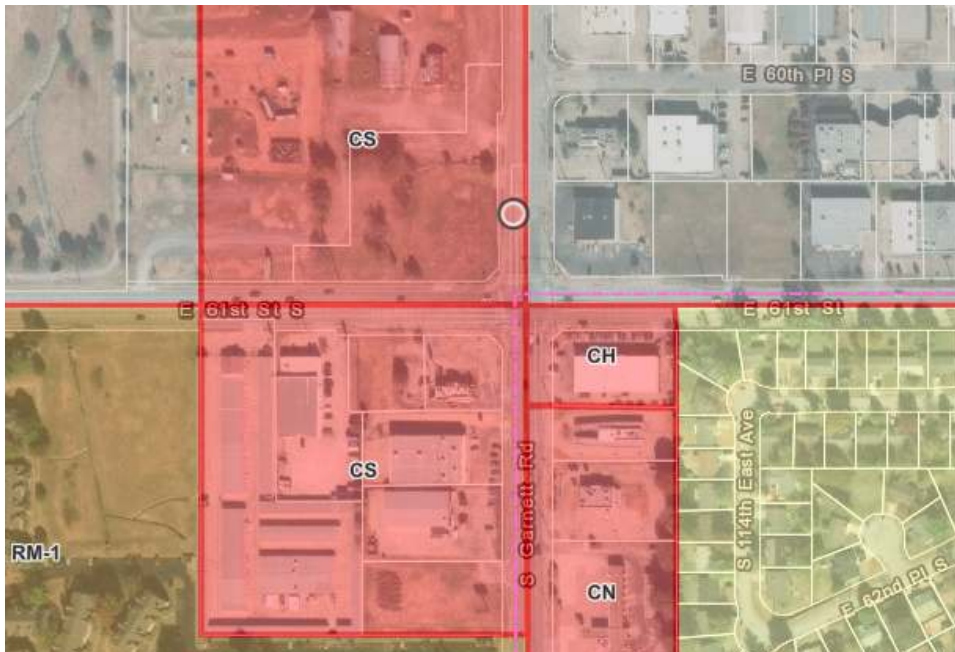
# Additional Photos



# Additional Photos



- Parcels - Tulsa County
- FEMA - NFHL (National Flood Hazard Layer)
- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
  - Limit Lines
  - NP
  - SFHA / Flood Zone Boundary
  - Flowage Easement Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee
  - Area with Risk Due to Levee



# LOCATION



# INFORMATION



# Location Map



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

# Location Map



# DEMOGRAPHICS

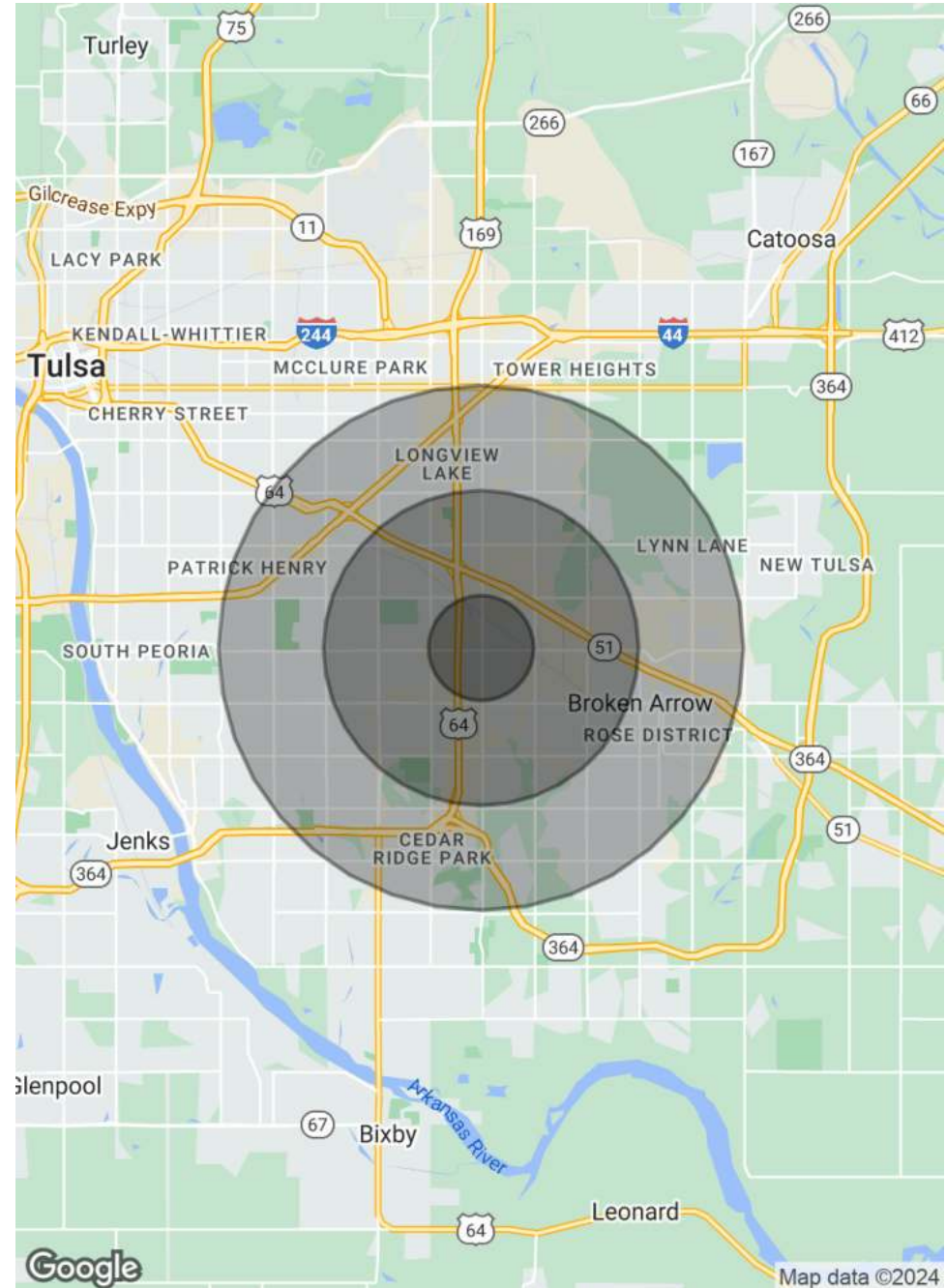


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,577	90,372	244,933
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	35	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,127	36,542	98,864
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$83,803	\$83,870	\$90,866
Average House Value	\$197,891	\$216,481	\$246,329

Demographics data derived from AlphaMap



# Meet the Team



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