



MCP MCGRAW
COMMERCIAL
PROPERTIES

Land For Sale Zoned Commercial Corridor

8808 S Mingo Rd,
Tulsa, OK 74133

Property Overview

Property is located North of the NW corner of 91st & Mingo at 88th & Mingo. Directly across Mingo from the new VA Hospital. Close Proximity to St. Francis South and Hillcrest South Hospitals. Great Location for Office/Medical Park or Multifamily Complex.

- High daytime population in the area
- Dense residential population
- Easy Access to HWY 169
- Ideal for Multifamily, Office or Retail
- All blanket easements and other easements currently in use have been vacated



Zoning: Corridor

Asking Price: \$5,500,000

Lot Size: 19.62 AC*
Approx 13 buildable AC

*Per Tulsa County Assessor

Location Overview

Gary Krisman

Vice President

gkrisman@mcgrawcp.com

918.812.7830

Warren Stewart

Broker Associate

wstewart@mcgrawcp.com

918.409.5611



Demographics

Gary Krisman

Vice President

gkrisman@mcgrawcp.com

918.812.7830

Warren Stewart

Broker Associate

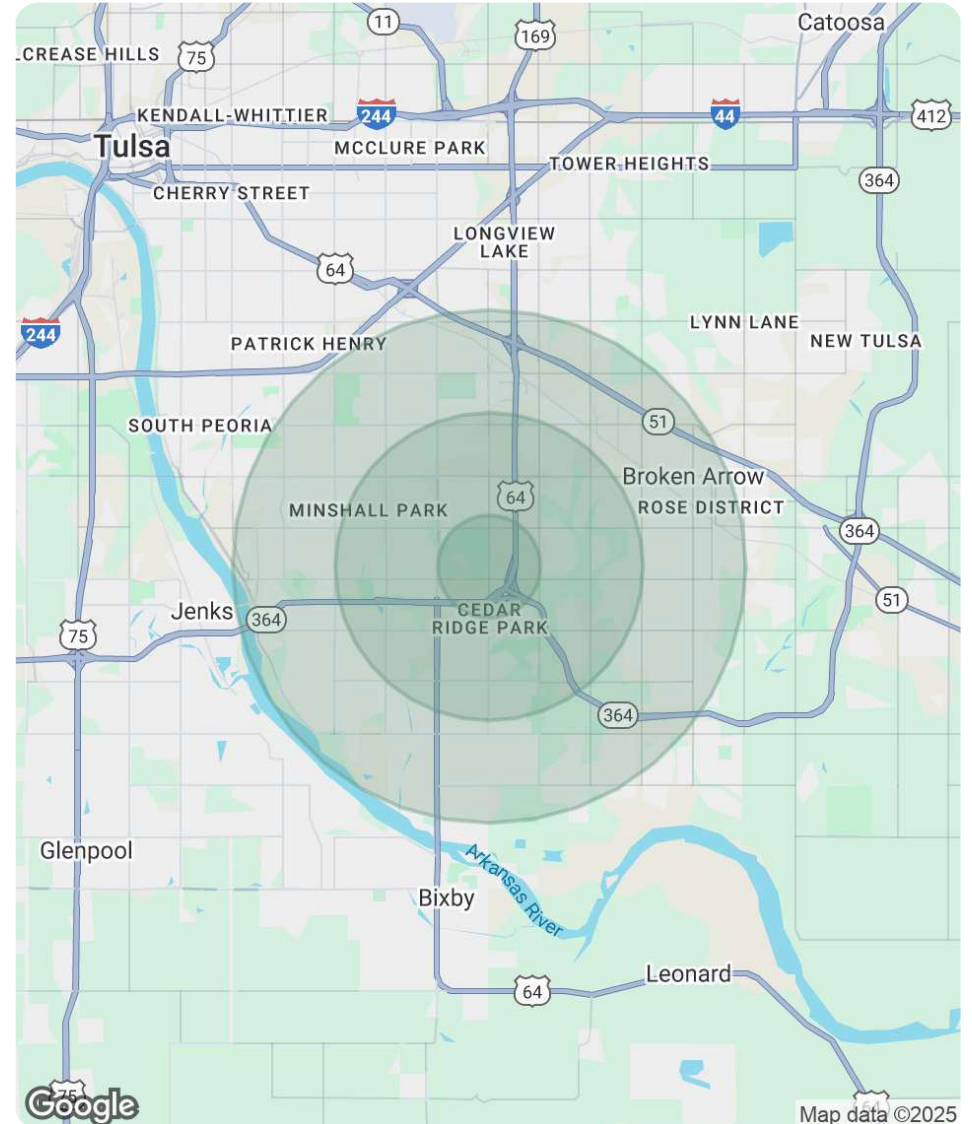
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,598	91,585	215,510
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,680	36,483	87,098
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$98,028	\$115,674	\$107,648
Average House Value	\$275,557	\$307,330	\$305,740

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.