

Catoosa Retail / Commerical Land

18415 S Admiral Pl, Catoosa, OK, 74015



Offering Summary

Price:	2,000,000
Lot Size:	5.5 Acres
Price SF:	\$8.35
Zoning:	LI (Light Industrial)

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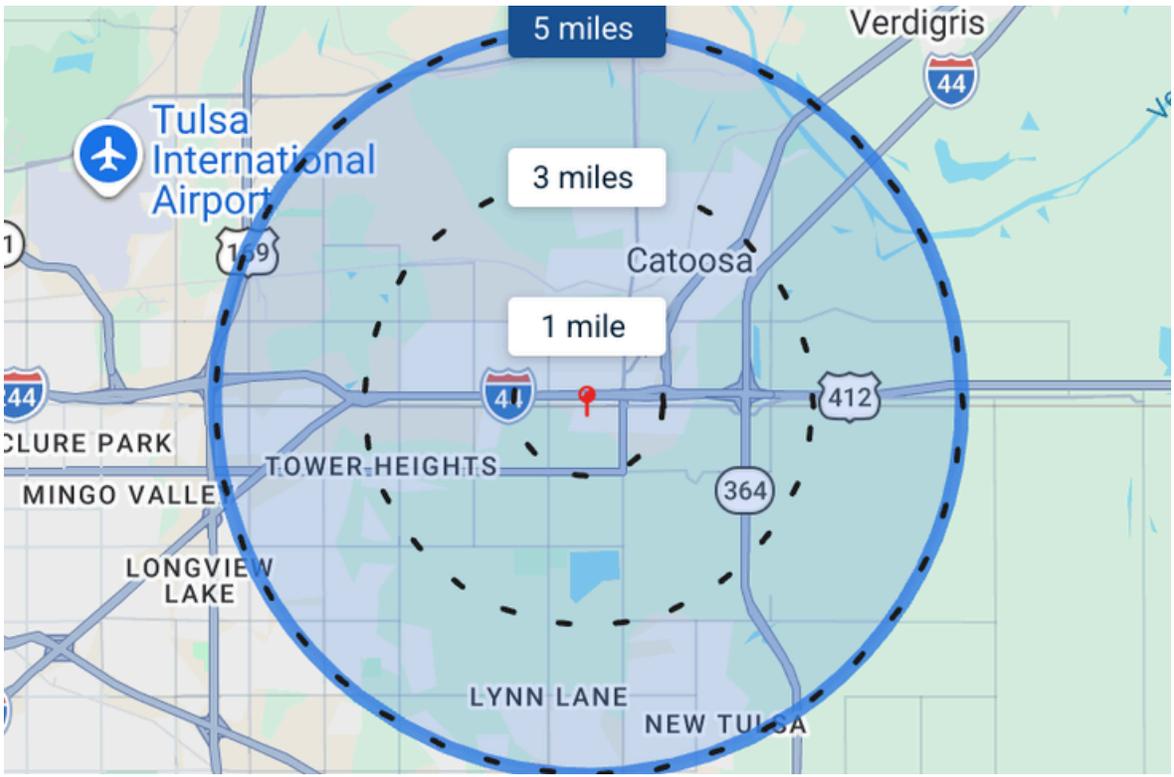
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Property Overview

This 5.5-acre commercial tract in Catoosa sits directly across from the Hard Rock Hotel & Casino Tulsa along Highway 412. The site benefits from approximately 61,600 vehicles per day, delivering exceptional visibility in one of the Tulsa metro’s highest-traffic corridors. Currently zoned IL (Light Industrial) with strong potential for rezoning to CG (Commercial General), the property is well positioned for retail, hospitality, entertainment, or service-oriented development. An existing billboard provides income, adding immediate cash flow to this high-exposure opportunity.



Demographics Map Report	1 Mile	3 Miles	5 Miles
Total Population	9.5 K	27.8 K	114.8K
Average Age	40	36	35
Average HH Income	\$76.1K	\$72.1K	\$73.9

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