



TULSA, OKLAHOMA

The Boxyard

RETAIL | MIXED-USE CENTER

Boxyard

Beads Antiquities



Dwelling Spaces



**502 E 3rd St / 301 S Frankfort Ave
Tulsa, OK 74120**

Offering Summary

SALE PRICE:	\$2,300,000 (\$203.90/SF)
TOTAL SF:	±11,280
LOT SIZE:	±0.32 Acres (±14,000 SF)
NUMBER OF UNITS:	39
ZONING:	CBD
OCCUPANCY:	22.7%*

* = NET MTM TENANTS;
PENDING MOVE-OUTS.

Property Overview

The Boxyard is comprised of 39 shipping containers thoughtfully arranged to create Tulsa first cargotechture center. Within walkable distance of multiple dining and entertainment options, the Boxyard is a highly desired mixed-use center in the heart of the city. Opportunity for new owner/user or Investor to re-position the property and create long-term value.

Property Highlights

- Highly visible location in a proven dining/entertainment corridor
- Within walking distance to key new developments including Santa Fe Square, Vast Bank and The View
- Limited occupancy allowing for efficient re-positioning of the asset

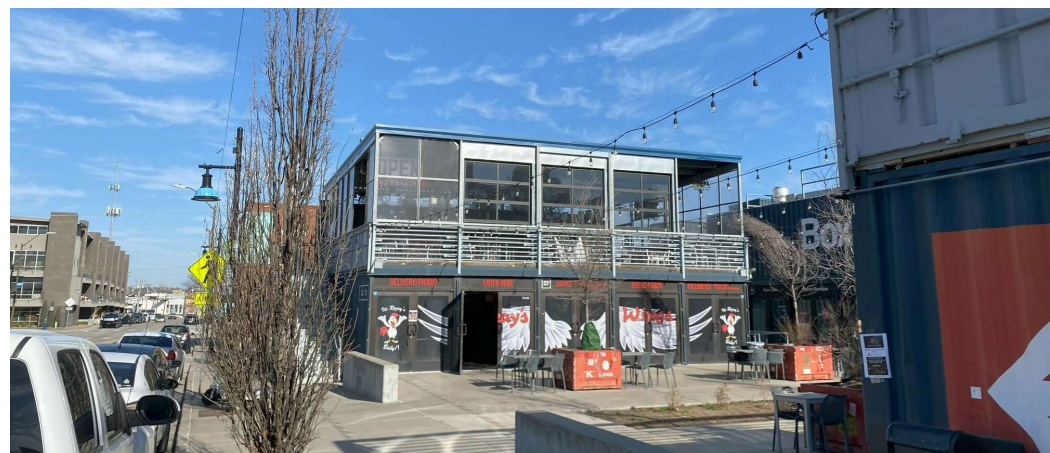
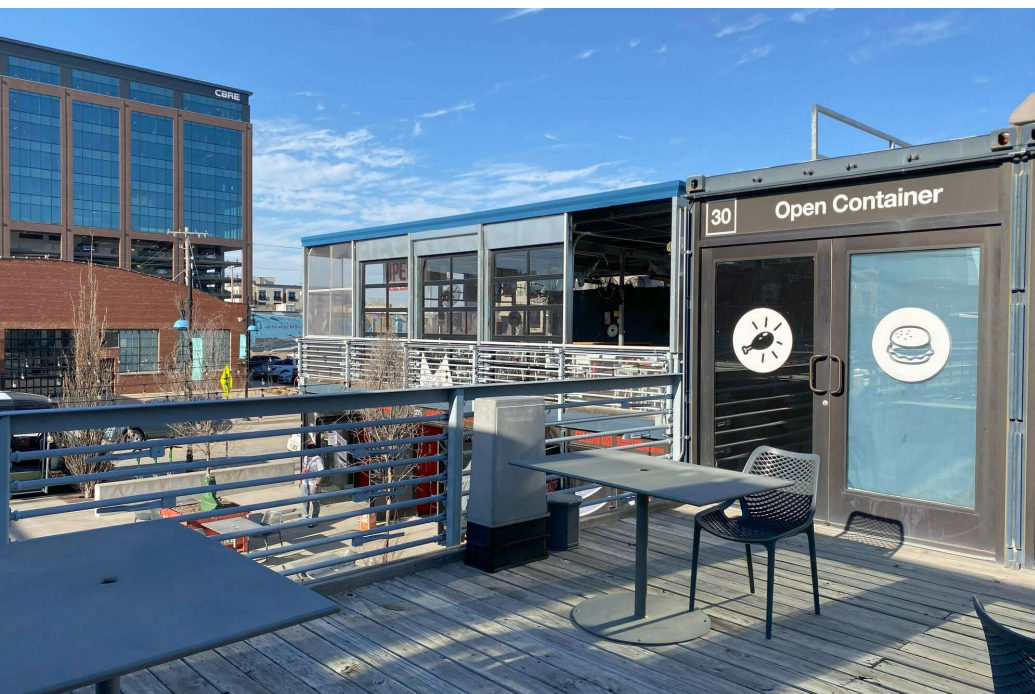


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EXTERIOR PHOTOS



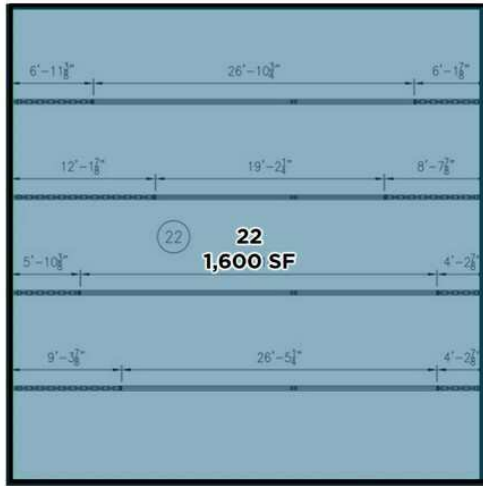
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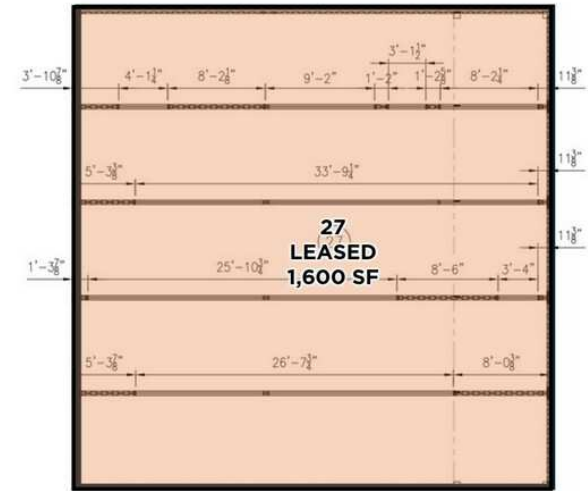


FIRST FLOOR LEASING PLAN

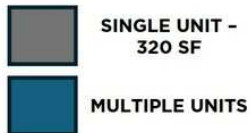
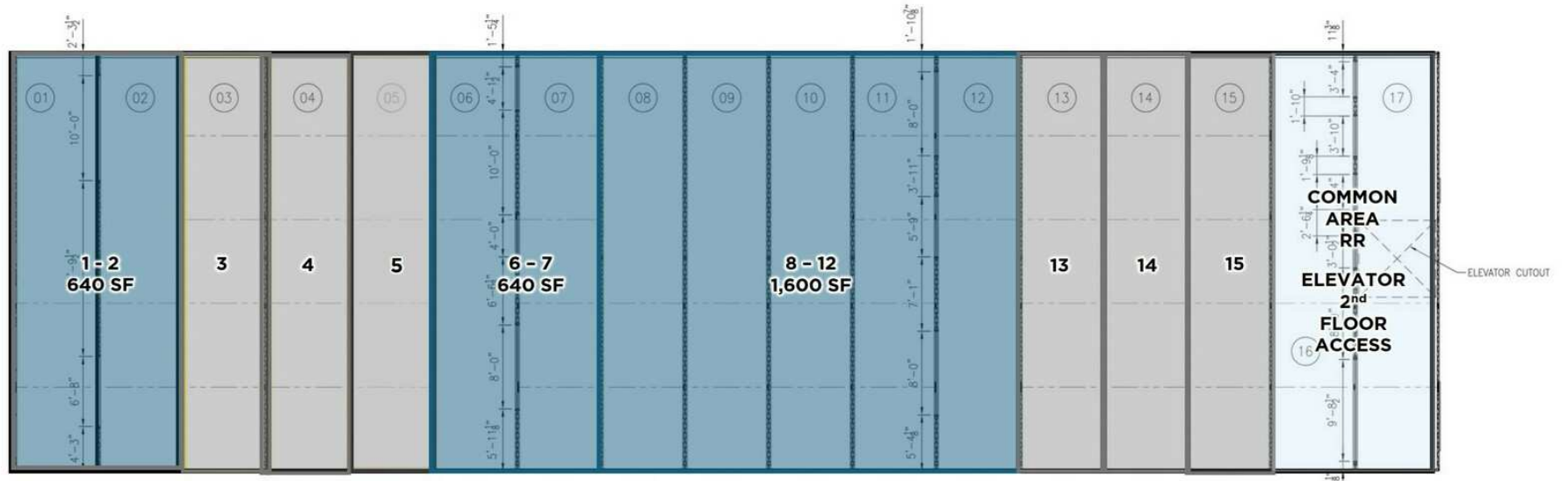
STAIRS



STAIRS



LEASING PLAN 1st FLOOR

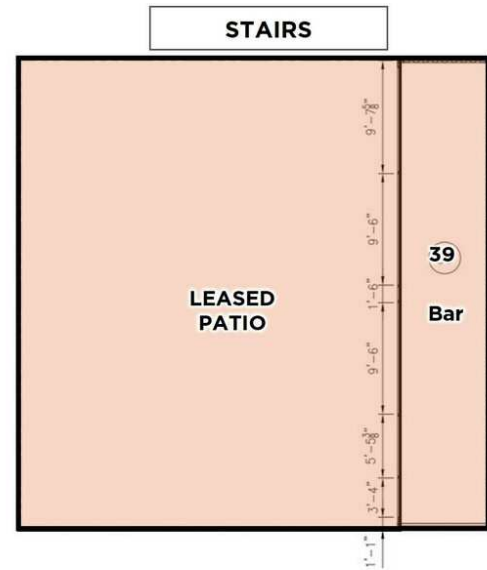


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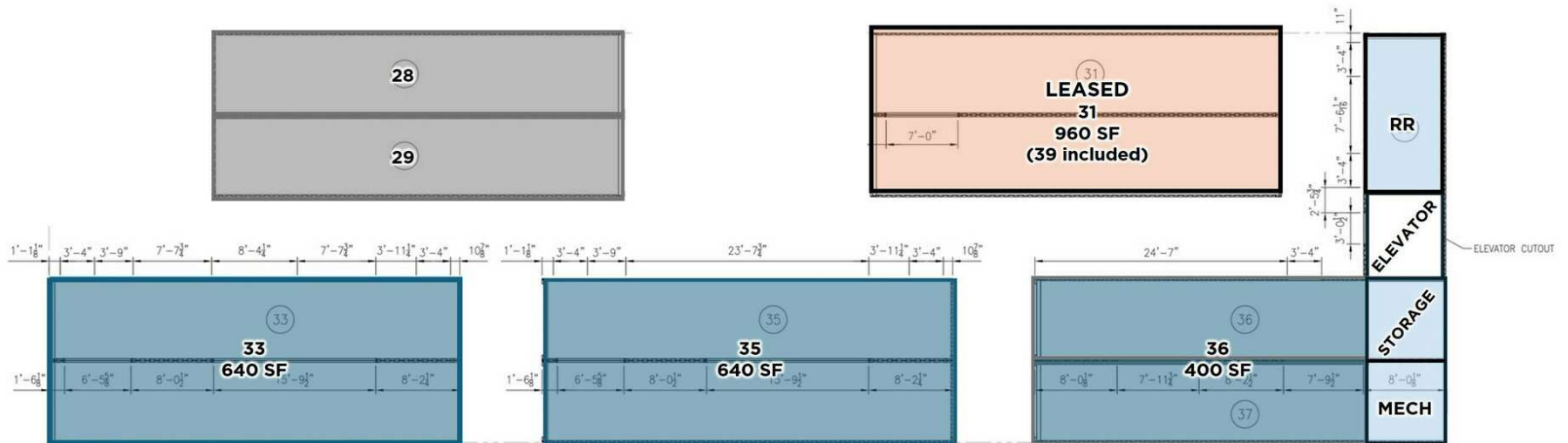
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SECOND FLOOR LEASING PLAN



LEASING PLAN 2nd FLOOR



- SINGLE UNIT -
320 SF**
- MULTIPLE UNITS**

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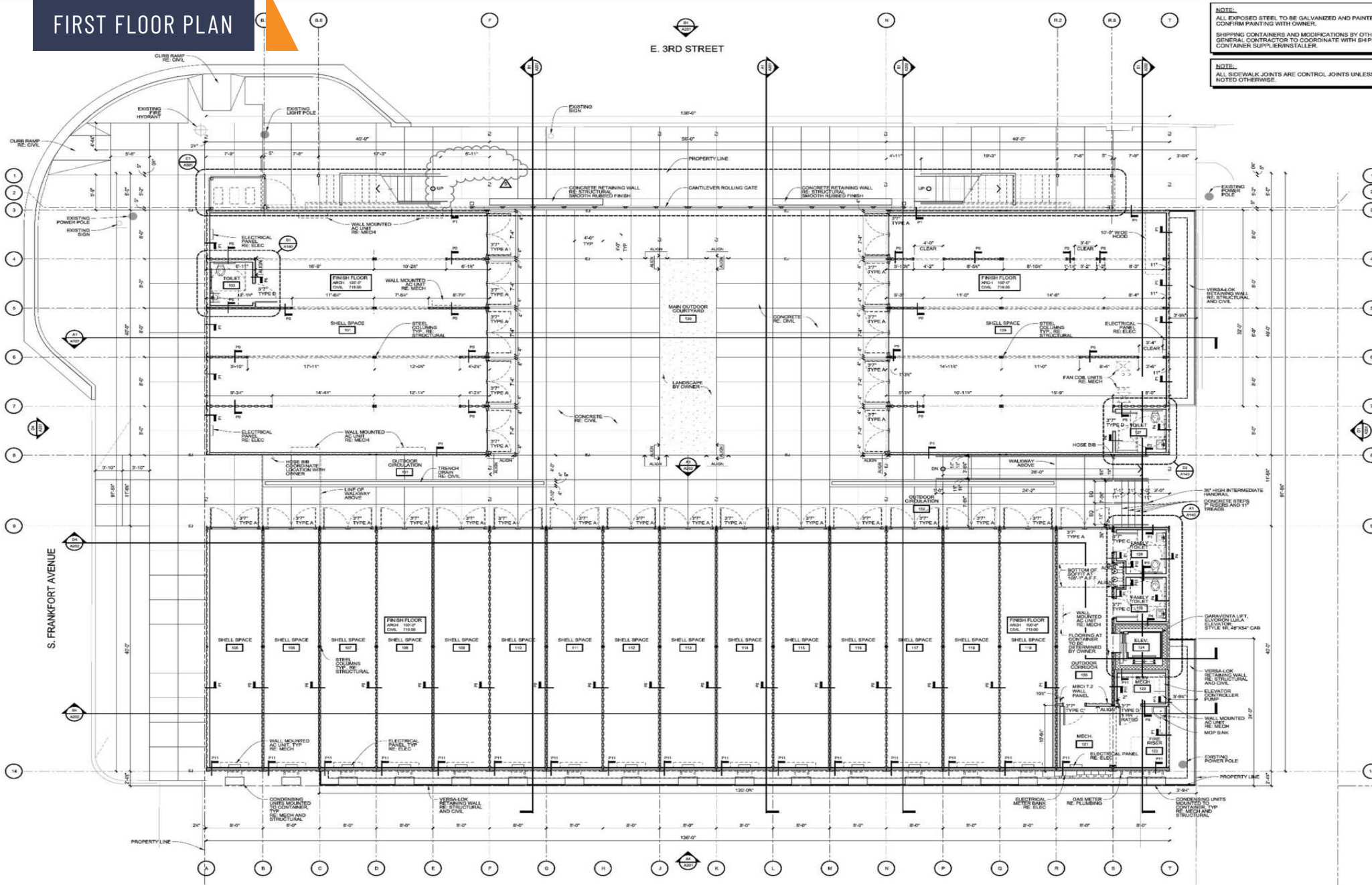
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FIRST FLOOR PLAN



NOTE:
 ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED.
 CONFIRM PAINTING WITH OWNER.

SHIPPING CONTAINERS AND MODIFICATIONS BY OTHERS.
 GENERAL CONTRACTOR TO COORDINATE WITH SHIPPING
 CONTAINER SUPPLIER/INSTALLER.

NOTE:
 ALL SIDEWALK JOINTS ARE CONTROL JOINTS UNLESS
 NOTED OTHERWISE

A1 FIRST FLOOR PLAN
 3/16"=1'-0"

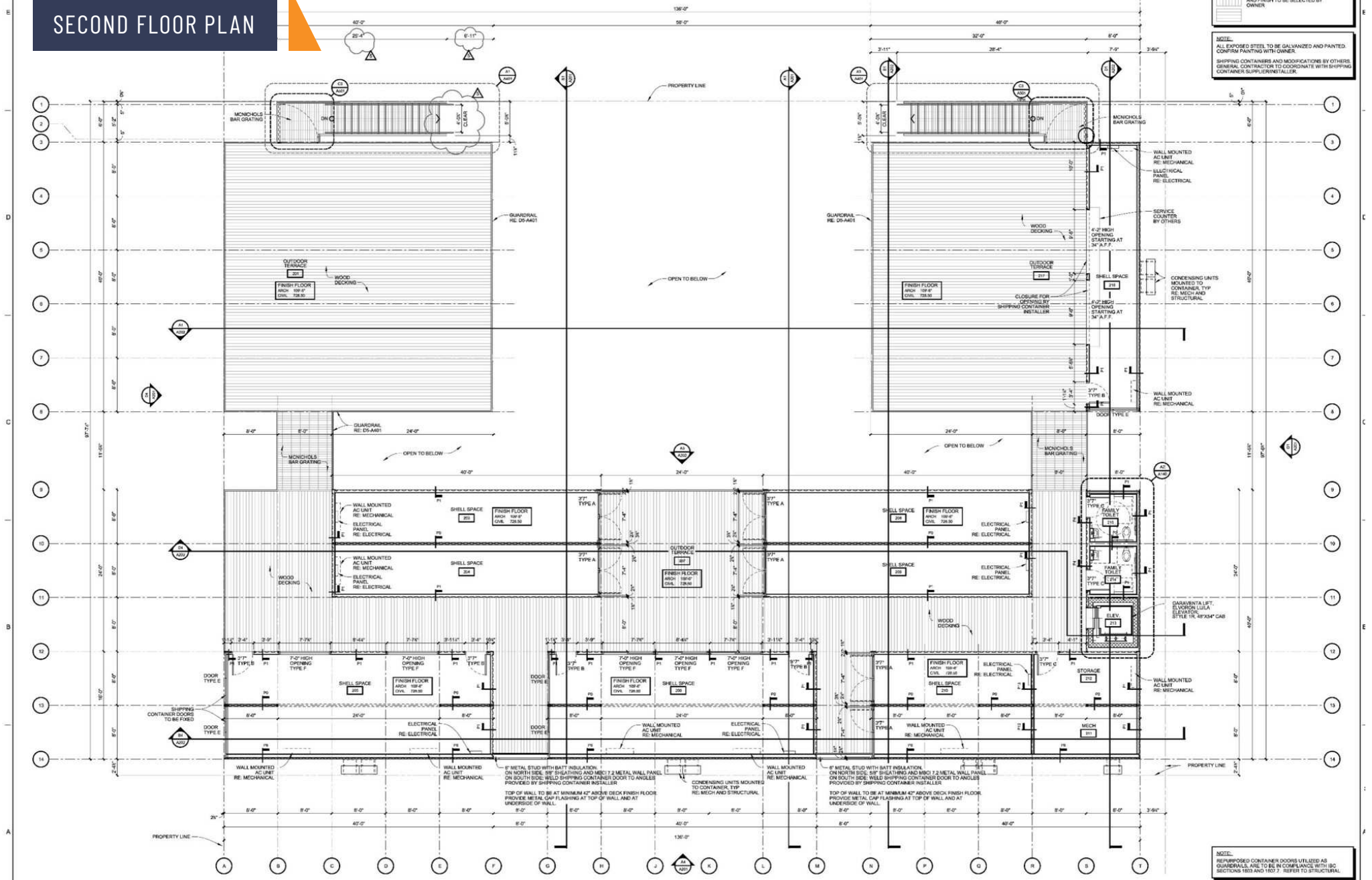
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SECOND FLOOR PLAN



WOOD DECKING NON-SLIP MATERIAL AND FINISH TO BE SELECTED BY OWNER.

NOTE: ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. CONFIRM PAINTING WITH OWNER.

SHIPPING CONTAINERS AND MODIFICATIONS BY OTHERS. GENERAL CONTRACTOR TO COORDINATE WITH SHIPPING CONTAINER SUPPLIER/INSTALLER.

A1 SECOND FLOOR PLAN
3/16"=1'-0"

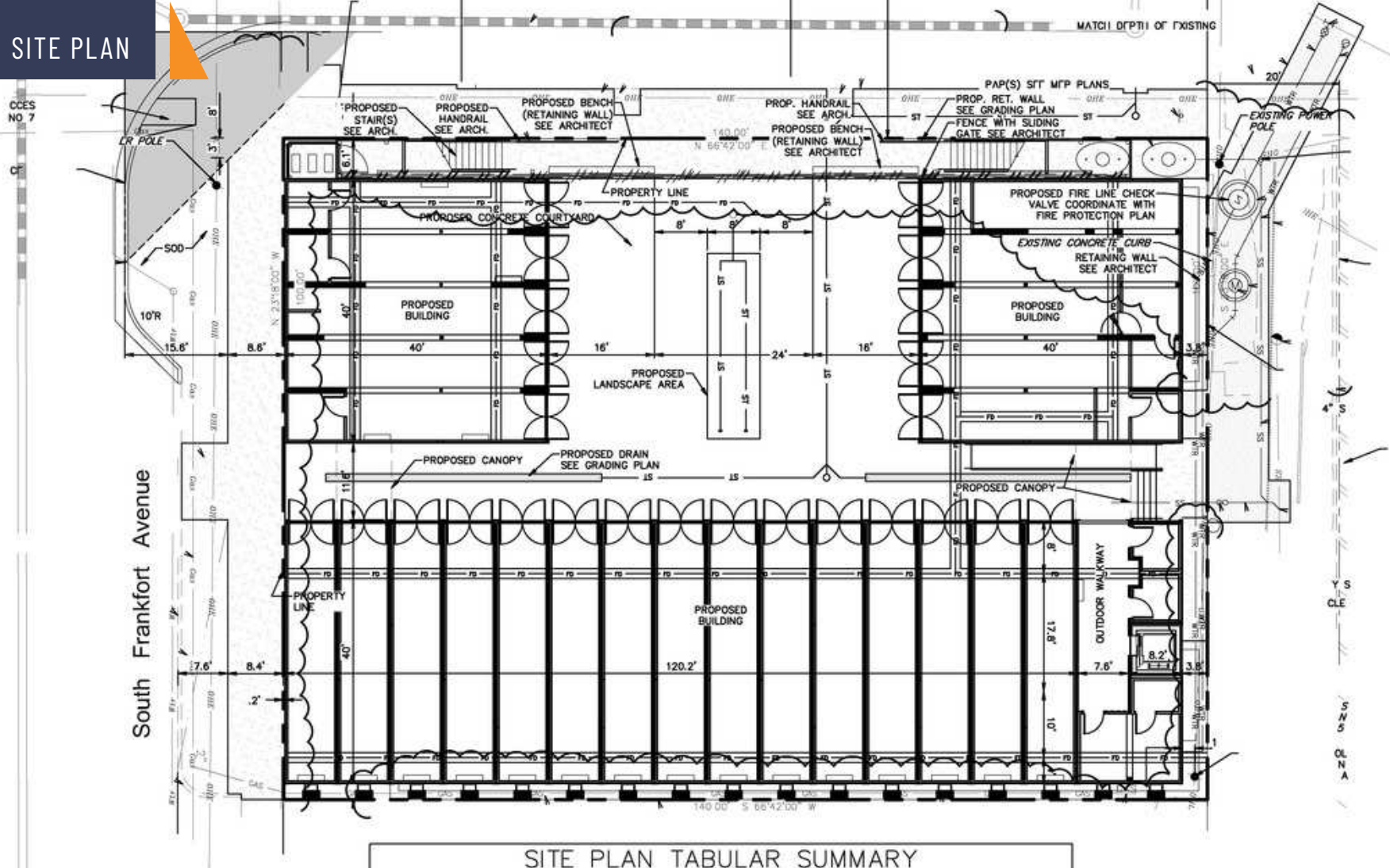
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SITE PLAN



SITE PLAN TABULAR SUMMARY

ZONING DISTRICT	CENTRAL BUSINESS DISTRICT [CBD]	TOTAL PROPERTY SF/AC	14,000 SF (0.321 AC)	EXISTING IMPERVIOUS AREA SF/AC/% OF TOTAL	14,000 S.F. .0321 ACRES 100%
FLOOD ZONE	ZONE (X)	BUILDING(S) INTERIOR SF	345	EXISTING PERVIOUS AREA SF/AC/%	0.0 S.F. 0.0 ACRES 0.0 %
PLAT NUMBER AND NAME	ORIGINAL TOWN OF TULSA	PROPOSED PARKING SF	N/A	PROPOSED IMPERVIOUS AREA SF/AC/%	13,300 S.F. .0305 ACRES 95%
BLOCK AND LOT(S)	LOT (8) BLOCK (114)	DRAWING SCALE	1"=10'	PROPOSED PERVIOUS AREA SF/AC/%	700 S.F. .016 ACRES 5%
LEGAL DESCRIPTION	LOT EIGHT (8), BLOCK ONE HUNDRED FOURTEEN (114), ORIGINAL TOWNSITE OF TULSA, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.	IDP NUMBER	8315	TOTAL CHANGE IN IMPERVIOUS AREA SF/AC/%	-700 S.F. -.016 ACRES -5%

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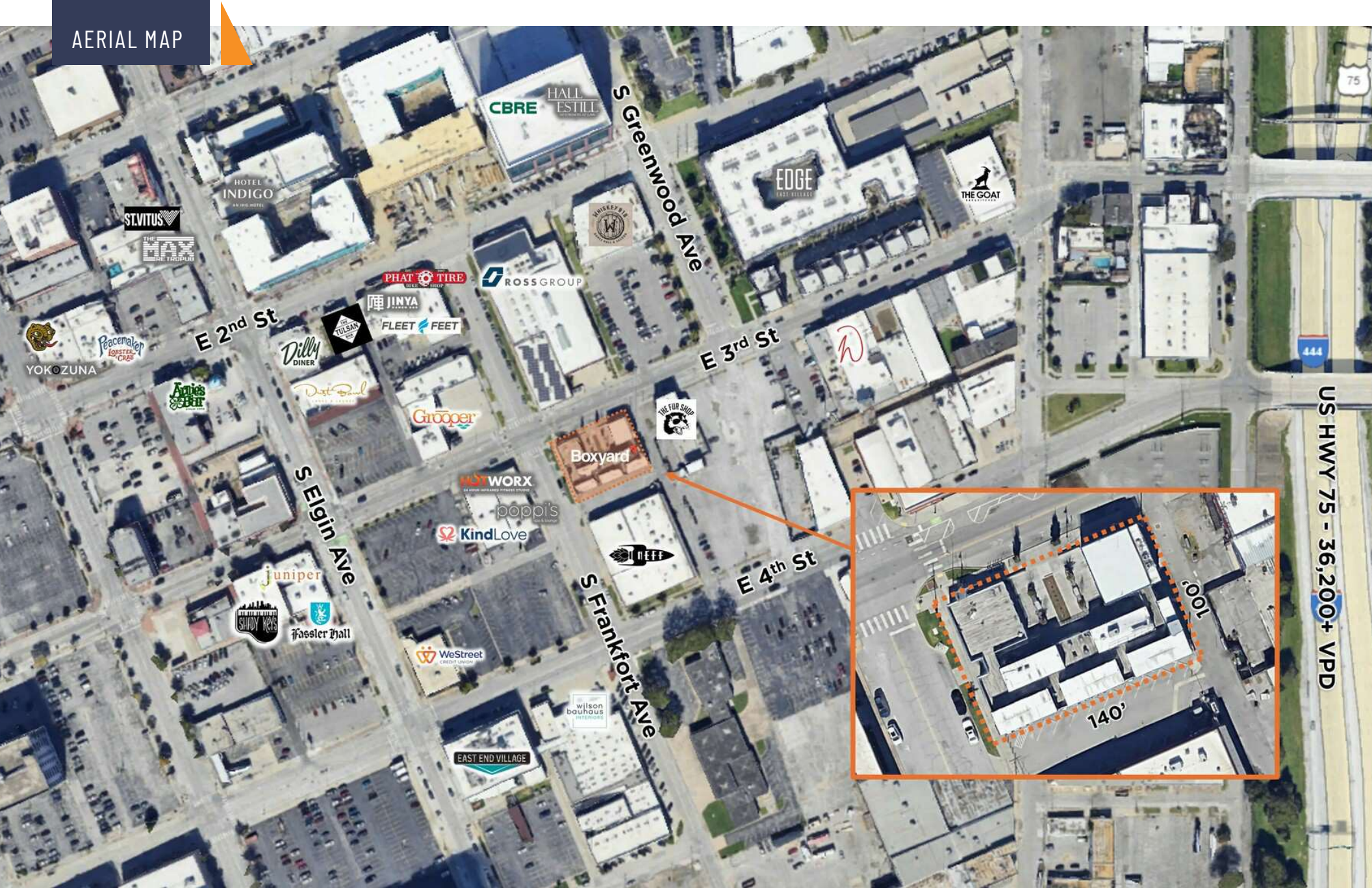
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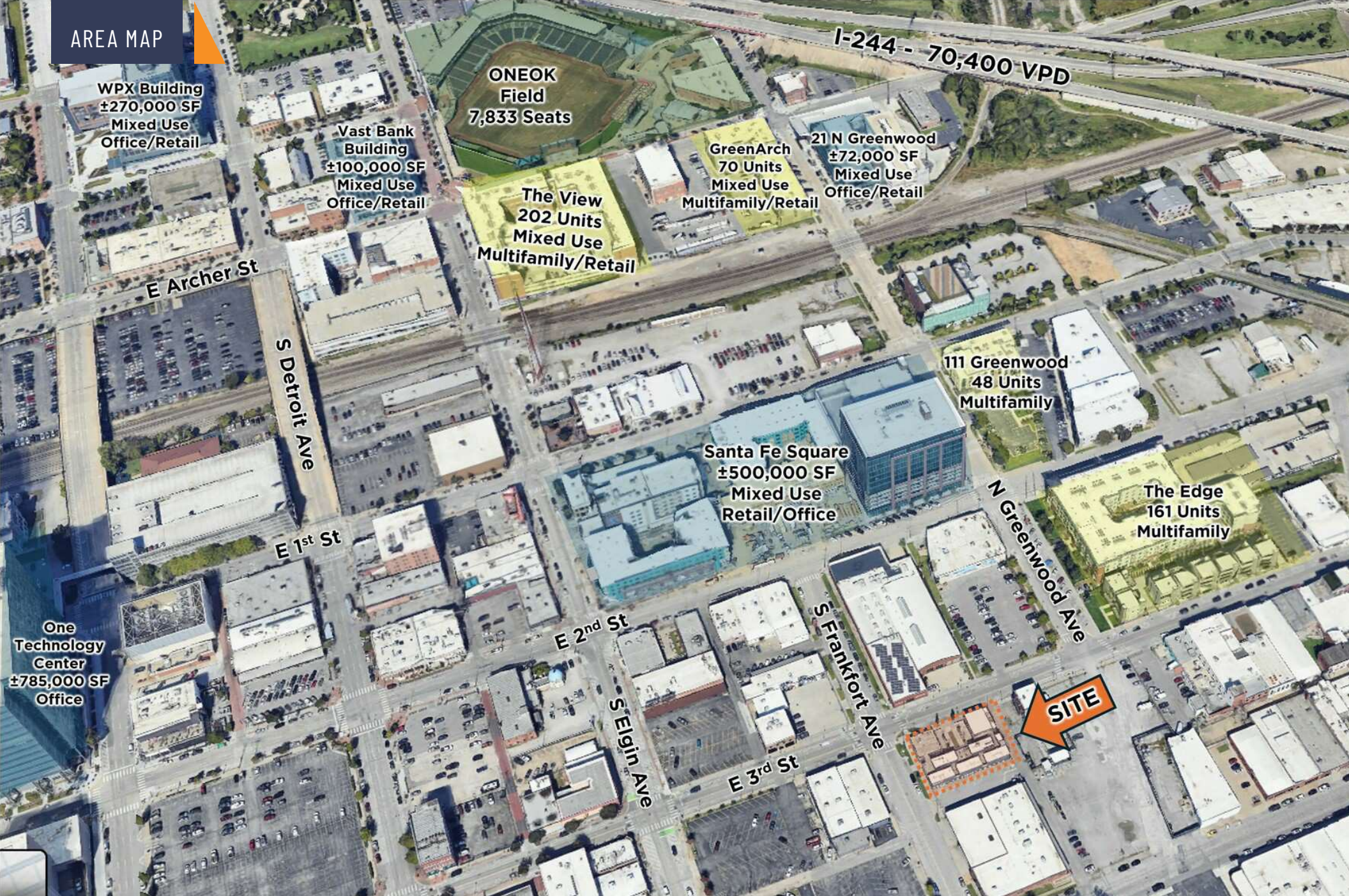
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AREA MAP



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Downtown Development Map



Source: Downtown Tulsa Partnership - State of Downtown Tulsa 2023

Projects Completed from 2020-Current:

1. Reunion Building
2. Vast Bank Building
3. Holberton School
4. 111 Greenwood
5. Greenwood Rising
6. Cox Building Convention Center Expansion
7. OKPOP Museum
8. The View
9. 222 N Detroit
10. BMX HQ
11. Santa Fe Square Office Building
12. Bob Dylan Center
13. 21 N Greenwood
14. Santa Fe Square Apartments
15. Davenport Lofts
16. Veteran Affairs Hospital
17. Oklahoma Psychiatric Care



The View

Under Construction/Proposed:

18. OSU Medical Research Facility
19. The Annex
20. Western Supply
21. Arco Building
22. WPA Mixed Use Development
23. 36 Degrees North HQ
24. Sinclair Building



Santa Fe Square Conceptual Rendering



The Annex Conceptual Rendering

\$200+ MILLION
New Projects Completed in 2022

\$600+ MILLION
Pipelined Investment

\$1.56B
Invested Since 2010

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#1 State with the Lowest Tax Burden
(Anderson Economic Group)

#1 Most Affordable Housing in the U.S.
(Rocket Homes, 2021)

MSA POPULATION:
1,010,000+ PEOPLE

#1 U.S. City Where Incomes are Growing the Fastest
(gobankingrates.com)

#2 Most Affordable Big City in the U.S.
(Rocket Homes 2021)

#1 Best Place for Women to Start a Business
(Thumbtack.com)

TULSA

#4 Most Affordable City in the U.S.
(American Home Shield, 2022)

#1 City for Growth and Inclusion
(Brookings Institute 2018)

#1 GDP for mid-sized MSA's
(Business Facilities, 2021)

The Best Destination to Visit
(CNN.com/travel, 2022)

#3 Best City for Remote Workers
(Forbes, 2021)

Top 15 Emerging Tech-Talent Cities in North America
(CBRE, 2021)

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,101	70,748	154,612
AVERAGE AGE	38.2	36.9	37.7
AVERAGE AGE (MALE)	37.0	35.7	36.4
AVERAGE AGE (FEMALE)	39.2	37.6	38.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,126	36,609	77,644
# OF PERSONS PER HH	1.7	1.9	2.0
AVERAGE HH INCOME	\$49,906	\$60,194	\$61,065
AVERAGE HOUSE VALUE	\$92,029	\$158,967	\$154,909

2020 American Community Survey (ACS)

TULSA

QUALITY OF LIFE

PARKS & REC

6,553 acres

of maintained parkland in Tulsa

135 parks

in the City of Tulsa

57 miles

of walking trails, two skate parks, three dog parks, and five public swimming pools

227 sports fields

99 playgrounds, 94 tennis courts, 8 outdoor pickleball courts, 13 water playgrounds, 18 splash pads, 96 picnic shelters, 4 golf courses and 8 disc golf courses

Source: Parks, Culture and Recreation, City of Tulsa, 2023

FESTIVALS

Tulsa Mayfest

Over 125,000 annual attendees to the annual festival

Tokyo, OK

Over 300 hours of family-friendly anime entertainment

Tulsa Linde

Oktoberfest

Named a Top Five Oktoberfest with over 200 taps of German and local beer and 140,000 SF of tents, stages and more

Harvest Beer Festival

Beers produced by over 20 breweries

Source: Oklahoma Tourism & Recreation, 2023

Source: Tulsa Oktoberfest, Inc., 2023

Source: USA Today, Conde Nast Traveler Magazine, Orbitz

SPORTS

Tulsa Oilers FC

Tulsa Tulsa

Drillers

University of Tulsa

Golden Hurricane

2022 PGA Championship

hosted at Southern Hills

Source: Parks, Culture and Recreation, City of Tulsa, 2023

FOOD & DRINK

16+ breweries

95+ food trucks

Home to

James Beard

nominated restaurants

Source: Tulsa Regional Tourism, 2023

Source: Tulsa Food Trucks, 2023

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