

STONE CREEK

Commercial Development Tract

NW/C 51st Street & 193rd E. Avenue

Tulsa, Oklahoma



Tract A

- 214,279 sq. ft. (Approx. 4.92 acres)
- 465.85' frontage to S. 193rd E. Avenue
- 467.89' frontage to E. 51st Street
- CS Zoning (Commercial Shopping)
- 30,900 sq. ft. Retail Center Potential

Demographics:

2020	1 Mile	3 Miles	5 Miles
Population	10,235	44,737	109,019
Households	3,843	15,931	39,432
Avg. HH Income	\$94,846	\$90,112	\$82,276

Traffic Counts:

S. 193rd E. Avenue - 16,691 vehicles per day
 E. 51st Street - 9,567 vehicles per day
 (INCOG 2018)

BAUER & ASSOCIATES, REALTORS

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**COMMERCIAL, INDUSTRIAL, INVESTMENT PROPERTY
& PROPERTY MANAGEMENT**

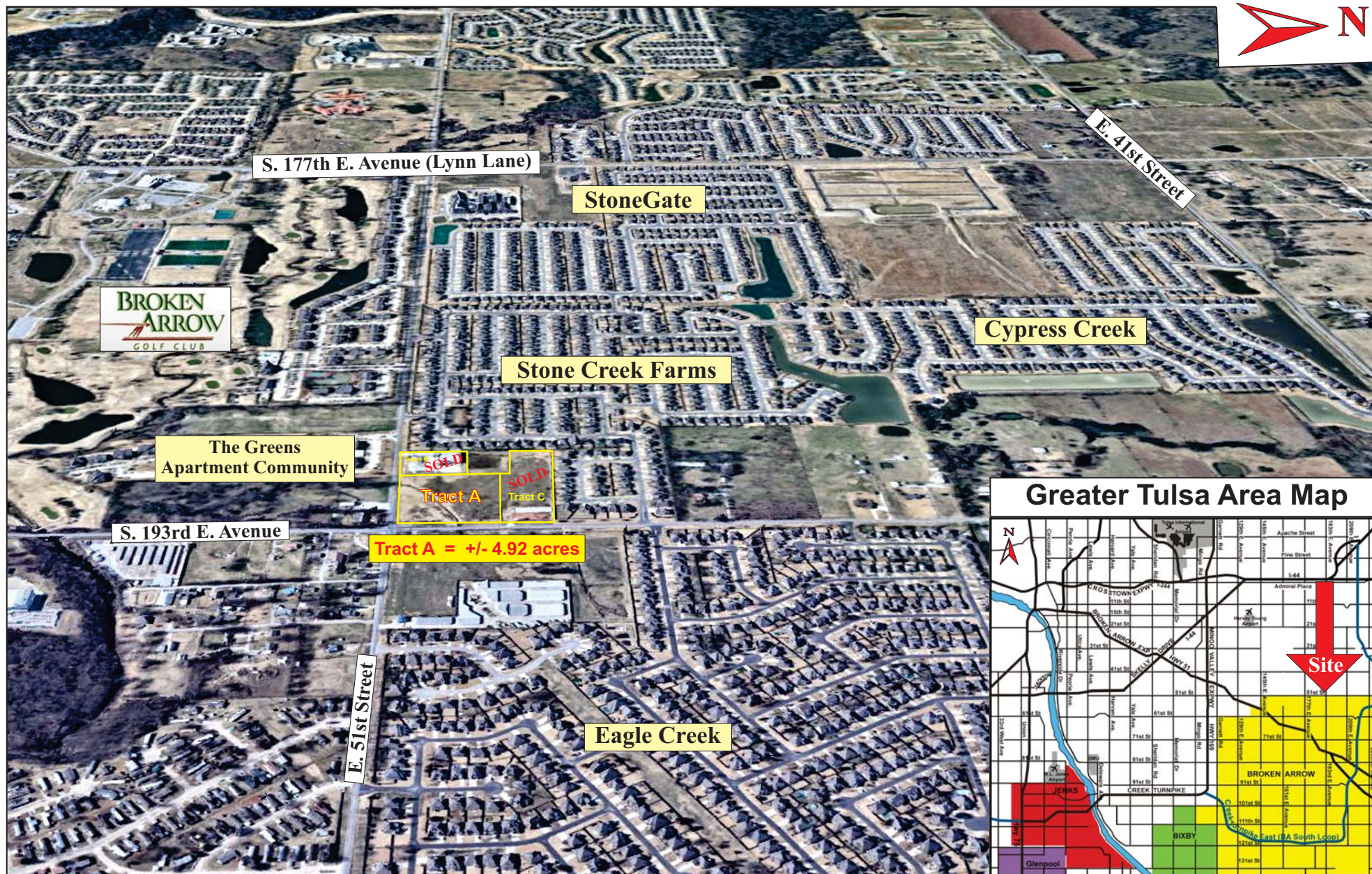
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Contact:

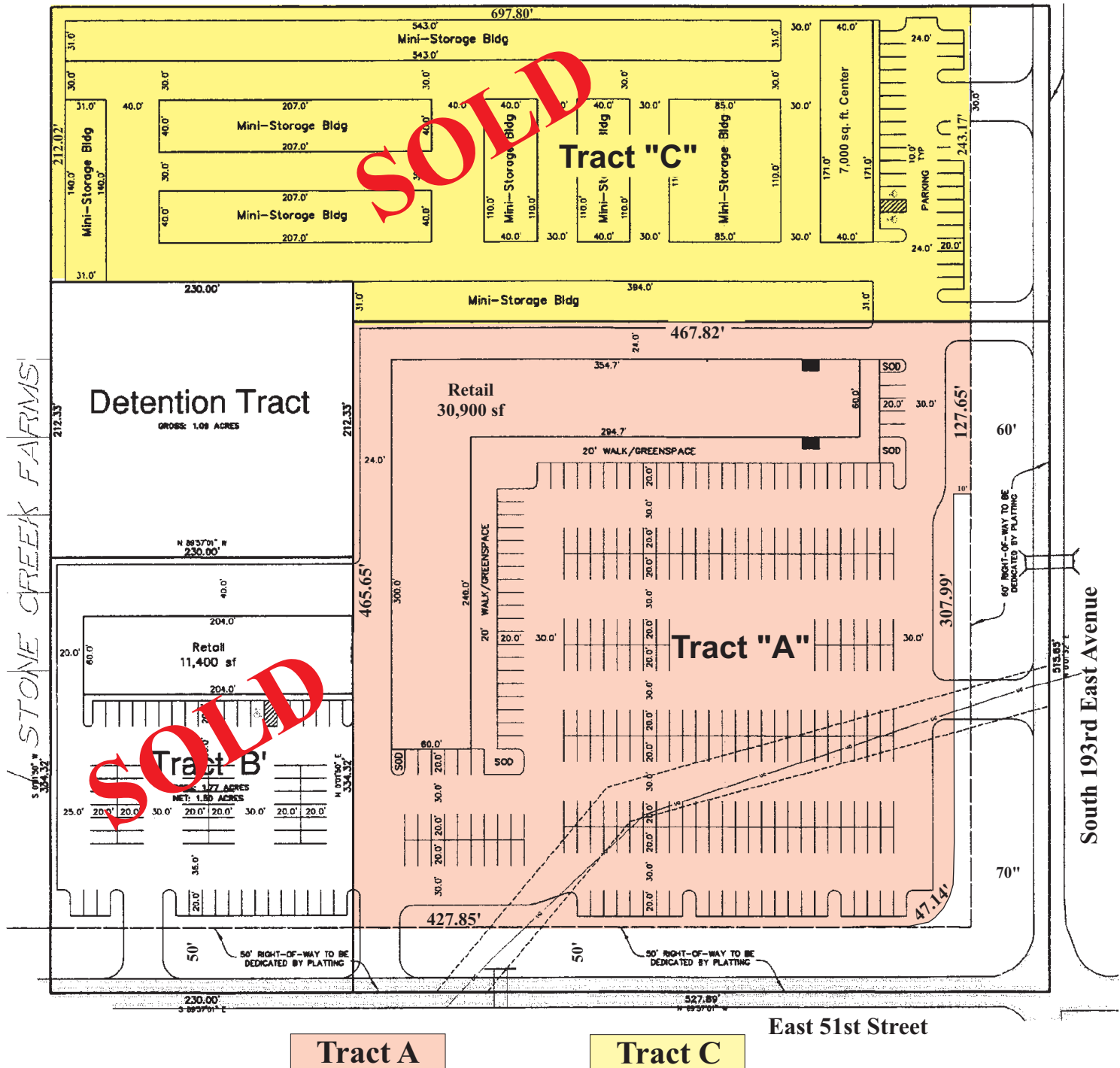
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All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.



Northwest Corner E. 51st Street & S. 193rd E. Avenue
Tulsa, Oklahoma
Possible Site Plan

STONE CREEK FARMS VILLAGE



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Aerial View
Northwest Corner E. 51st St. & S. 193rd E. Avenue
Tulsa, Oklahoma



This is a rapidly growing area with single family roof tops in the Stone Creek Farms development soon to approach 1,000. Several other subdivisions are in the process of being developed with many more roof tops scheduled to come on line in the immediate vicinity.