



CHINOWTH & COHEN
COMMERCIAL

CONTACT

DC Roberts
BROKER-ASSOCIATE®

*Specializing in Commercial
Real Estate and Auctions*

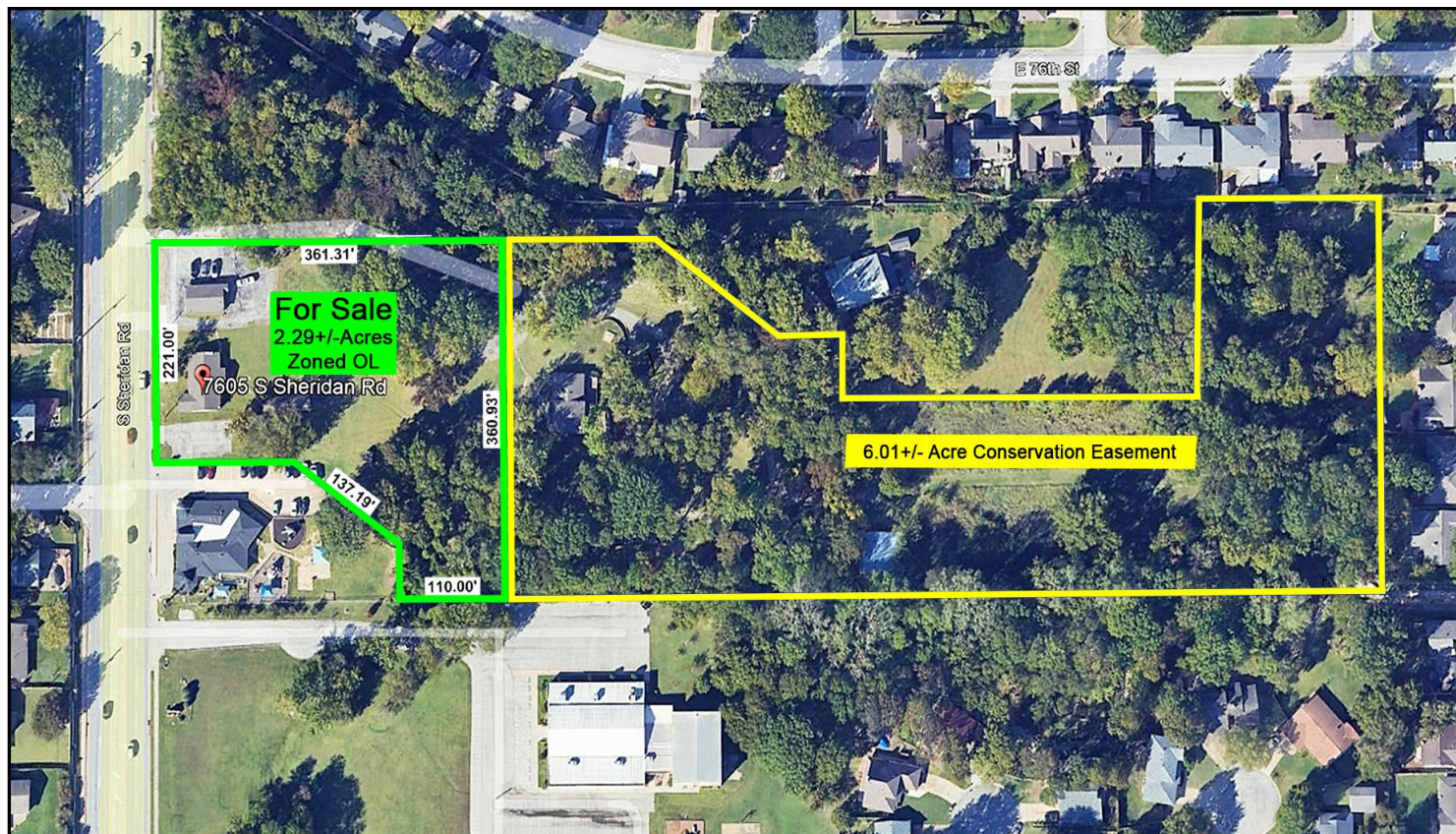
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COMMERCIAL DEVELOPMENT LAND FOR SALE • \$ 1,150,000.00 2.29+/- ACRES • 7605 S SHERIDAN ROAD TULSA, OK 74133



PROPERTY FEATURES

- 2.29+/- Acres, or 99,753 +/- Sq. Ft. of prime development land located on S Sheridan Rd in Tulsa, OK.
- High-visibility frontage on S Sheridan Rd. with a beautiful, wooded area, good topography, and terrain.
- Zoned for Mixed use per INCOG - OL, Office light; ideal for many commercial uses.
- All Utilities are to the site.
- The area is centrally located in south Tulsa, experiencing redevelopment in both commercial and residential growth, making this an excellent in-fill development opportunity for commercial use.
- Signalized Intersections and 5 lane street frontage with strong traffic count.
- Central location and convenient access to all sectors of the city of Tulsa.

Exceptional unique development opportunity! This approximately 2.29+/- acre parcel is situated on east side of S Sheridan Rd in Tulsa is located on a major arterial road in the heart of south Tulsa in a well-established area of neighborhoods of both commercial and residential property. This prime location, and unique attributes make this property ideal for a wide range of uses, not easily found in the marketplace. The property offers excellent accessibility and visibility, with high daily traffic counts and easy access to all sectors of Tulsa. The parcel is level, and ready for your vision, with utilities to the site. With it surrounded by established neighborhoods, shopping centers, schools, and community facilities, this site is perfectly positioned for a development which utilizes the unique opportunity this site offers.

Information is deemed reliable but not guaranteed. Buyer / Tenant shall verify all information

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Exclusive Development Opportunity with Private Conservation Easement

A Rare Blend of Natural Serenity and Prime Tulsa Location

This unique Tulsa property offers an exceptional combination of 2.29+/- acres of fully developable land paired with a 6.01+/- acre private conservation easement located directly east and contiguous to the site. The easement creates a tranquil, park-like setting reserved exclusively for property owners and their guests—providing a lifestyle and business advantage rarely available within city limits.

Conservation Easement Overview

The 6+/- acre protected green space enhances both the privacy and value of the property while ensuring lasting access to a serene natural environment. While permanent structures cannot be built on the easement, owners and their guests enjoy full access for low-impact recreation and relaxation, including:

- Tranquil walking paths under shaded tree canopies
- Wildlife observation in a preserved, natural habitat
- Creekside retreats for reflection, peace, and quiet

This easement creates a private sanctuary for future owners, residents, or guests—an amenity that sets this property apart from typical Tulsa developments.

Development Potential

The adjoining 2.29+/- acres outside the easement are fully zoned for development and ideal for projects that would benefit from a calming natural backdrop. Potential uses include:

- Senior care facilities or hospice centers seeking peaceful, healing environments.
- Daycare providers looking for safe, private outdoor access.
- Wellness, spa, or therapy centers that integrate nature into their services.

Additionally, the existing large home on the property offers flexibility for rebuilding, renovating, or repurposing, making it suitable for:

- A luxury custom residence
- A guest or welcome center
- A professional facility complementing the property's primary development goals.

Why This Property Is Exceptional

Unmatched Privacy

Protected green space offers natural seclusion and a sense of retreat.

Prime Location

Enjoy peaceful surroundings while being just minutes from Tulsa's key amenities.

Enhanced Value

Few city properties combine usable acreage with a private conservation easement.

Flexible Development

Ideal for high-end residential, commercial, or mixed-use wellness concepts.

Your Vision, Elevated

This is a rare opportunity to secure a one-of-a-kind property that balances development potential with the lasting benefits of a private natural sanctuary. Whether your goal is to create an upscale residential estate, a boutique wellness destination, or a serene care facility, this acreage provides the perfect foundation for a transformative project.

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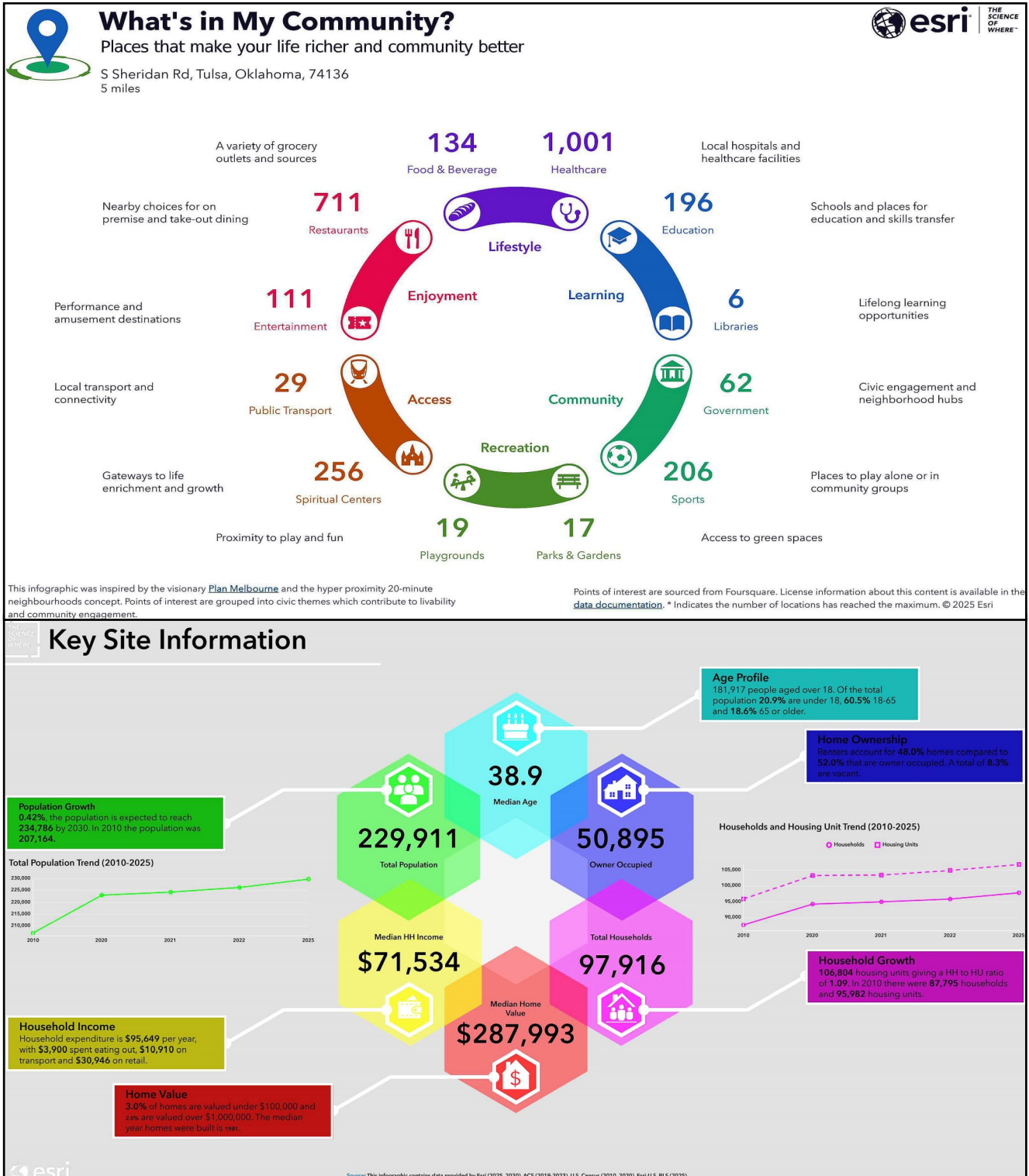
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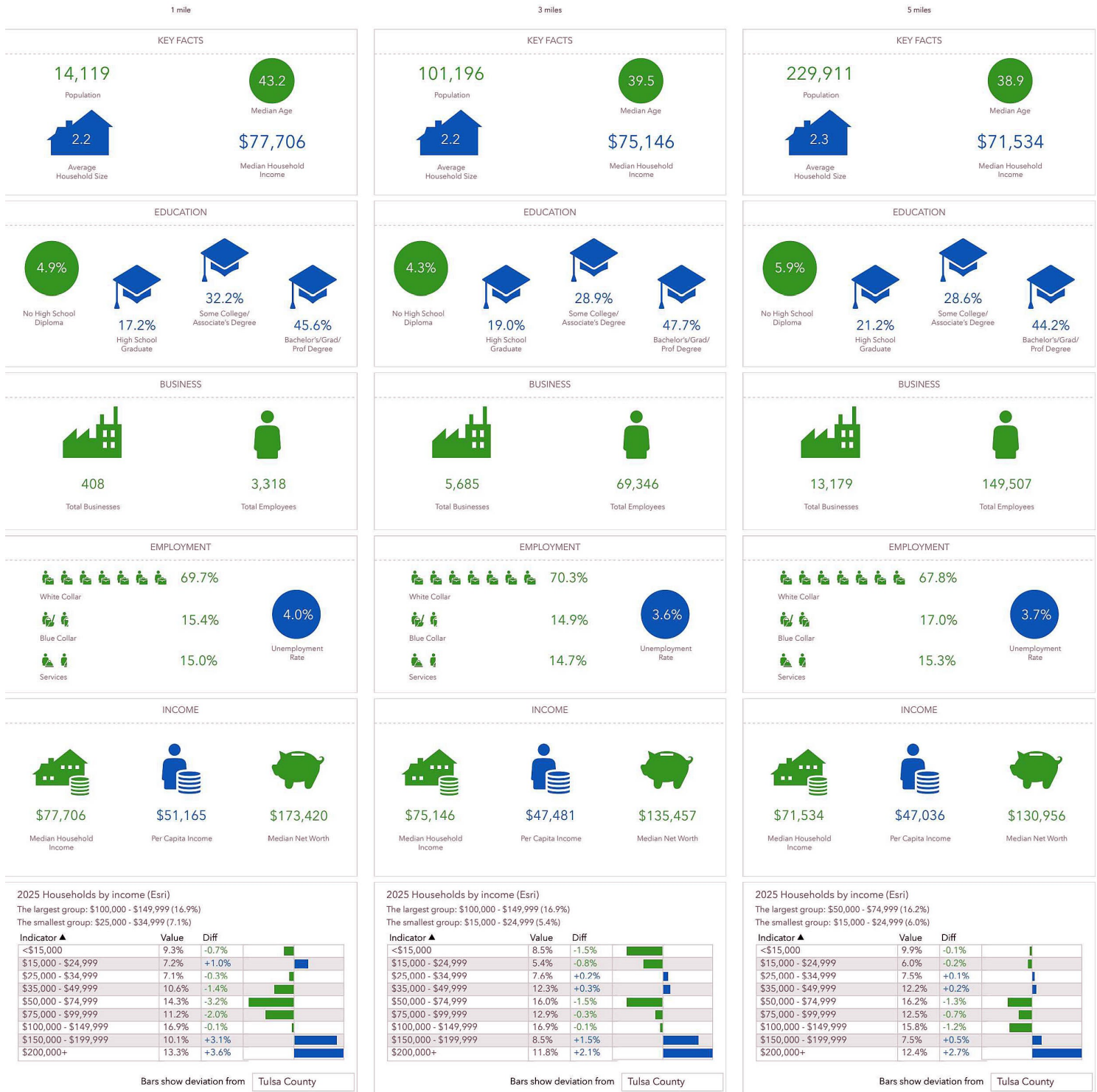
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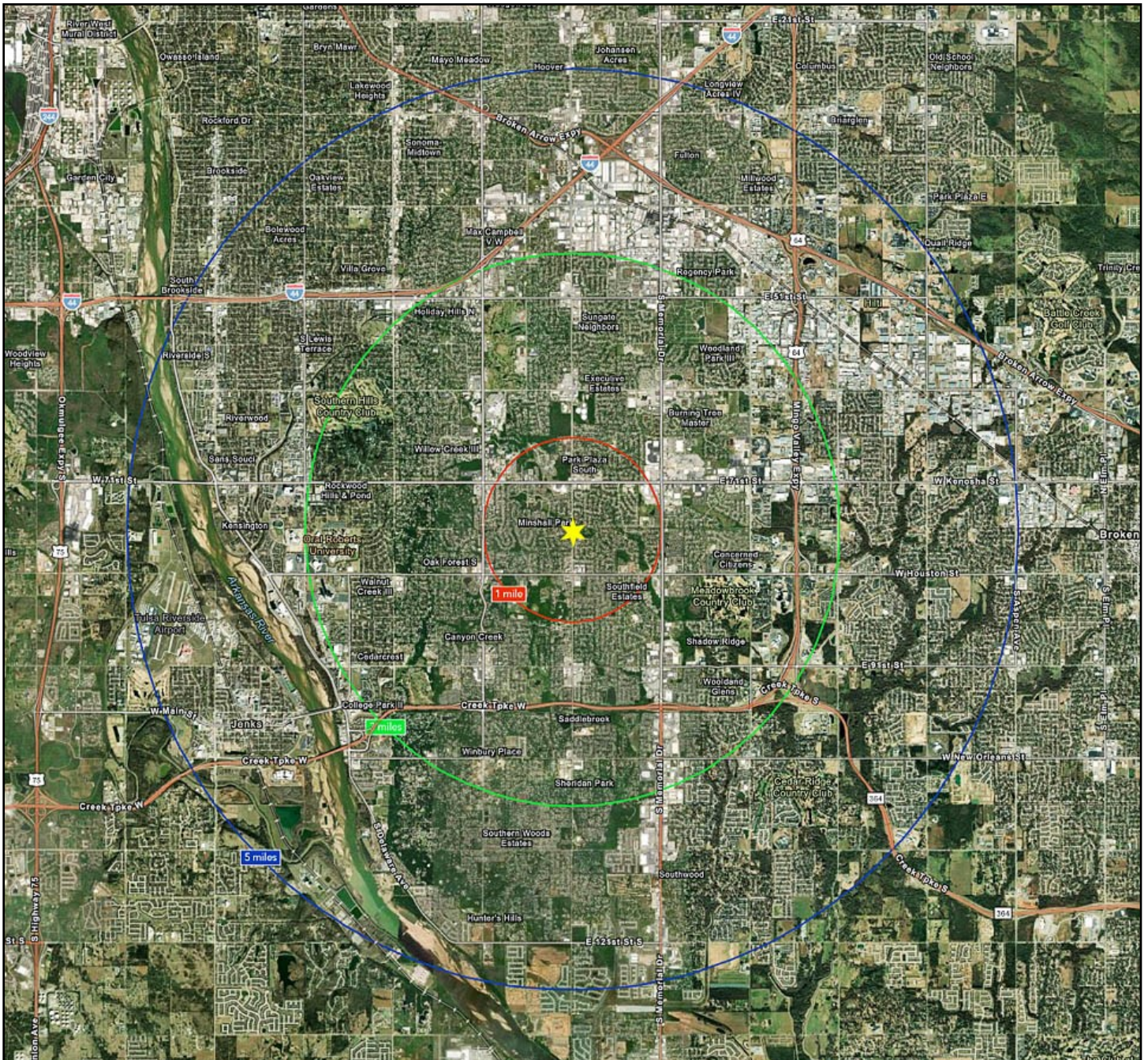
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The colored bands define the **1 Mile**, **3 Miles**, and **5 Miles** distance from the property location which encompasses the majority of the City of Tulsa.

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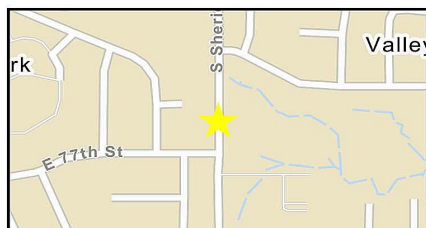
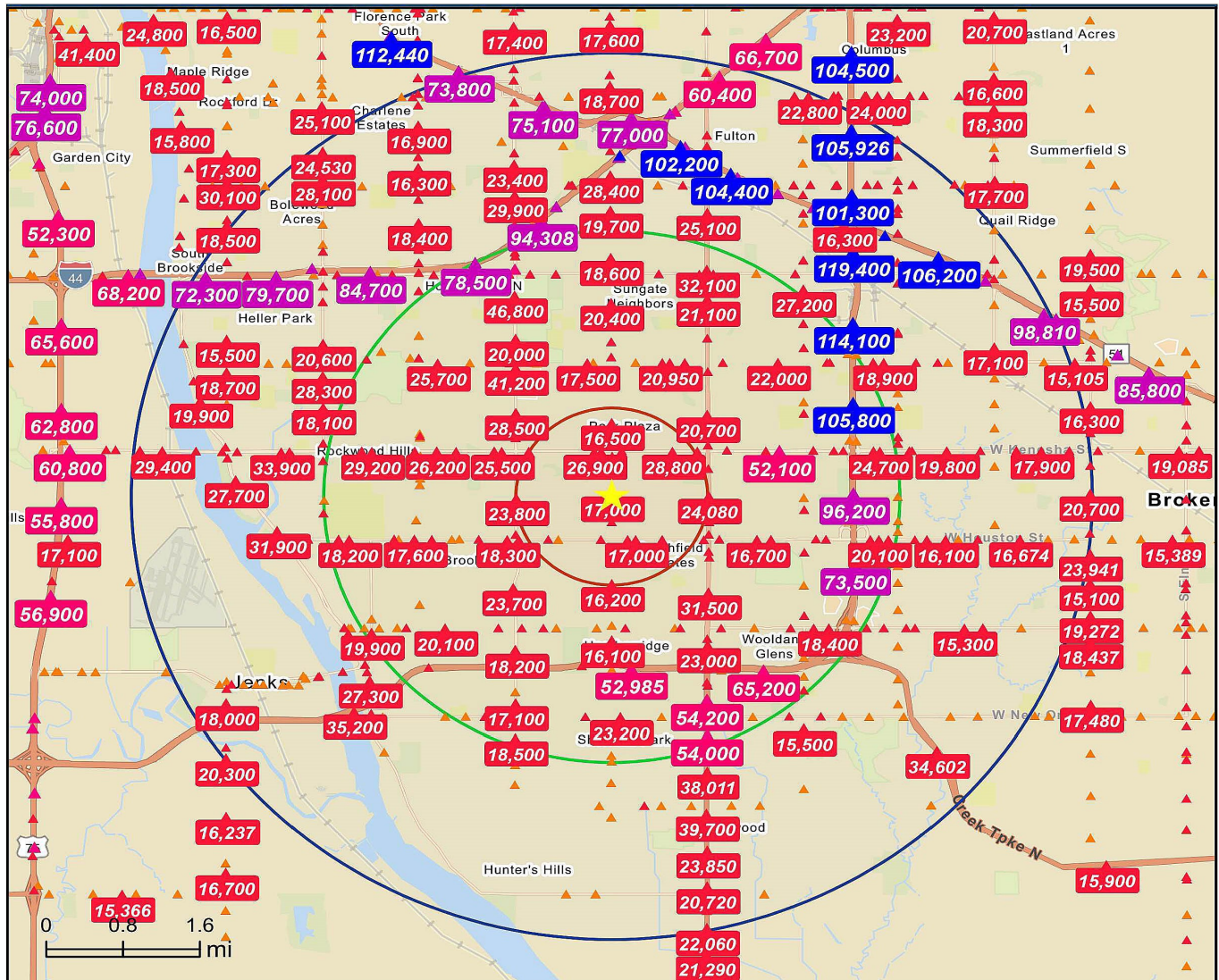
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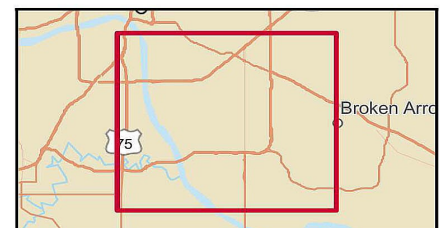
Traffic Count Map

S Sheridan Rd, Tulsa, Oklahoma, 74136
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.05339
Longitude: -95.90422



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

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