



# Tulsa Land For Sale

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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NE Corner - Highway 169 &  
Pine St, Tulsa, OK 74116

# Table of Contents

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## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	5
SITE PLANS	6
LOCATION INFORMATION	7
LOCATION MAP	8
AERIAL MAP	9
DEMOGRAPHICS MAP & REPORT	10
MEET THE TEAM	11

# PROPERTY



# INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Unique opportunity to own prime vacant land at one of Tulsa's most strategic and high-traffic locations. This +/- 1.96-acre parcel is situated at the bustling northeast corner of Highway 169 and Pine Street, offering unparalleled visibility and accessibility.

**Prime Location:**

**High Visibility:** Positioned at a major intersection with highway frontage, the property benefits from significant daily traffic flow, making it ideal for commercial ventures.

**Easy Access:** Direct access to Highway 169 ensures smooth connectivity to the rest of Tulsa and surrounding areas, enhancing the convenience for potential customers or clients.

**Commercial Potential:**

**Versatile Use:** Perfect for a variety of commercial developments including retail stores, restaurants, gas stations, or office spaces.

**Growth Area:** Located in a rapidly developing area of Tulsa along the highway 169 corridor, providing an excellent opportunity for investment as the region continues to grow.

## PROPERTY HIGHLIGHTS

- +/- 1.96 Acres
- Zoning: CG (Commercial General)
- Traffic Counts: ~75,000/per day from Highway 169 (AADT 2022)
- FEMA Flood Zone: Zone X (Minimal Flood Hazard)

OFFERING SUMMARY	
Sale Price:	\$595,000
Lot Size:	1.96 Acres

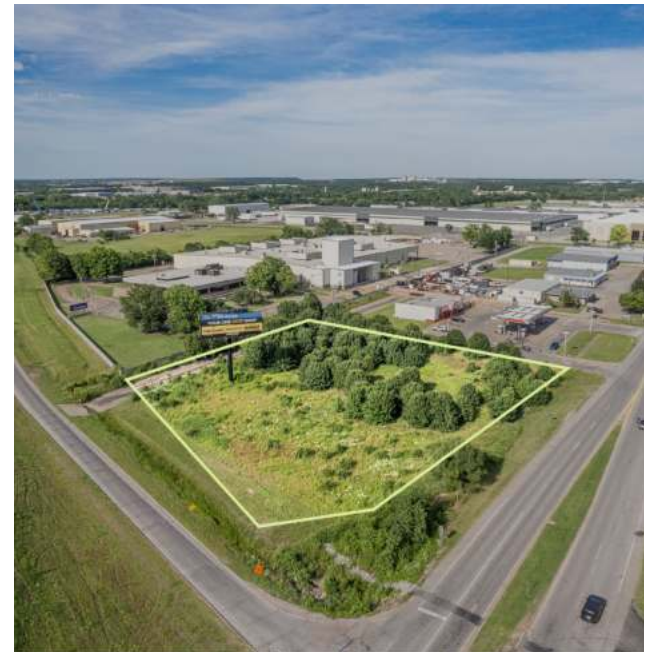
## INVESTMENT OPPORTUNITY

**High ROI Potential:** Given its strategic location and growing surroundings, this land offers excellent potential for high returns on investment.

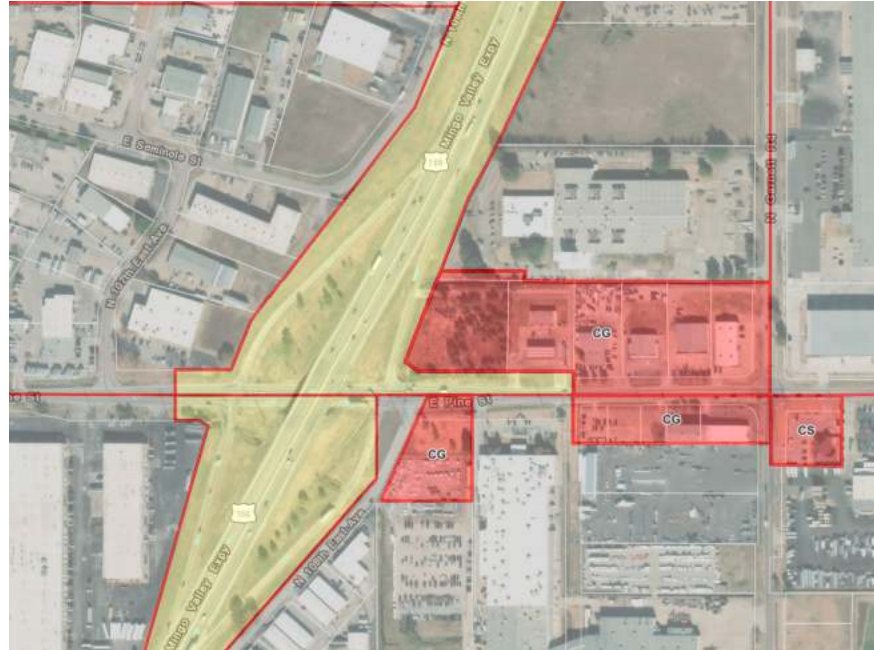
**Future Development:** As Tulsa expands, properties in prime locations like this are poised for significant value appreciation.

Don't miss this exceptional opportunity to secure a prime piece of Tulsa real estate. Contact us today to schedule a viewing and take the first step towards making this valuable property the cornerstone of your business success!

# Additional Photos



# Zoning & NFHL



**FEMA - NFHL (National Flood Hazard Layer)**

- FIRM Panels
  -
- Cross-Sections
  -
- Flood Hazard Boundaries
  - Limit Lines
  - NP
  - SFHA / Flood Zone Boundary
  - Flowage Easement Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee
  - Area with Risk Due to Levee

# LOCATION



# INFORMATION

# Location Map





# Aerial Map

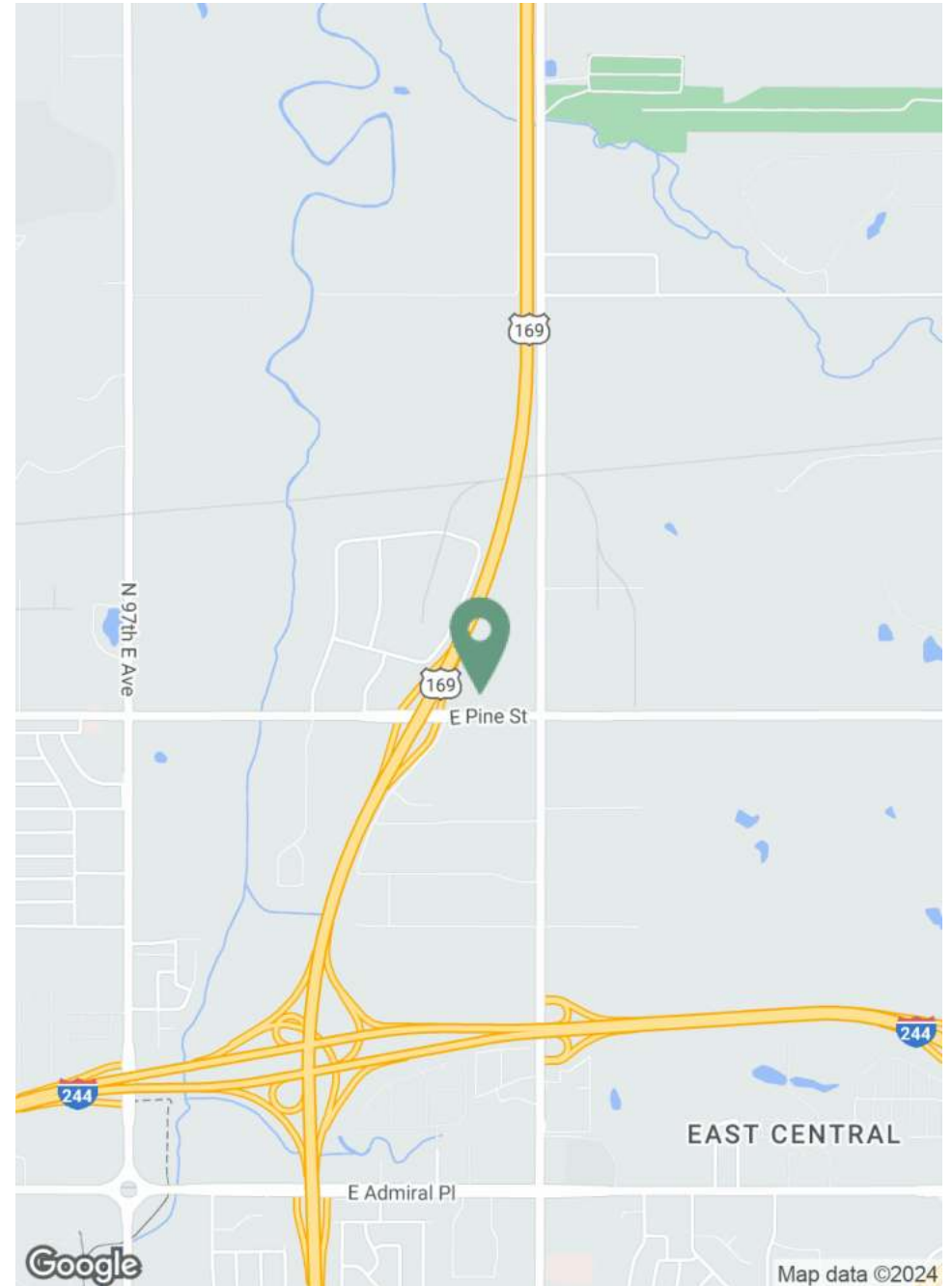


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	874	32,066	118,753
Average Age	36	36	36
Average Age (Male)	36	35	36
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	342	11,393	44,664
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$73,906	\$60,091	\$61,914
Average House Value	\$184,485	\$143,632	\$166,073

Demographics data derived from AlphaMap



# Meet the Team



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