

COMMERCIAL LAND FOR SALE

116 S. Lewis Ave. & 2313 E. 2nd St. - Tulsa, OK 74104



PROPERTY HIGHLIGHTS

- SITE TOTAL: 21,000 SF / 0.48 ACRES
- 140 FT. FRONTAGE ON S. LEWIS AVE.
- 150 FT FRONTAGE ON E. 2ND ST.
- ZONING: MX1-U-U (116 S. LEWIS AVE ZONED)
CS (2313 E. 2ND ST ZONED)



Traffic Count

INCOG 2022

8,926 Vehicles per day

S. Lewis Ave.

3,749 Vehicles per day

E. 3rd St. S.



2023 Demographics

Source: COSTAR

	1 Mile	3 Miles	5 Miles
Population	14,162	94,594	182,079
Households	5,568	40,696	78,402
Average HH Income	\$45,964	\$68,952	\$70,335

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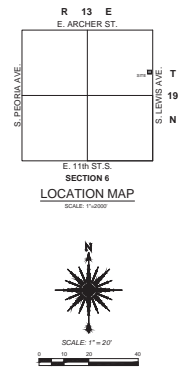
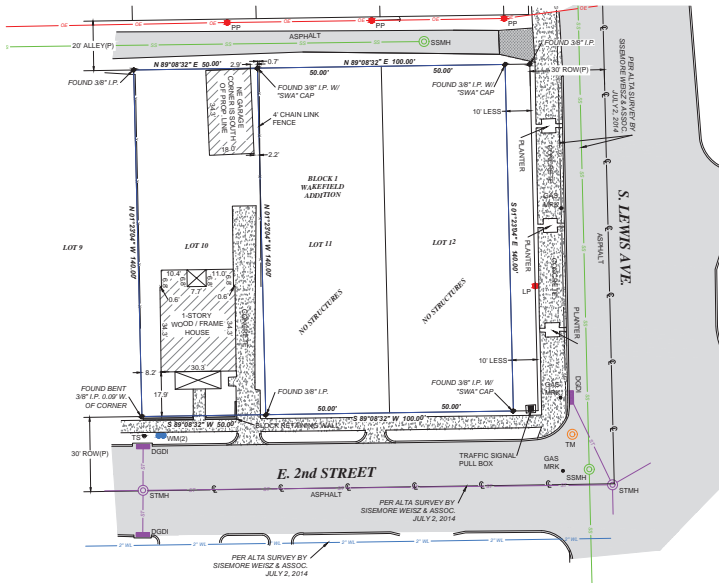
Doug Bauer, CCIM
P) 918-665-1210

COMMERCIAL AND FOR SALE

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- LEGEND**
- AD = AREA DRAIN
 - AS = AUTO SPRINKLER
 - BC = BOTTOM OF CURB
 - BL = BUILDING LINE
 - BWF = BARBED WIRE FENCE
 - CATV = CABLE TV FEEDLINE
 - CL = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CO = CLEAN OUT
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - DDI = DOUBLE GRATE DROP INLET
 - EM = ELECTRIC METER
 - EFD = ELECTRIC FEEDLINE
 - ET = ELECTRIC TRANSFORMER
 - FF = FINISH FLOOR
 - FH = FIRE HYDRANT
 - FP = FLAG POLE
 - FL = FLOWLINE
 - GM = GAS METER
 - GR = GAS REGULATOR
 - GV = GAS VALVE
 - GL = GROUND LIGHT
 - GP = GUARD POST
 - GUY = GUY ANCHOR
 - HPP = HIGH POWER POLE
 - HWF = HOV WIRE FENCE
 - ICV = IRRIGATION CONTROL VALVE
 - LP = LIGHT POLE
 - (M) = MEASURED DATA
 - MB = MAILBOX
 - MV = MONITORING WELL
 - PF = PER PLAT
 - PM = PARKING METER
 - PP = POWER POLE
 - PPM = POWER POLE W/ ELECTRIC METER
 - PPT = POWER POLE W/ TRANSFORMER
 - RCF = REINFORCED CONCRETE PIPE
 - RD = ROOF DRAIN
 - SSLH = SANITARY SEWER LAMP HOLE
 - SSMH = SANITARY SEWER MANHOLE
 - SB = SETBACK
 - SGI = SINGLE GRATE DROP INLET
 - SH = SPRINKLER HEAD
 - STMH = STORM SEWER MANHOLE
 - TM = TELEPHONE MANHOLE
 - TRED = TELEPHONE FEEDLINE
 - TC = TOP OF CURB
 - TG = TOP OF GATE
 - TR = TOP OF RAIL
 - TS = TRAFFIC SIGN
 - TSL = TRAFFIC SIGNAL LIGHT POLE
 - TSMH = TRAFFIC SIGNAL MANHOLE
 - UF = UTILITY EASEMENT
 - UM = UTILITY MARKER
 - WM = WATER METER
 - WSE = WATER SURFACE ELEVATION
 - WV = WATER VALVE
 - WDF = WOOD FENCE
 - (Z) = ZONING
 - CENTERLINE
 - FENCELINE
 - OVERHEAD COMMUNICATION
 - OVERHEAD ELECTRIC
 - SANITARY SEWER
 - STORM SEWER
 - TOP/ICE OF BLOPE
 - UNDERGROUND COMMUNICATION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - WATERLINE
 - ZONE AS FLOODWAY
 - ZONE A
 - ZONE B
 - ZONE C
 - ZONE D
 - ZONE E
 - ZONE F
 - ZONE G
 - ZONE H
 - ZONE I
 - ZONE J
 - ZONE K
 - ZONE L
 - ZONE M
 - ZONE N
 - ZONE O
 - ZONE P
 - ZONE Q
 - ZONE R
 - ZONE S
 - ZONE T
 - ZONE U
 - ZONE V
 - ZONE W
 - ZONE X
 - ZONE Y
 - ZONE Z



SURVEYOR'S NOTE
 LOT 10 NOT MAINTAINED & COMPLETELY OVERGROWN AND PARTIALLY INACCESSIBLE. FEATURES MAY EXIST THAT ARE NOT SHOWN.

ALTA TABLE 'A' NOTES

ITEM 1: SET 3/8\"

LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. 21-0178SW
 LOTS ELEVEN (11) AND TWELVE (12), BLOCK ONE (1), WAKEFIELD ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS THE EAST 10 FEET OF LOT 12 THEREOF.

SCHEDULE B - SECTION II NOTES
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMERCIAL TITLE & ESCROW SERVICES, INC.
 FILE NO. 21-0178SW, EFFECTIVE DATE: APRIL 30, 2021 AT 07:59 AM (REV. MAY 12, 2021)

9. ALL SURVEY MATTERS AS SHOWN ON THE PLAT OF WAKEFIELD ADDITION AND AS PROVIDED FOR IN THE DEDICATION THEREOF FILED IN PLAT BOOK 2 AT PAGE 9, NO EASEMENTS OR SETBACK LINES OBSERVED ON THE FACE OF THE PLAT, SUBJECT PROPERTY IS WHOLLY CONTAINED WITHIN THE DEDICATION.

10. NOTICE OF IMPROVEMENT DISTRICT RECORDED IN BOOK 6291, PAGE 2830 (AS TO LOT 12), AFFECTS LOT 12 IN A BLANKET MANNER. NO GRAPHICS SHOWN.

11. DECLARATION CONCERNING PARCELS RECORDED AS DOCUMENT NO. 2018000152, AFFECTS LOTS 11 AND 12 IN A BLANKET MANNER. NO GRAPHICS SHOWN.

12. AND 13. NOT A SURVEY MATTER.

LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. 21-0178SW
 LOT TEN (10), BLOCK ONE (1), WAKEFIELD ADDITION TO THE CITY OF TULSA, TULSA COUNTY OF TULSA, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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 COMMERCIAL TITLE & ESCROW SERVICES, INC.
 FILE NO. 21-0178SW, EFFECTIVE DATE: APRIL 30, 2021 AT 07:59 AM (REV. MAY 12, 2021)

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10 AND 11. NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMERCIAL TITLE & ESCROW SERVICES, INC.
 TURNER HUDSON ENTERPRISES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY
 MABLE GLOVER, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY - AS TO LOTS 11 AND 12
 JOLR, L.L.C. - AS TO LOT 10

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 8, AND 14 OF TABLE A THEREOF. DATE OF LAST SITE VISIT WAS MAY 26, 2021. SEARCHES ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2011) OK N. NORTH AMERICAN DATUM 1983 (NAD83). ALL UTILITIES MAY NOT BE SHOWN - CALL ONE 1-800-522-6543 MUNICIPAL UNDERGROUND UTILITIES ARE PER OBSERVATION OF FIELD EVIDENCE.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF JUNE, 2021.

ANDY FRITZ, PLS
 OR LIC. 1924
 CA 15848

ALTA NSPS LAND TITLE SURVEY 21-0178SW & 21-0178SW			
LOTS TEN (10), ELEVEN (11) & TWELVE (12), BLOCK ONE (1), WAKEFIELD ADDITION			
116 S. LEWIS AVE. & 2313 E. 2ND ST., TULSA, TULSA COUNTY, OKLAHOMA			
DRAWING NO.	DATE	PREPARED BY	DATE
1917	06.02.2021	ANDY FRITZ	06.02.2021
APPROVED BY	DATE	DATE	
ANDY FRITZ	06.02.2021	06.02.2021	
REV.	PROJECT NO.	21203	

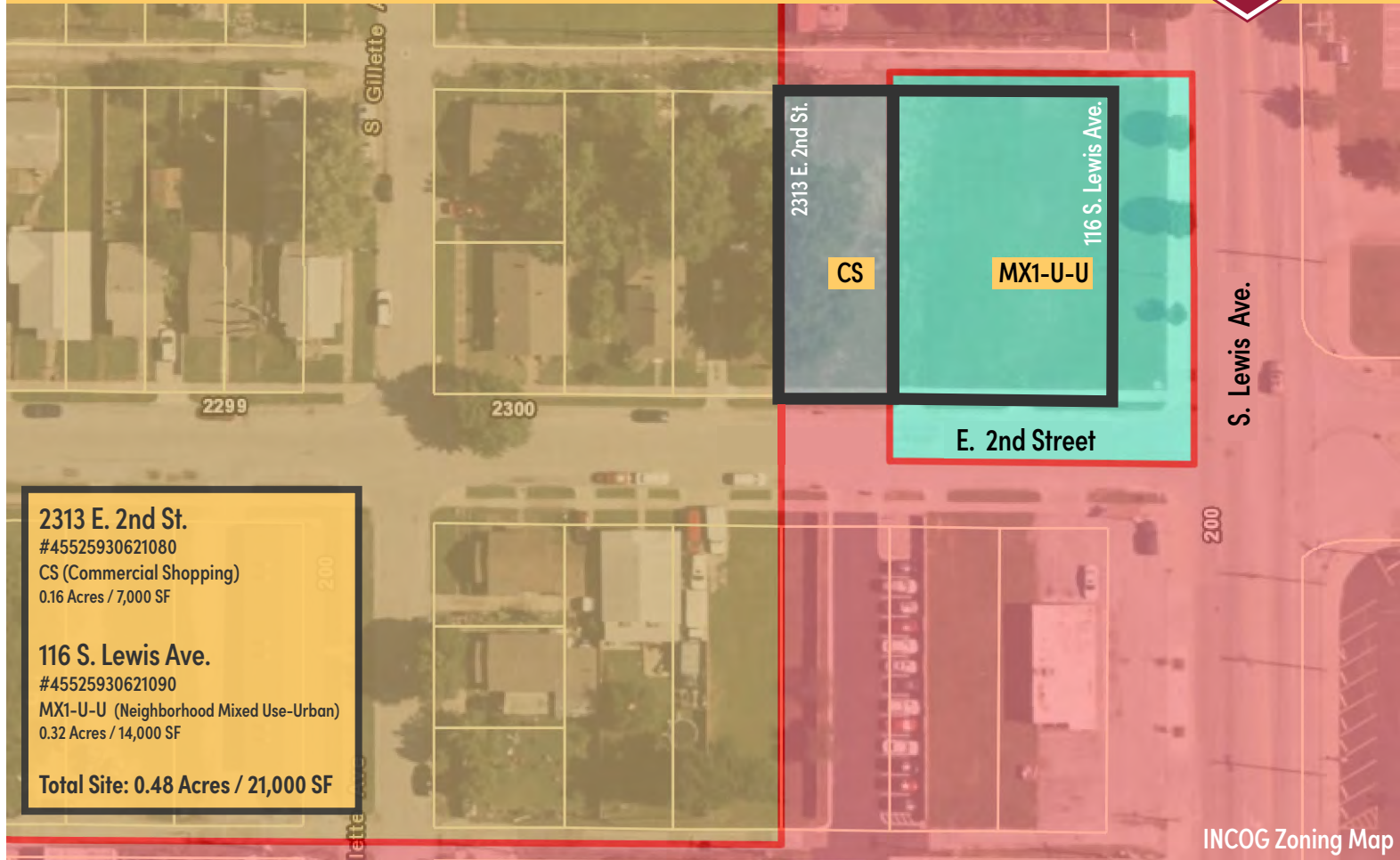
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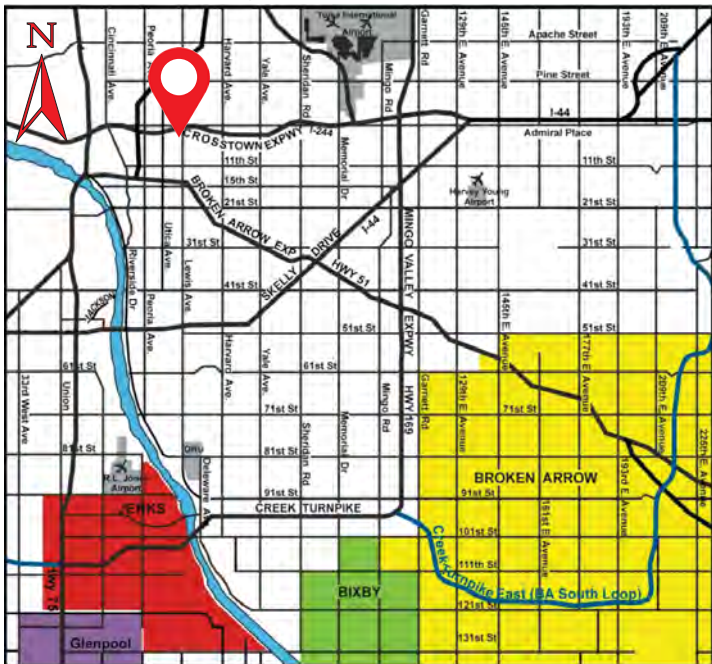
2313 E. 2nd St.
 #45525930621080
 CS (Commercial Shopping)
 0.16 Acres / 7,000 SF

116 S. Lewis Ave.
 #45525930621090
 MX1-U-U (Neighborhood Mixed Use-Urban)
 0.32 Acres / 14,000 SF

Total Site: 0.48 Acres / 21,000 SF

INCOG Zoning Map

Greater Tulsa Area Map



NEARBY

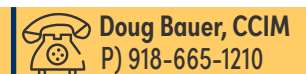
- CIRCLE CINEMA
- ZIEGLER ART & FRAME
- TULSA FARMERS' MARKET
- HEIRLOOM RUSTIC ALES
- WHITTY BOOKS
- WAREHOUSE MARKET
- FAB LAB
- MOTHER ROAD MARKET
- KENDALL WHITTIER LIBRARY

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