

91st and Elwood

Property contact:

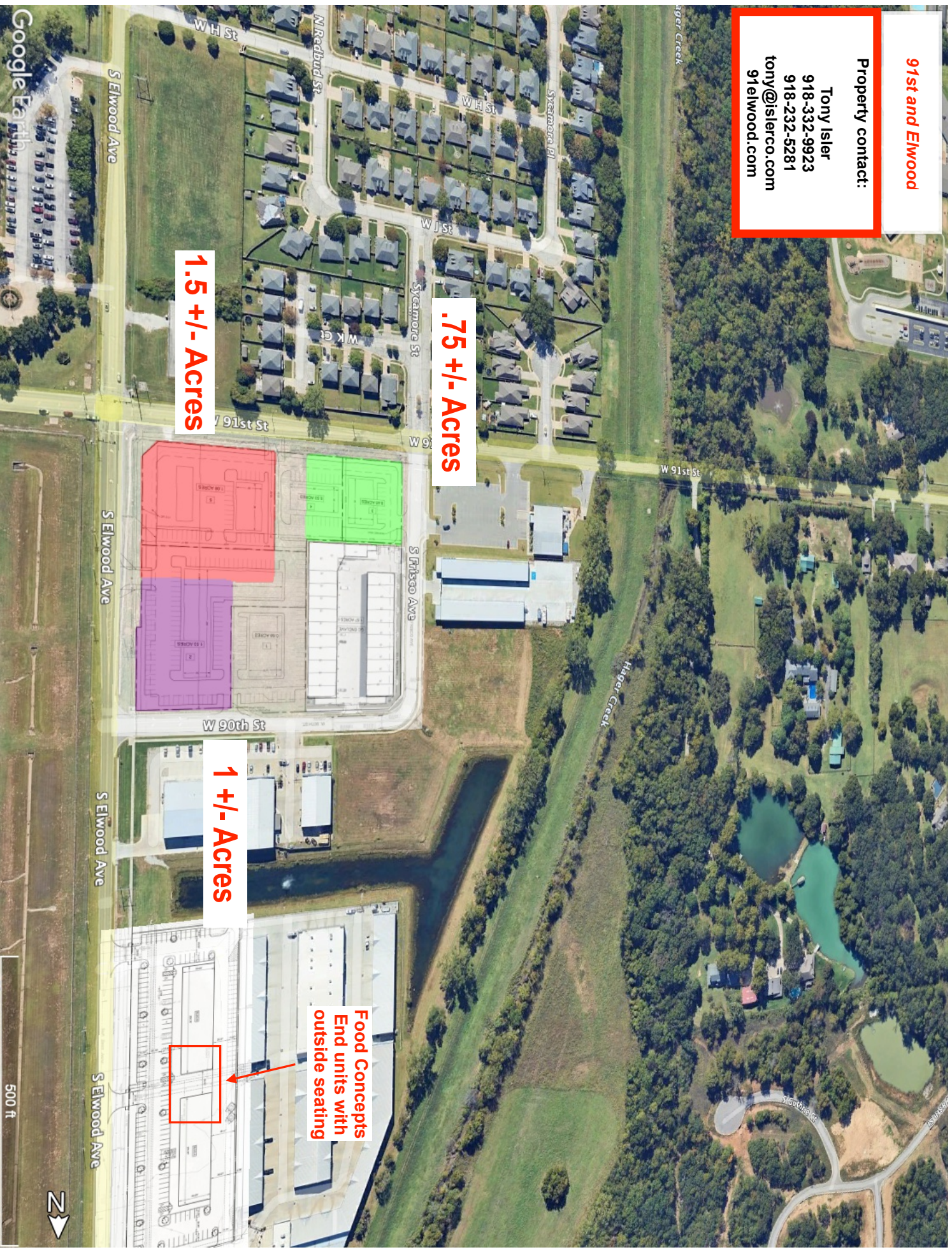
Tony Isler
918-332-9923
918-232-5281
tony@islerco.com
91elwood.com

.75 +/- Acres

1.5 +/- Acres

1 +/- Acres

**Food Concepts
End units with
outside seating**



Google Earth

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Google Earth

E 91st St

Riverside Airport

S Airport Way

2000 ft



S Elwood Ave

W 96th St

W 91st St

S Elwood Ave

Hager Creek

S Elwood Ave

W 81st St S

W 81st St W

W 91st St

W 96th St

W 94th St

W 92nd St

W 90th St

W 88th St

W 86th St

W 84th St

W 82nd St

W 80th St

W 78th St

W 76th St

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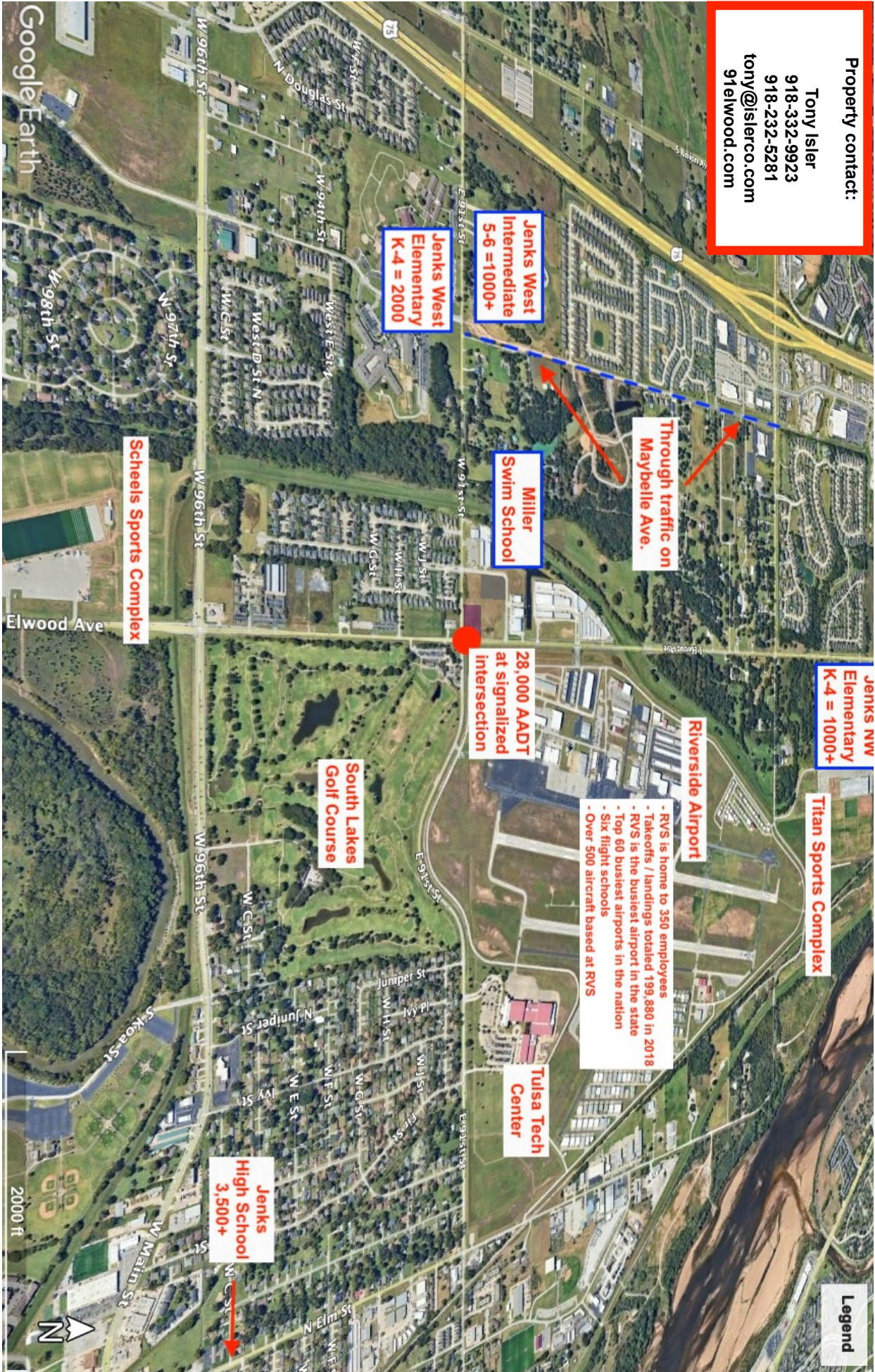
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Jenks NW
 Elementary
 K-4 = 1000+

Titan Sports Complex

Riverside Airport

- RVS is home to 350 employees
- Takeoffs / landings totaled 199,880 in 2018
- RVS is the busiest airport in the state
- Top 60 busiest airports in the nation
- Six flight schools
- Over 500 aircraft based at RVS

Tulsa Tech
 Center

28,000 AADT
 at signalized
 intersection

Miller
 Swim School

Through traffic on
 Maybelle Ave.

Jenks West
 Intermediate
 5-6 = 1000+

Jenks West
 Elementary
 K-4 = 2000

South Lakes
 Golf Course

Jenks
 High School
 3,500+

Scheels Sports Complex

Google Earth

Legend

2000 ft



**91st & Elwood – Trade Area Demographics (2024)
Site Plan Demographic Summary | Tulsa, OK 74132**

SITE OVERVIEW

Location: **NWC of 91st and Elwood Avenue**

Traffic Access: Direct access to Highway 75, and quick connection to Creek Turnpike and Tulsa Hills.

Use Potential: Fuel + C-Store, Car Wash, QSR, Multi-Tenant Retail, Medical, Professional Office

1 Mile Radius

Population: 2,781

Households: 1,071

Median HH Income: \$84,979

Median Home Value: \$268,326

3 Mile Radius

Population: 49,727

Households: 20,483

Median HH Income: \$56,203

Median Home Value: \$241,990

5 Mile Radius

Population: 129,953

Households: 54,322

Median HH Income: \$61,832

Median Home Value: \$254,210

91st and Elwood intersection:

- 2024 Average Annual Daily Traffic (AADT) Count 28,000 vehicles

- Oklahoma's Busiest airport

- South Lakes GC

- Tulsa Tech Campus

- Border between Tulsa and Jenks

GROWTH + CONSUMER PROFILE

Population Growth ('24 → '29): +3.0% to +3.5% across all radii

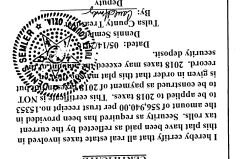
Average Age: 36–39

Vehicles per Household: 2.0

Housing Stock: 1981–2001

KEY TAKEAWAYS FOR SITE PLANNING

- Strong incomes within 1 mile enable premium fuel & retail concepts.
- Expanding rooftops south/east support multi-tenant retail & service bays.
- Excellent ingress/egress allows flexible site design.
- 5-mile radius provides strong population depth for daily-needs retail.



CERTIFICATE

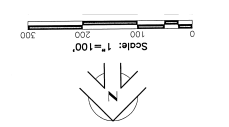
I hereby certify that all the areas shown in this plan have been filed as required by the provisions of the Oklahoma Subdivision Control Act, Chapter 103, Title 10, Oklahoma Statutes, and that the same conform to the requirements of said Act.

Witness my hand and the seal of the City of Tulsa, Oklahoma, this 12th day of August, 2010.

Mayor

91st & Elwood

A Part of The East Half of the Southeast Quarter (E/2 SE/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.



Scale: 1" = 100'

South Elwood Avenue

West 91st Street

City of Tulsa

FINAL PLAN

ENFORCEMENT OF APPROVAL

This development has been approved by the Planning Commission on 07/18/10.

Approved Date: 07/18/10

City Engineer: [Signature]

City Attorney: [Signature]

Mayor: [Signature]

ELWOOD PROPERTY, L.L.C.
OWNER

MILLER SHIM SCHOOL PROPERTIES, L.L.C.
OWNER

BENNETT SURVEYING, INC.
SURVEYOR

WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC.
ENGINEER

BASIS OF BEARING

The basis of bearing is the meridian of the State of Oklahoma, as shown on the official map of the State of Oklahoma, and as shown on the official map of the City of Tulsa, Oklahoma.

HORIZONTAL AND VERTICAL DATA

The horizontal and vertical data were obtained from the official map of the City of Tulsa, Oklahoma, and from the official map of the State of Oklahoma.

LEGEND

- RM = RECORDED MAP
- LMA = LIMITS OF MAP AREA
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- SET 3/8" FROM R/W WITH CAP

AVIATION NOTICE

Notice is hereby given that the proposed subdivision of land shown on this plat is located in the vicinity of an airport, and that the proposed subdivision may be subject to the provisions of the Oklahoma Aviation Act, Chapter 103, Title 10, Oklahoma Statutes, and that the proposed subdivision may be subject to the provisions of the City of Tulsa, Oklahoma, and that the proposed subdivision may be subject to the provisions of the State of Oklahoma.

Point of Beginning

The point of beginning is located at the intersection of the center line of West 91st Street and the center line of South Elwood Avenue.

