



**Price: \$400,000**

### Property Highlights

- Zoned OM (Moderate Office)
- Zoning allows Office, Multifamily, and Retail
- 226,206 square feet
- 5.19 acres
- Inside I-75 Corridor (Restrictions on Facade of Property and Landscaping required)
- 488' of I-75 Frontage
- 26,000+ vehicles along I-75
- All utilities (minus sewer) available nearby
- DEQ will allow a septic or aerobic system
- 20 Minutes from Tulsa

### Location Overview

Northeast corner of I-75 and 126th Street/West 3rd St.

Skiatook address, Collinsville Schools, Tulsa County.

Adjacent to ~\$400,000 residential neighborhood