



# Tulsa Land For Sale

5265 S. Union Ave,  
Tulsa, OK 74107

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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Property Summary



## PROPERTY DESCRIPTION

5265 S Union Ave includes 14.56 acres of developable land currently zoned AG with 250' frontage on Union Avenue and 250' frontage on Highway 75. The property includes a digital billboard with sign income of \$800/mo with ten (10) years remaining in the contract. The property also has three outbuildings, including a 1750 SF barn, a 3998 SF storage/apartment, and a 2500 SF ranch-style home.

## PROPERTY HIGHLIGHTS

- 250' frontage on Union Avenue
- 250' frontage facing HWY 75
- Digital billboard, sign income of \$800/mo with ten (10) years remaining in the contract.
- Ranch-style home of 2,500 SF
- Outbuilding (barn) 1,750 SF
- Outbuilding (storage + apartment) 3,998 SF

## LOCATION DESCRIPTION

SW corner of I-44 & HWY 75

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	14.56 Acres

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Additional Photos



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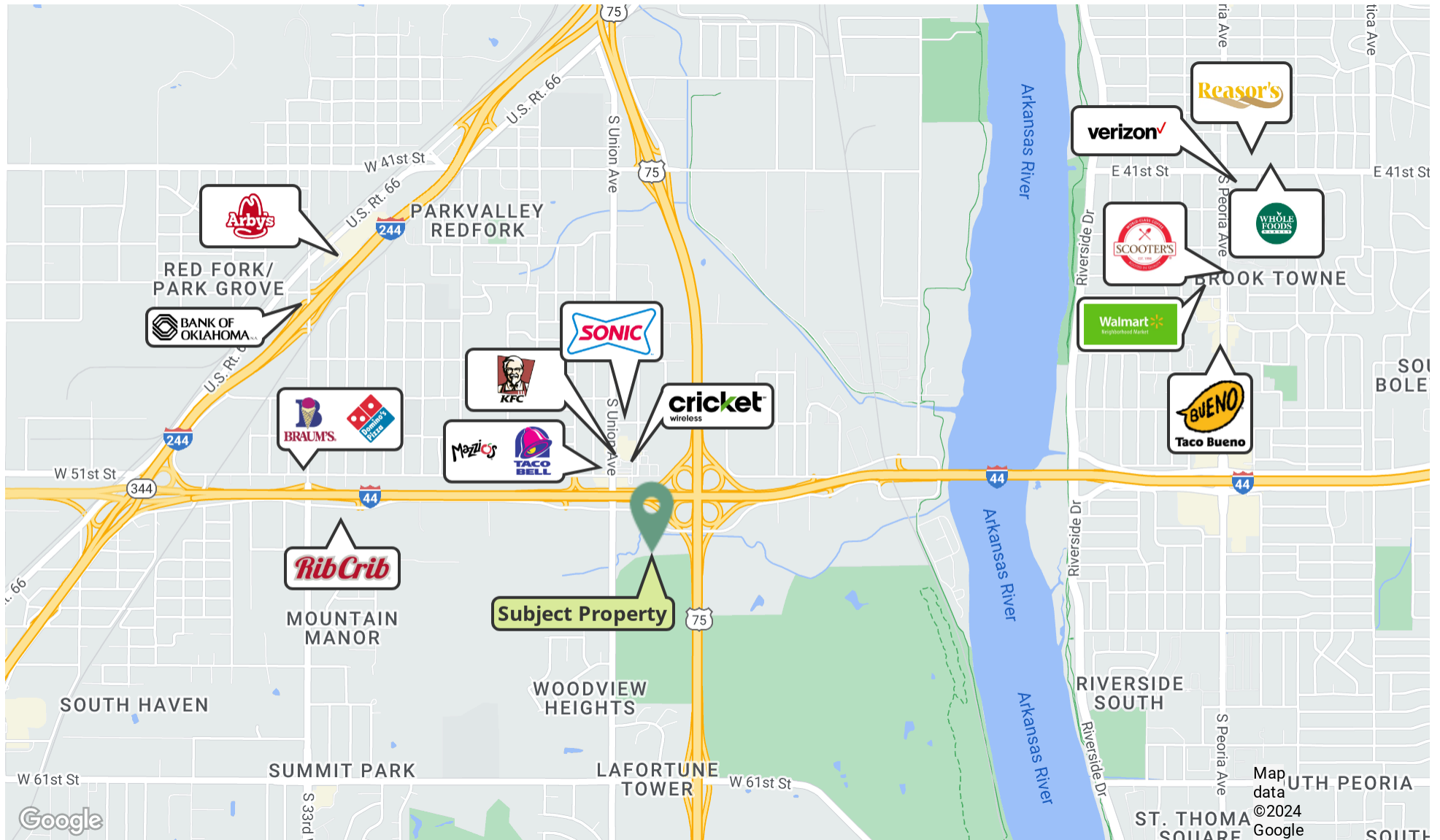
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Location Map



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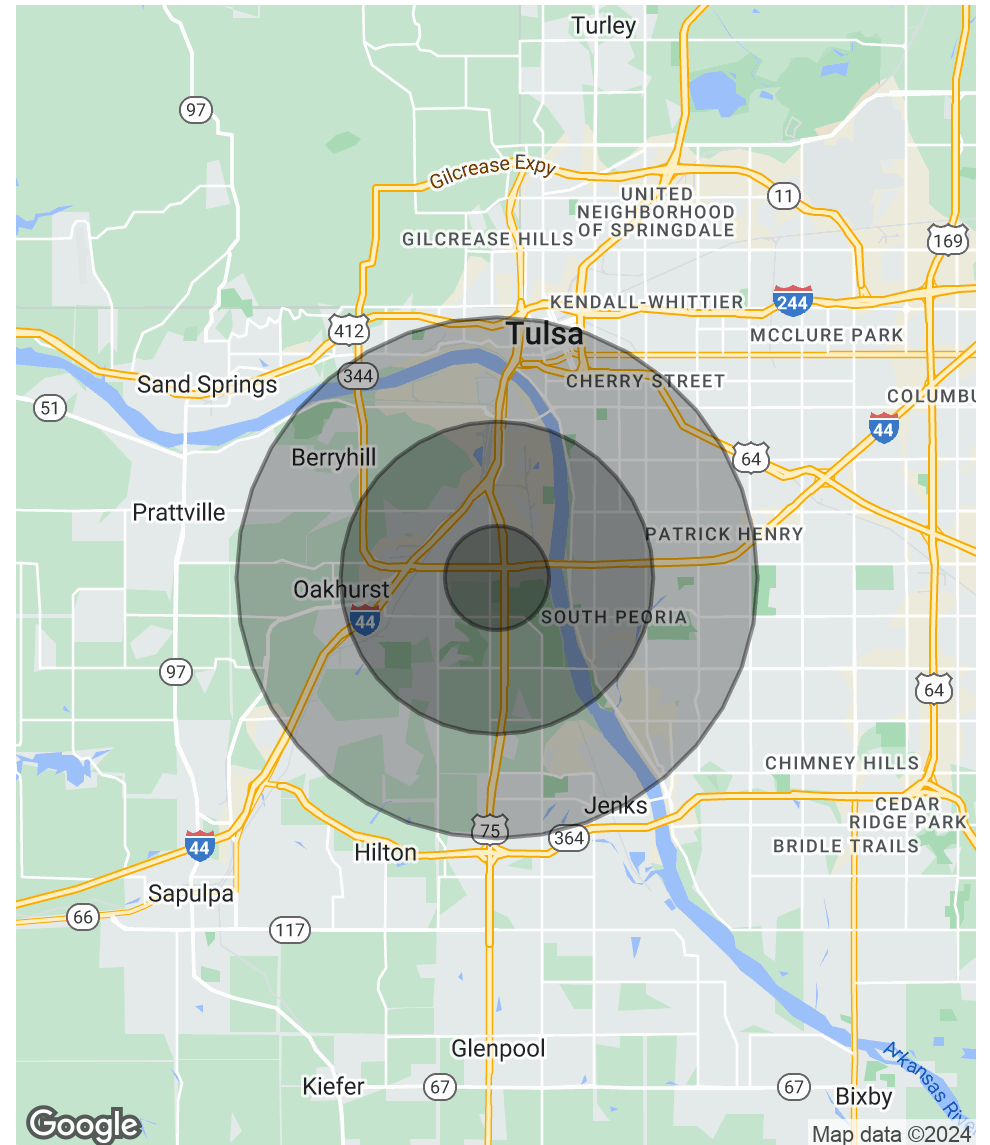
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,607	48,280	133,915
Average Age	39	40	41
Average Age (Male)	38	38	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,391	22,333	61,219
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$57,696	\$75,837	\$94,892
Average House Value	\$176,101	\$271,107	\$329,785

Demographics data derived from AlphaMap



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