



E 61 ST S
TULSA, OK 74146



PROPERTY SUMMARY

Offering Price	\$0
Lot Size (acres)	0.69
Zoning Type	Commercial
County	Tulsa
Frontage	0.00 Ft
Coordinates	36.075848,-95.849394
Lot Size (SF)	30,013.00 SqFt
Parcel ID	78245-94-32-01610/70

INVESTMENT SUMMARY

Chinowth & Cohen is pleased to present the exclusive listing 11329 E 61 St S, Tulsa, Ok 74146. This property is comprised of 1.3 acres of land with 289 ft of road frontage. The property is two tax parcels, so it can easily be split.

Opportunity: Exceptional commercial development on a high-traffic Tulsa corridor

Frontage: 289 feet of direct road frontage on two parcels

Traffic: 24,000 AADT (Average Annual Daily Traffic)

Accessibility: Easy access to major highways

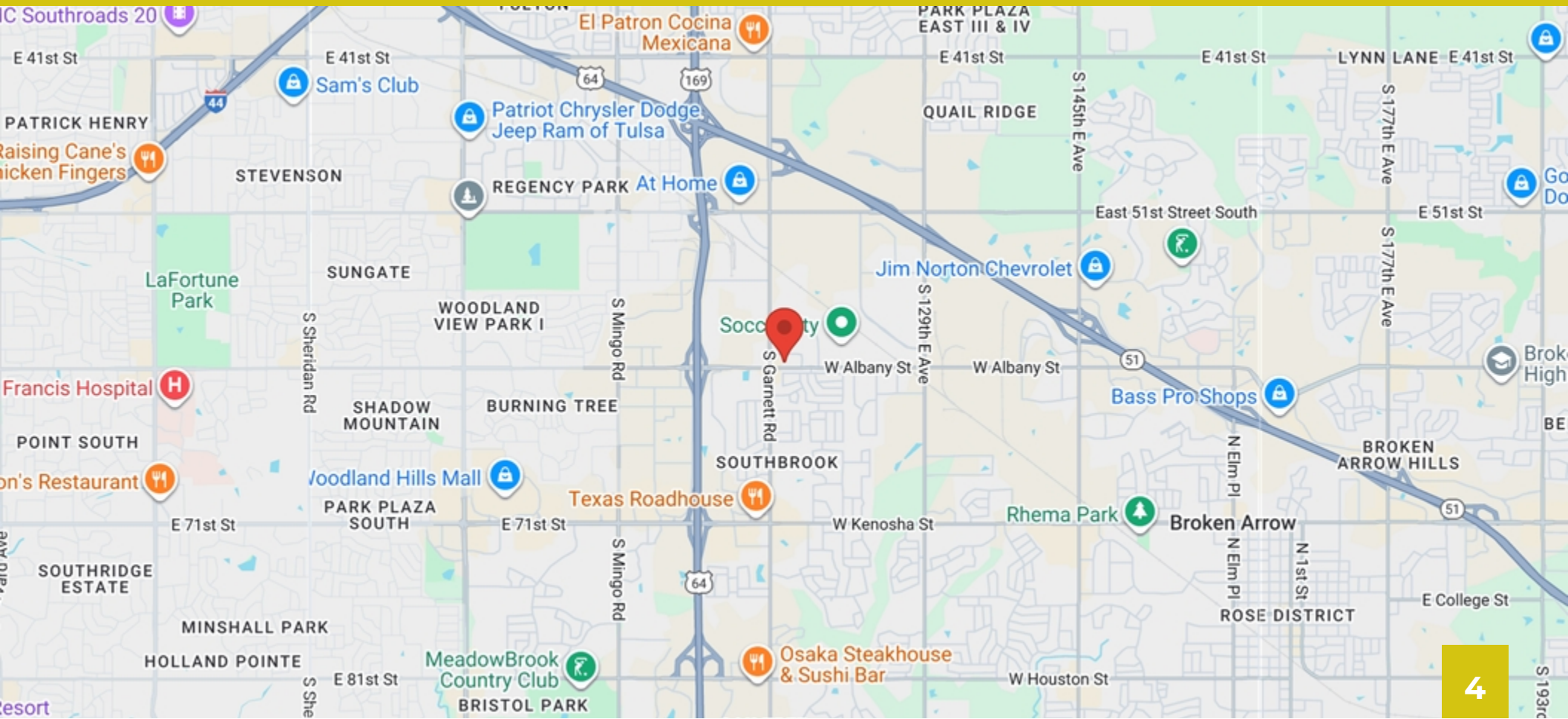
Status: Ready for development

Potential: Limitless possibilities due to high-volume traffic and prime visibility



INVESTMENT HIGHLIGHTS

- Exceptional commercial development opportunity on one of Tulsa's most active corridors. Two parcels with an impressive 289 feet of direct road frontage and AADT of 24,000, easy access to major highways, ready for development. The possibilities for this site are limitless. Leverage the existing high-volume traffic and prime visibility to make your next business a success. Surrounded by Advanced Auto, KFC, Taco Bueno, and other retail.





LOCATION HIGHLIGHTS

- Excellent Visibility from E 61 St S Tulsa, Ok 74146 and Surrounding Businesses.
- Located in a busy retail area, surrounded by national retail brands including KFC, Advance Auto, Taco Bueno, and many others.
- One of the fastest growing cities in Oklahoma.



ABOUT TULSA

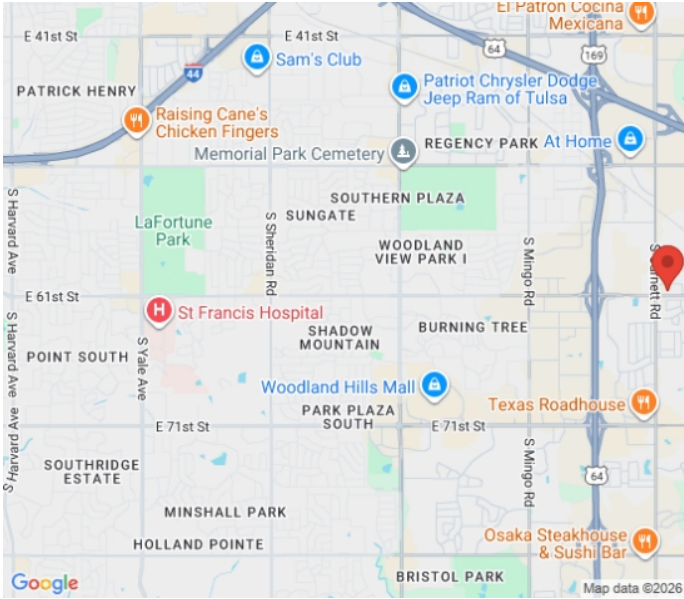
CITY OF TULSA

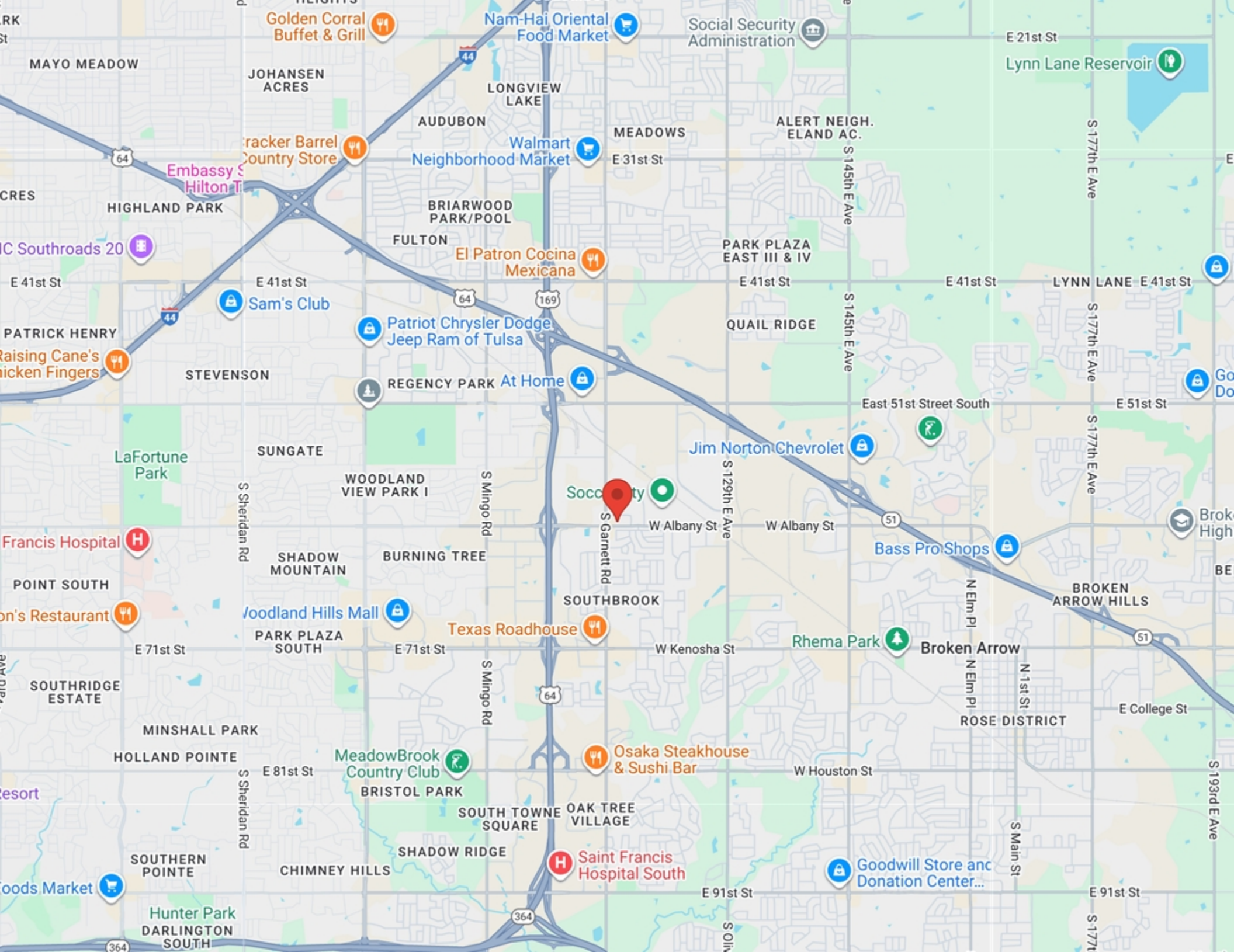
COUNTY TULSA

AREA

CITY	201.8 SQ MI
LAND	197.8 SQ MI
WATER	4.1 SQ MI
ELEVATION	636 FT

POPULATION





EXCLUSIVELY PRESENTED BY:



BARBARA MARTIN

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