

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,068,120
Building #1 Size:	9,720 SF
Building #2 Size:	2,700 SF
Total Building SF:	12,420 SF
Lot Size:	0.62 Acres
Price / SF:	\$86.00
Zoning:	IL (Industrial Light)
Submarket:	South Central Tulsa

### PROPERTY OVERVIEW

This prime location sits conveniently between downtown Tulsa and Broken Arrow, with quick access to I-44 and Highway 64, ensuring easy connectivity to the surrounding area. Featuring a generous warehouse, secured yard and office area, this property is perfect for various industrial uses. Lastly, this property features two adjoining buildings: one spanning 9,720 square feet and the other measuring 2,700 square feet. They are connected by a fenced and gated private yard, enhancing both security and accessibility.

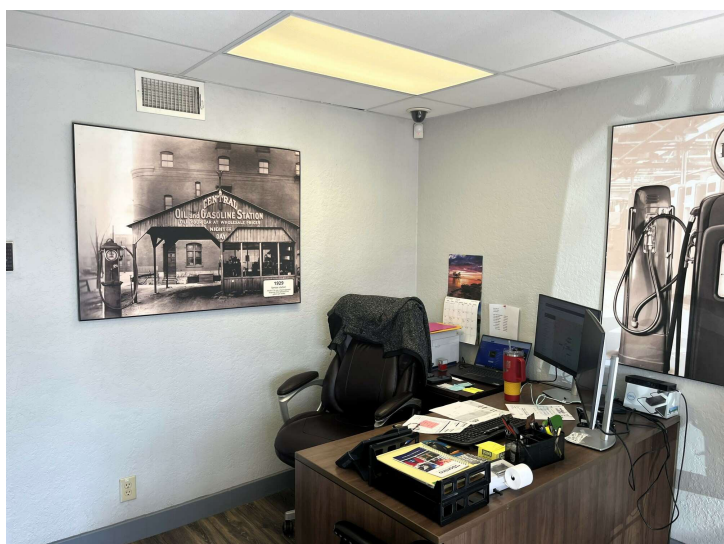
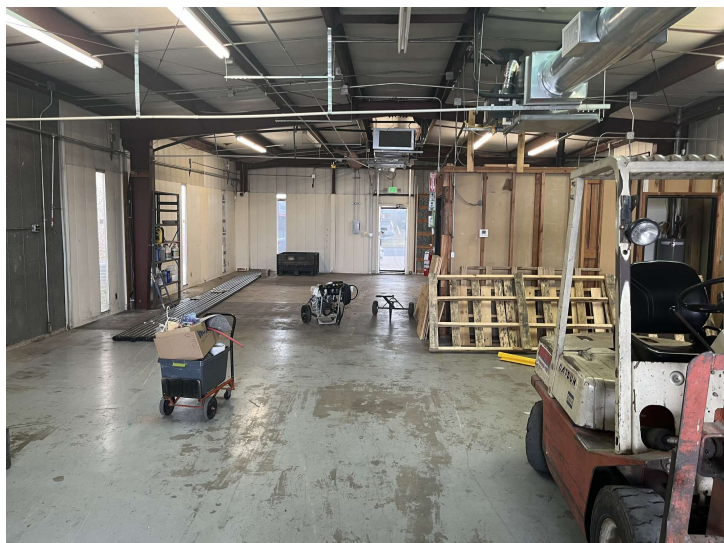
### PROPERTY HIGHLIGHTS

- **Building #1 (9,720 SF):**
  - (a) 10' x 10' overhead grade level door
  - (b) 240V / 3 Phase / 400 AMP
  - (c) Private offices, break room, warehouse space & gated yard
- **Building #2 (2,700 SF):**
  - (a) 1 overhead grade level door
  - (b) 240V / 2 Phase / 120 AMP
  - (c) warehouse space & gated yard

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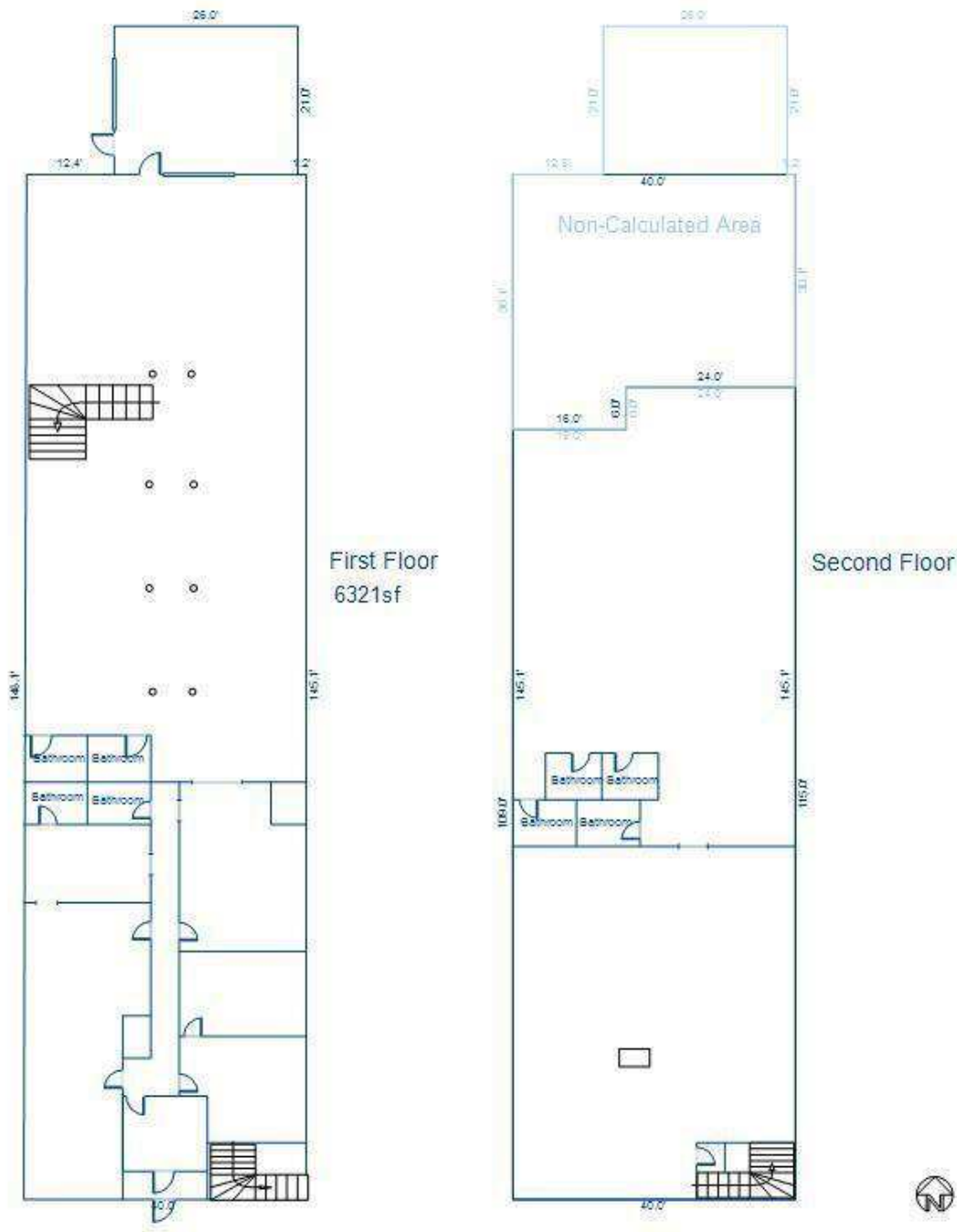
## ADDITIONAL PHOTOS



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FLOOR PLANS(BUILDING #1)

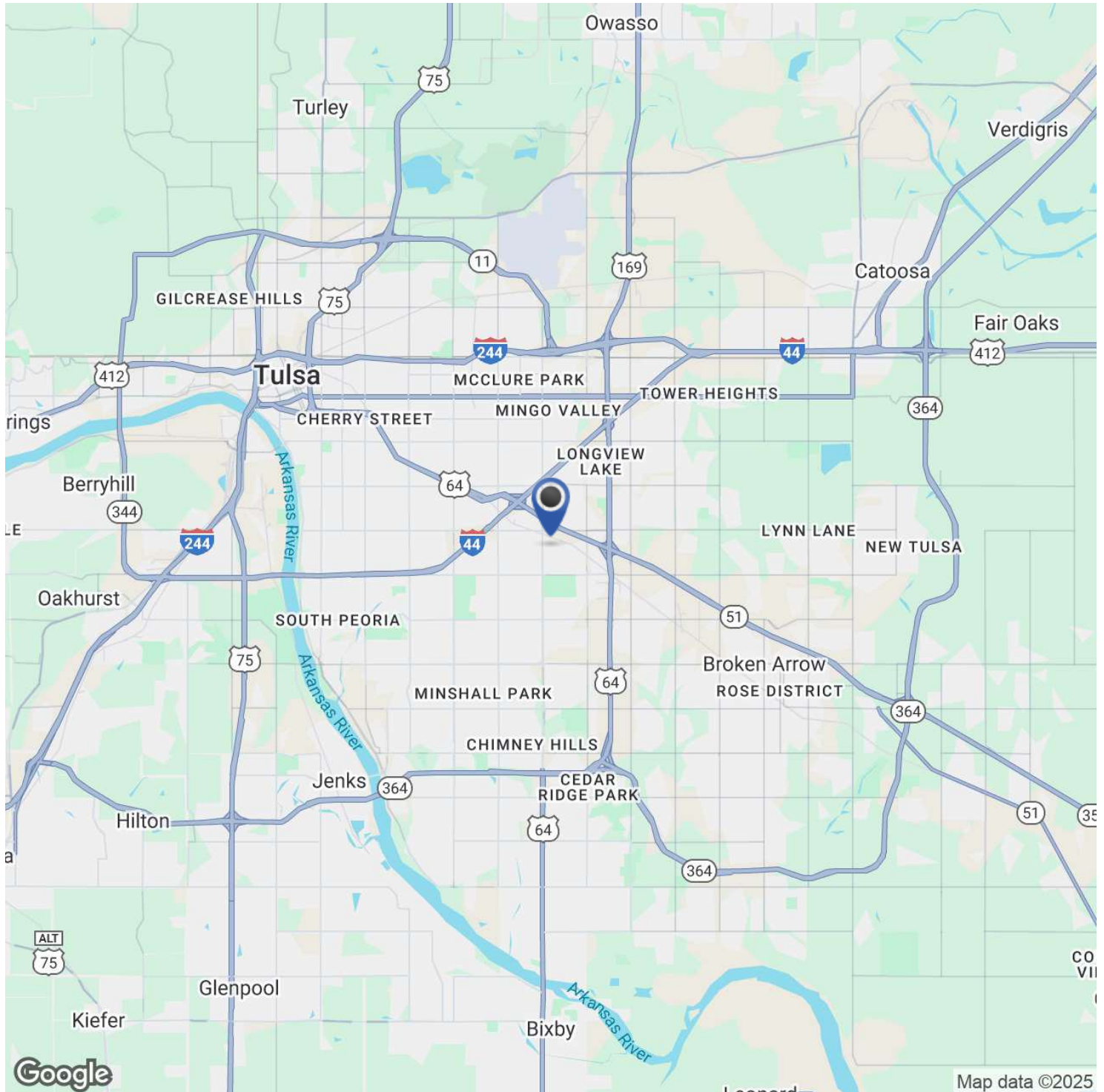


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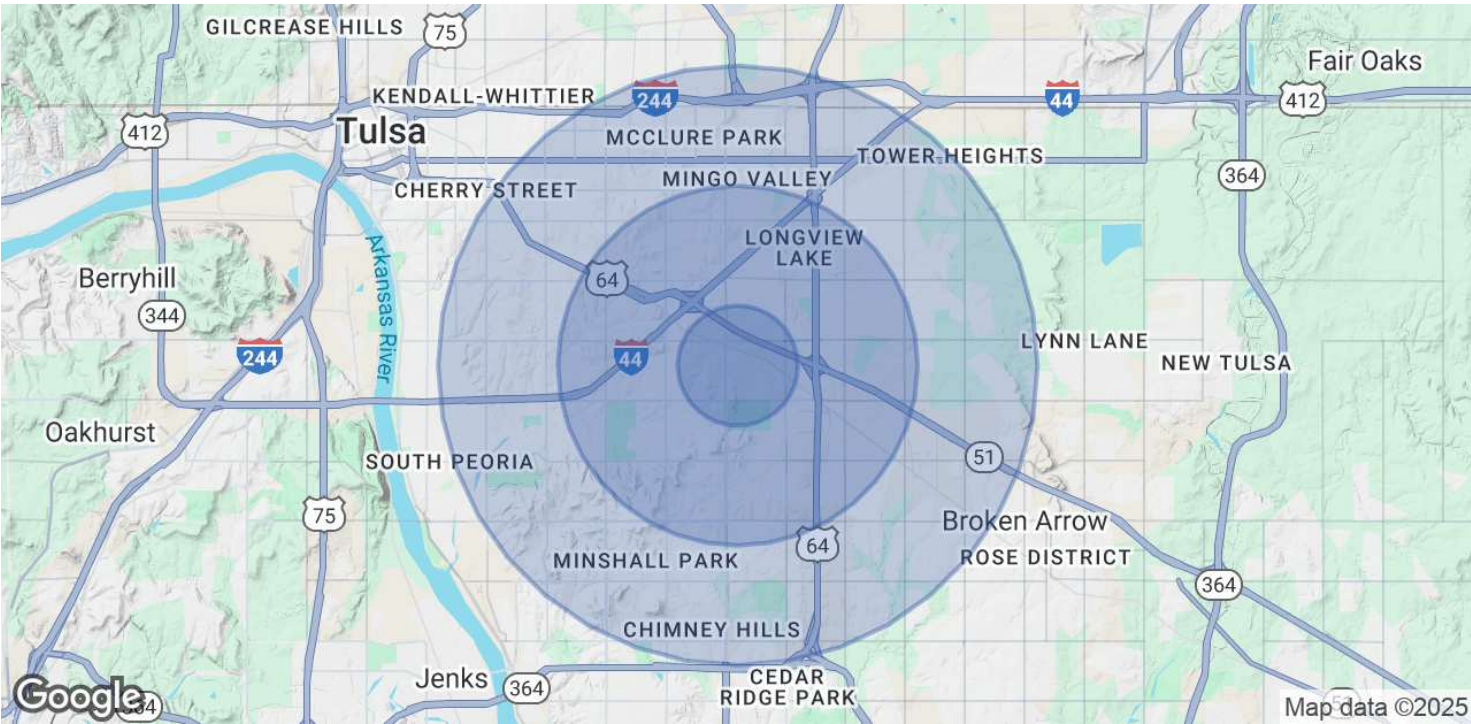
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,245	95,161	243,754
Average Age	37	39	40
Average Age (Male)	35	38	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,413	40,509	102,905
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,809	\$71,251	\$86,185
Average House Value	\$160,332	\$200,921	\$254,301

Demographics data derived from AlphaMap

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