

MIXED USE FOR SALE & LEASE

## 4941 E ADMIRAL PL

4941 EAST ADMIRAL PLACE, TULSA, OK 74115



FOR SALE & LEASE

**KW COMMERCIAL**

2651 East 21st St. Suite 101  
Tulsa, OK 74114

PRESENTED BY:

**JONATHAN GOBBO**

Director

O: (918) 850-2289

C: (918) 850-2289

[jon.gobbo@kwcommercial.com](mailto:jon.gobbo@kwcommercial.com)

148160, OK

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

4941 EAST ADMIRAL PLACE



## OFFERING SUMMARY

<b>PRICE:</b>	\$700,000.00
<b>BUILDING SF:</b>	11,515
<b>PRICE / SF:</b>	\$60
<b>LEASE RATE:</b>	\$5.50/NNN
<b>LOT SIZE:</b>	33,024 SF
<b>FRONTAGE:</b>	128' on Admiral PI
<b>SIGNAGE:</b>	Pole Sign
<b>YEAR BUILT:</b>	1938
<b>RENOVATED:</b>	2005
<b>ZONING:</b>	CH

## PROPERTY OVERVIEW

Discover an exceptionally flexible investment in Tulsa's CH-zoned corridor: a two-story, 11,515 sf building on a 0.76-acre site, ideal for owner-user occupiers or mixed-use investors. The property delivers a dynamic layout: approximately 4,920 sf warehouse space, 4,321 sf showroom/office, and two potential income-producing apartments totaling 2,274 sf or live in one while working downstairs.

Functional features include 14-19 ft clear heights, three overhead doors (14x16 and two 8x8), two dock doors, and a fenced yard with prominent street signage and 128 ft frontage. Built in 1938 and renovated in 2005, the offering provides access via bus transit and hassle-free operations under CH zoning.

Whether you're scaling a business or maximizing returns through leasing, this property offers a rare combination of commercial utility and residential income.

**KW COMMERCIAL**  
2651 East 21st St. Suite 101  
Tulsa, OK 74114

Each Office Independently Owned and Operated

**JONATHAN GOBBO**  
Director  
O: (918) 850-2289  
C: (918) 850-2289  
jon.gobbo@kwcommercial.com  
148160, OK

## PROPERTY PHOTOS

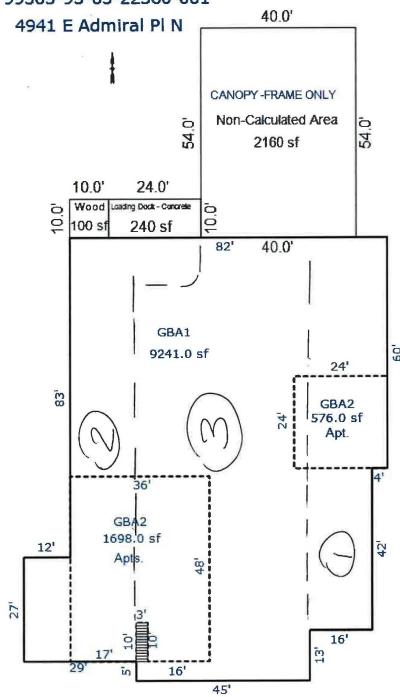
4941 EAST ADMIRAL PLACE



7/8/25, 3:51 PM

4941 Admiral Sketch 1.jpg

99303-93-03-22360-001  
4941 E Admiral Pl N



**KW COMMERCIAL**  
2651 East 21st St. Suite 101  
Tulsa, OK 74114

Each Office Independently Owned and Operated

## JONATHAN GOBBO

## Director

O: (918) 850-2289

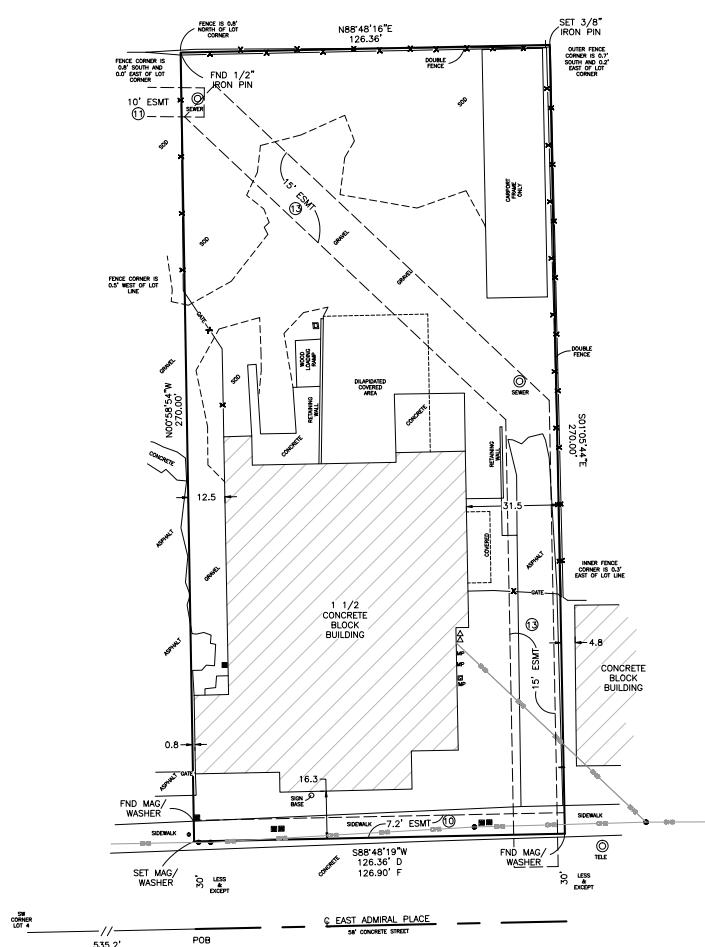
C: (918) 850-2289

jon.gobbo@kwcommercial.com

148160, OK

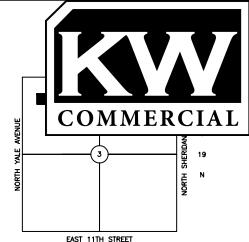
# SURVEY

## 4941 EAST ADMIRAL PLACE



### GENERAL NOTES

BASIS OF BEARING: ASSUMED N88°48'16"E ALONG THE NORTH LINE OF SAID PROPERTY.  
 THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES WITH NO MARKED HANDICAPPED SPACES.  
 THE PROPERTY DESCRIBED HEREON CONTAINS 0.78 ACRES, MORE OR LESS.  
 ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEXED CONDUITS ARE LOCATED ON THE PROPERTY. NO UNDERGROUND UTILITY LINES WERE PLACED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.  
 THIS PROPERTY LIES IN ZONES "UNSHADED X" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C0241L AS LAST REVISED 10/16/12.  
 FIELD WORK COMPLETED SEPTEMBER 15, 2022  
 SET 3/8" IRON PIN WITH CAP AT ALL CORNERS EXCEPT WHERE NOTED ON DRAWING.  
 F = FIELD MEASURED COURSE.  
 P = RECORDED PLAT COURSE.  
 D = DESCRIBED COURSE.  
 PROPERTY ADDRESS: 4941 EAST ADMIRAL PLACE, TULSA OK  
 INVOICE NO.: 221023



### LOCATION MAP

### LEGEND

○	SEWER MANHOLE
○	SS-SANITARY SEWER LINE
○	RCP REINFORCED CONCRETE PIPE
○	RC CONCRETE
○	WATER VALVE
○	TELEPHONE SERVICE
○	TELEPHONE METER
○	TELEPHONE PEDESTAL
○	TELEPHONE POLE
○	LIGHT POLE
○	SIGN
○	A/C
○	DRIVING BUMPER
○	PARKING SPOT
○	CONCRETE
○	ASPHALT
○	CLEAN OUT
○	SD SATELLITE DISH
○	CABLE TV

BEFORE YOU DIG  
CALL 811 FOR  
LOCATION OF  
UNDERGROUND UTILITIES.  
1-800-322-6043

### LEGAL DESCRIPTION

THE EAST 126.36 FEET OF THE SOUTH 300 FEET OF THE WEST 661.66 FEET OF LOT FOUR (4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, THENCE NORTH A DISTANCE OF 300 FEET TO A POINT, THENCE EAST A DISTANCE OF 126.36 FEET, THENCE SOUTH A DISTANCE OF 300 FEET, THENCE WEST A DISTANCE OF 126.36 FEET TO THE POINT OF BEGINNING.

ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WI:

BEGINNING AT A POINT 535.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT FOUR (4), SAID SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST; THENCE NORTH A DISTANCE OF 300 FEET TO A POINT, THENCE EAST A DISTANCE OF 126.36 FEET, THENCE SOUTH A DISTANCE OF 300 FEET, THENCE WEST A DISTANCE OF 126.36 FEET TO THE POINT OF BEGINNING.

EXCEPTING HEREOF THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY HERETOFORE DEeded FOR PUBLIC HIGHWAY.

ALTA/NSPS  
LAND TITLE SURVEY

### CERTIFICATE

DAVID D. LACY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMERCIAL TITLE & ESCROW SERVICES, INC  
RADS CORP., LLC

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND SURVEY ON THIS PAGE IS PREPARED  
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF REQUIREMENT FOR  
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND  
INCLUDES THE INFORMATION LISTED ON THE PLAT AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS  
COMPLETED ON SEPTEMBER 15, 2022.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD  
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF  
OKLAHOMA.

DAVID D. LACY, P.L.S. #1666  
DAVID D. LACY, P.L.S. #1666  
DAVID D. LACY, P.L.S. #1666  
DAVID D. LACY, P.L.S. #1666

09-23-2022

SEAL/DATE

DAVID D. LACY  
P.O. Box 471211, Tulsa, OK 74147  
Email: plsc4r@gmail.com

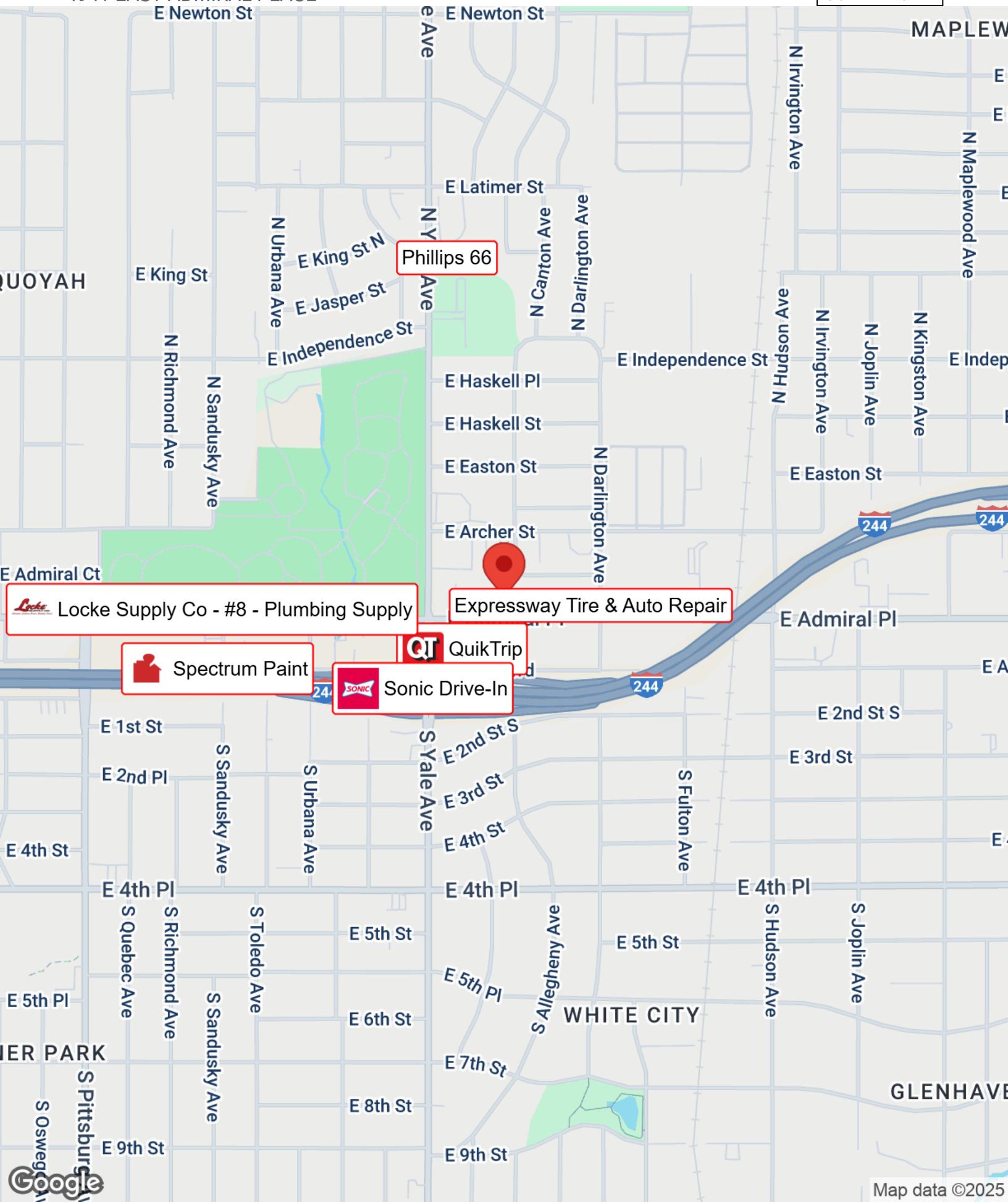
**KW COMMERCIAL**  
2651 East 21st St. Suite 101  
Tulsa, OK 74114

Each Office Independently Owned and Operated

**JONATHAN GOBO**  
Director  
O: (918) 850-2289  
C: (918) 850-2289  
jon.gobbo@kwcommercial.com  
148160, OK

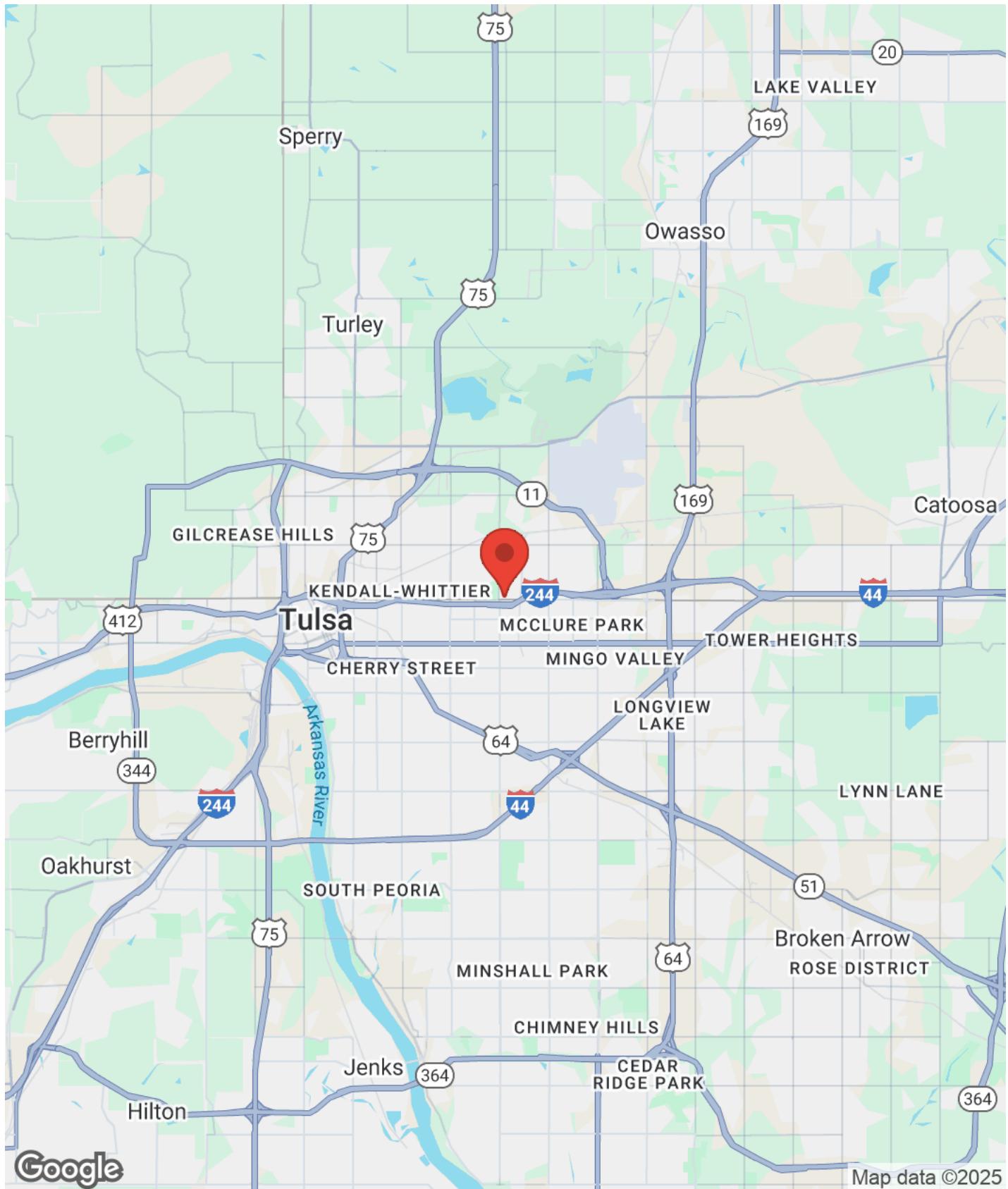
## BUSINESS MAP

4941 EAST ADMIRAL PLACE



# REGIONAL MAP

4941 EAST ADMIRAL PLACE



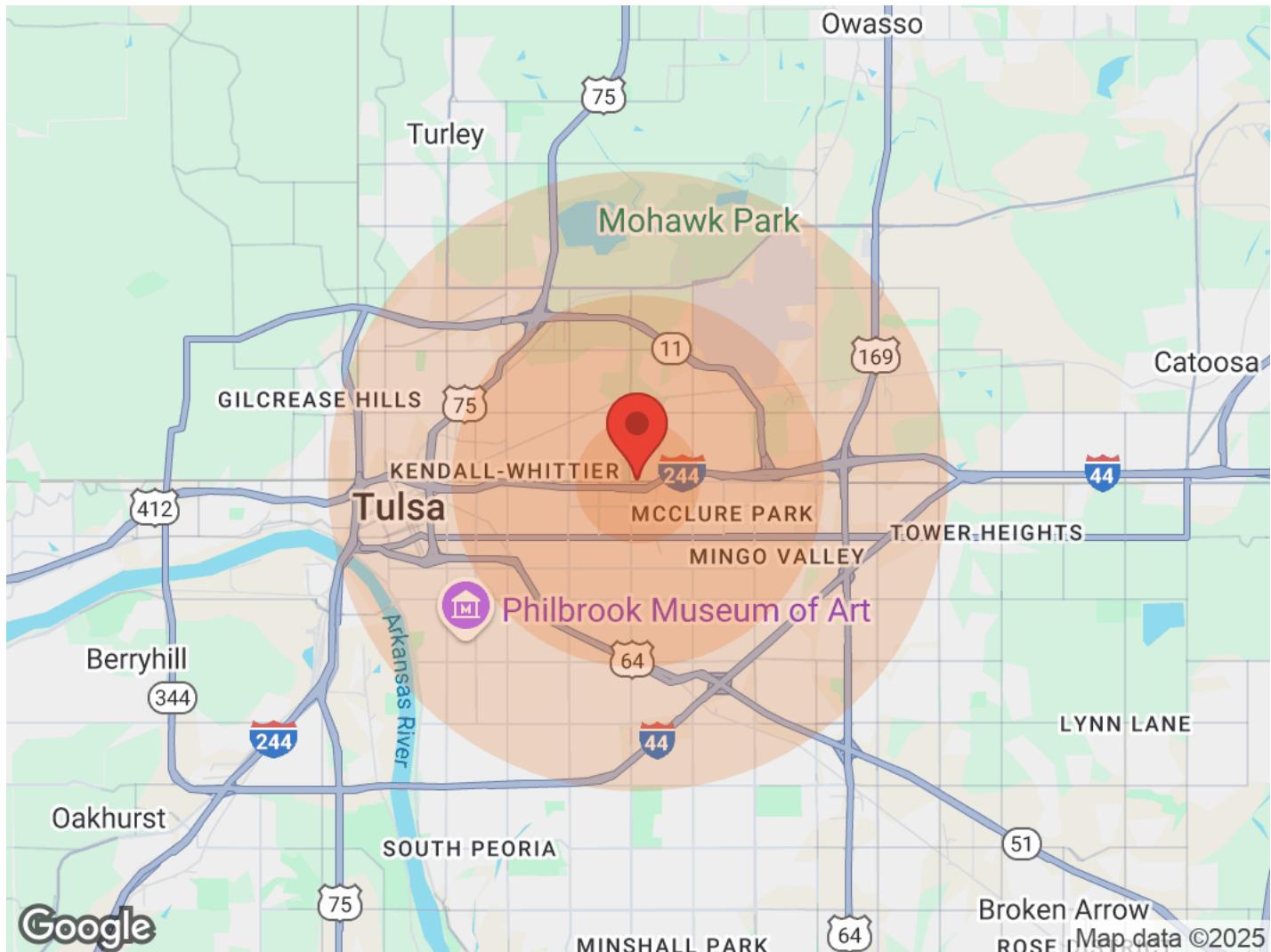
**KW COMMERCIAL**  
2651 East 21st St. Suite 101  
Tulsa, OK 74114

Each Office Independently Owned and Operated

**JONATHAN GOBBO**  
Director  
O: (918) 850-2289  
C: (918) 850-2289  
jon.gobbo@kwcommercial.com  
148160, OK

# DEMOGRAPHICS

4941 EAST ADMIRAL PLACE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,500	41,980	96,307	Median	\$33,478	\$35,522	\$35,997
Female	7,177	44,367	101,731	< \$15,000	898	6,449	16,439
Total Population	13,677	86,347	198,038	\$15,000-\$24,999	1,015	5,975	12,208
				\$25,000-\$34,999	1,082	5,865	12,394
				\$35,000-\$49,999	1,088	6,405	13,277
				\$50,000-\$74,999	990	5,432	12,367
Age	1 Mile	3 Miles	5 Miles	\$75,000-\$99,999	466	3,191	6,845
Ages 0-14	3,353	20,602	44,995	\$100,000-\$149,999	93	1,506	5,159
Ages 15-24	1,815	11,463	25,856	\$150,000-\$199,999	57	429	1,630
Ages 25-54	5,340	34,974	77,788	> \$200,000	32	323	2,191
Ages 55-64	1,531	9,215	22,305				
Ages 65+	1,638	10,093	27,094				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	9,792	57,355	122,941	Total Units	6,865	42,098	94,927
Black	708	8,524	33,295	Occupied	5,928	36,457	83,009
Am In/AK Nat	589	3,063	5,740	Owner Occupied	3,620	20,528	44,600
Hawaiian	N/A	31	81	Renter Occupied	2,308	15,929	38,409
Hispanic	2,888	19,355	39,654	Vacant	937	5,641	11,918
Multi-Racial	5,070	33,878	69,284				

**KW COMMERCIAL**  
2651 East 21st St. Suite 101  
Tulsa, OK 74114

Each Office Independently Owned and Operated

**JONATHAN GOBBO**  
Director  
O: (918) 850-2289  
C: (918) 850-2289  
jon.gobbo@kwcommercial.com  
148160, OK

# PROFESSIONAL BIO

4941 EAST ADMIRAL PLACE



## JONATHAN GOBBO

Director



---

KW Commercial  
2651 East 21st St. Suite 101  
Tulsa, OK 74114  
O: (918) 850-2289  
C: (918) 850-2289  
[jon.gobbo@kwcommercial.com](mailto:jon.gobbo@kwcommercial.com)  
148160, OK

Jonathan has over 19 years of real estate experience that includes selling & leasing in every sector of commercial real estate. Jonathan served in the United States Marine Corps Reserve where he deployed to Iraq in 2004-2005. Upon his return, he sat for his real estate license and passed the test at 21 years of age. For the first 5 years, Jonathan worked in the residential side of real estate with Keller Williams. In 2010, he sold his first commercial property, a 15 unit condo development on 8 acres on Grand Lake. After that, Jonathan made the transition to only brokering commercial deals and joined KW Commercial. In 2018 he was hired as the Managing Director for Northeast Oklahoma for KW Commercial due to his vast experience in selling or leasing property in every sector of commercial real estate. To date, Jonathan has closed over 100 transactions totaling over \$100+ million worth of real estate.

In the spring of 2019, Jonathan was given the opportunity to be the inaugural Director of Real Estate for the Tulsa Airport Improvement Trust, leading a team in developing airport controlled property while also handling all revenue generating leases (minus the airlines). There he spearheaded the negotiation with Amazon to lease 47 acres from the airport, the largest non-aeronautical development in TAIT history. He was also instrumental in securing two additional concessionaires, one being a COVID testing site during the Pandemic.

At the beginning of 2022, Jonathan left the corporate real estate world at the airport, and once again started brokering deals in the private sector with KW Commercial. He also founded a fund and he and a partner are actively seeking apartment complexes to purchase. They acquired one in the spring of 2022 and Jonathan currently manages said property.

Jonathan resides in Sand Springs with his wife of over 10 years and their two children. He sits on the House Corps Board for the Gamma Delta chapter of Sigma Chi as well as being a Green Country Habitat for Humanity board member. He is an avid Oklahoma State fan, enjoys playing baseball in the local men's league, coaching his kids' sports teams, and loves traveling to Florida with his family.

# Disclaimer

4941 EAST ADMIRAL PLACE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL

2651 East 21st St. Suite 101  
Tulsa, OK 74114

Each Office Independently Owned and Operated

### PRESENTED BY:

#### JONATHAN GOBBO

Director  
O: (918) 850-2289  
C: (918) 850-2289  
jon.gobbo@kwcommercial.com  
148160, OK

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.