

COMMERCIAL LAND FOR SALE

2515 E. 11th St. - Tulsa, OK 74104



PROPERTY HIGHLIGHTS

- SITE TOTAL: 22,500 SF / 0.52 ACRES
- 150 FT FRONTAGE ON E. 11th ST (U.S. ROUTE 66).
- ZONING: CH (COMMERCIAL HIGH INTENSITY)

Traffic Count	INCOG 2022
10,593 Vehicles per day	S. Lewis Ave.
6,839 Vehicles per day	E. 11th St.



2023 Demographics	Source: COSTAR		
	1 Mile	3 Miles	5 Miles
Population	14,614	97,637	196,189
Households	6,623	43,098	85,217
Average HH Income	\$64,817	\$75,921	\$71,448

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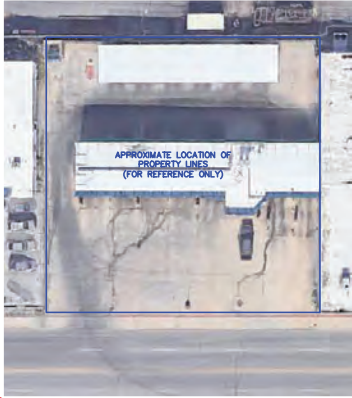
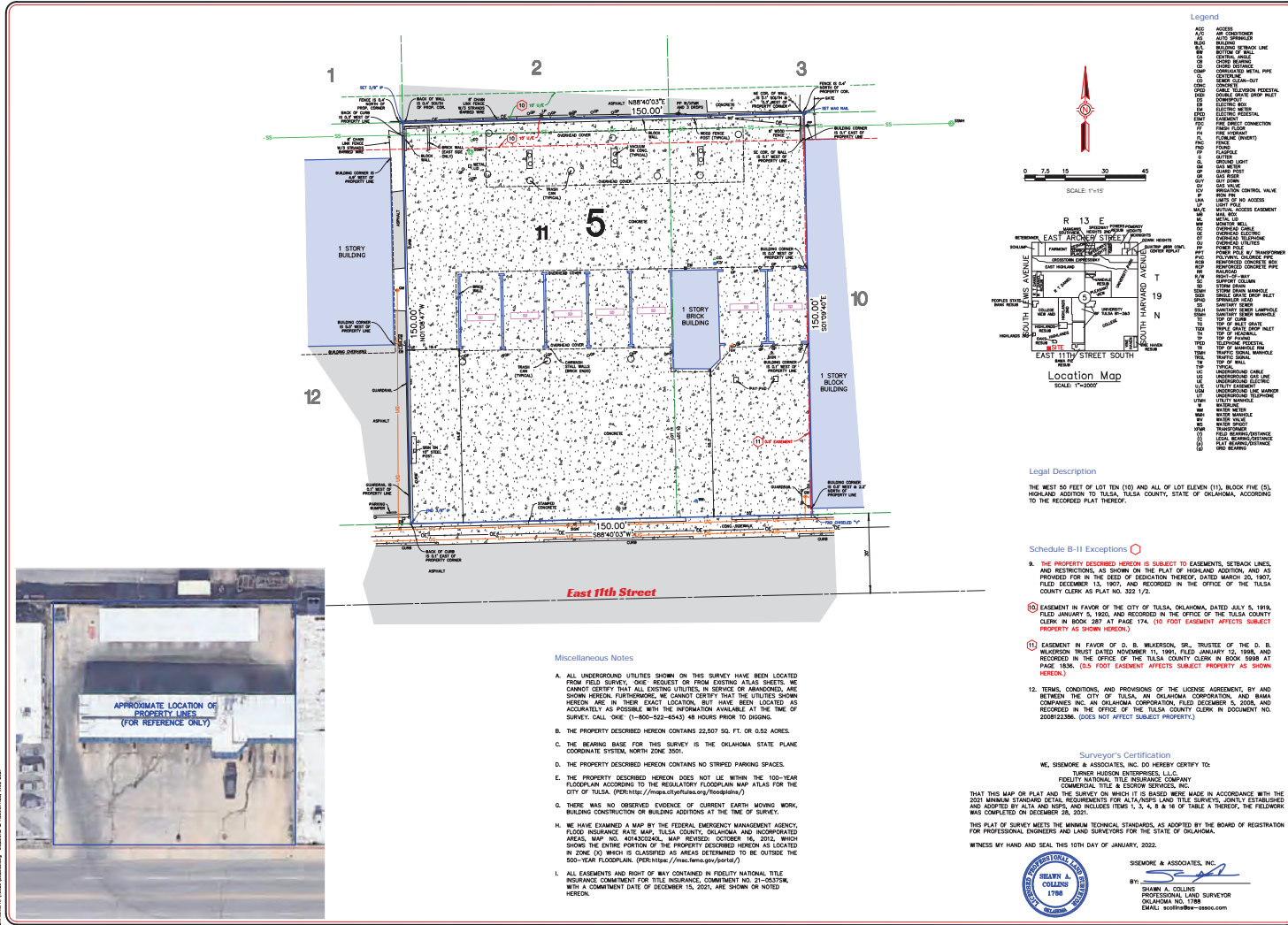
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com



Doug Bauer, CCIM
P) 918-665-1210

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Miscellaneous Notes

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, ONE REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES IN SERVICE OR ABANDONED, ARE SHOWN HEREIN. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREIN ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL ONE (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.
- THE PROPERTY DESCRIBED HEREON CONTAINS 22,507 SQ. FT. OR 0.52 ACRES.
- THE BEARING BASE FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 5001.
- THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPPED PARKING SPACES.
- THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA. (<https://www.tulsaplanning.com/floodplain/>)
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 4043020A, MAP REVISED, OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (<https://www.fema.gov/floodmap/>)
- ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21-00373K, WITH A COMMITMENT DATE OF DECEMBER 15, 2021, ARE SHOWN OR NOTED HEREON.

Legal Description

THE WEST 50 FEET OF LOT TEN (10) AND ALL OF LOT ELEVEN (11), BLOCK FIVE (5), HIGHLAND ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Schedule B-11 Exceptions

- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF HIGHLAND ADDITION, AND AS PROVIDED FOR IN THE DEED OF DEDICATION THEREOF, DATED MARCH 25, 1907, FILED DECEMBER 13, 1907, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 322 1/2.
- EASEMENT IN FAVOR OF THE CITY OF TULSA, OKLAHOMA, DATED JULY 5, 1919, FILED JANUARY 5, 1920, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 587 AT PAGE 174. (10 FOOT EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- EASEMENT IN FAVOR OF D. B. WILKERSON, SR., TRUSTEE OF THE D. B. WILKERSON TRUST DATED NOVEMBER 11, 1991, FILED JANUARY 12, 1994, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 5998 AT PAGE 1558. (0.5 FOOT EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- TERMS, CONDITIONS, AND PROVISIONS OF THE LICENSE AGREEMENT, BY AND BETWEEN THE CITY OF TULSA, AN OKLAHOMA CORPORATION, AND BAMA COMPANIES INC. AN OKLAHOMA CORPORATION, FILED DECEMBER 5, 2008, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN DOCUMENT NO. 200812336. (DOES NOT AFFECT SUBJECT PROPERTY.)

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO:
TURNER HUDSON ENTERPRISES, L.L.C.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMERCIAL TITLE & ESCROW SERVICES, INC.
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 & 10 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 28, 2022.
THE 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.
WITNESS MY HAND AND SEAL THIS 10TH DAY OF JANUARY, 2023.



SISEMORE & ASSOCIATES, INC.
BY: SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sise.com



REVISION	DATE	BY	CHK

ALTA/NSPS Land Title Survey
of
Lot 11 & the West 50' of Lot 10, Block 5
Highland Addition
City of Tulsa, Tulsa County, Oklahoma



SHEET
1 OF 1

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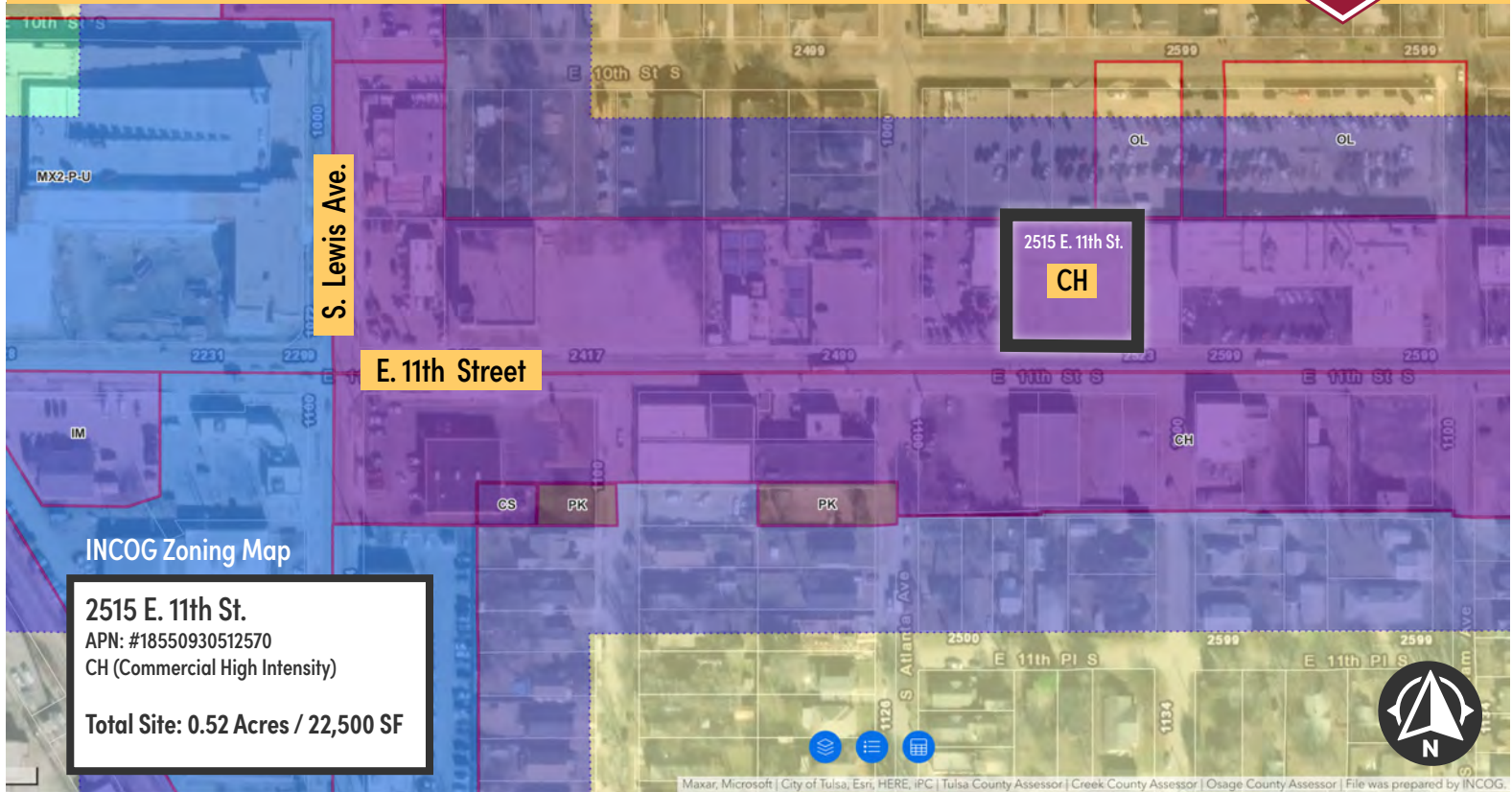
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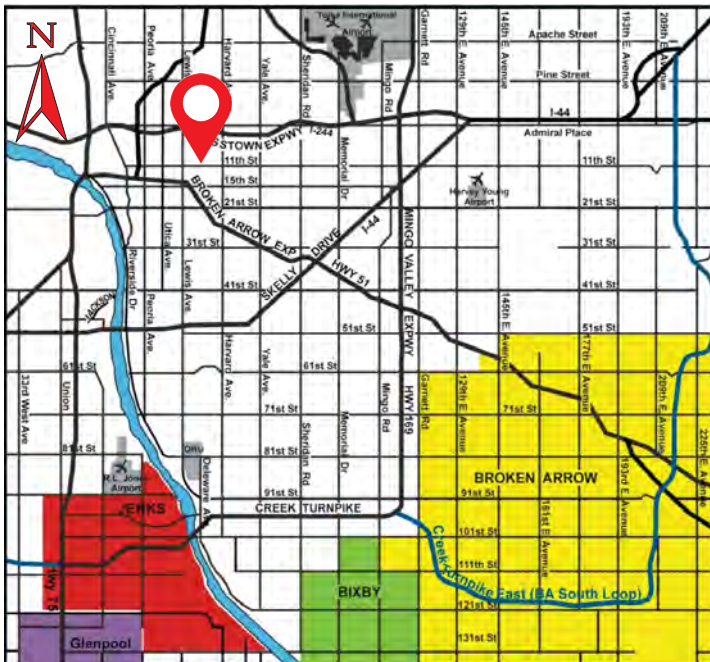
INCOG Zoning Map

2515 E. 11th St.
 APN: #18550930512570
 CH (Commercial High Intensity)

Total Site: 0.52 Acres / 22,500 SF

Maxar, Microsoft | City of Tulsa, Esri, HERE, IPC | Tulsa County Assessor | Creek County Assessor | Osage County Assessor | File was prepared by INCOG.

Greater Tulsa Area Map



NEARBY

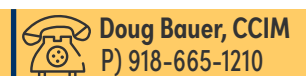
- MOTHER ROAD MARKET
- FAB LAB TULSA
- TULSAN ATHLETIC CLUB
- NOMA APARTMENTS
- UNIVERSITY OF TULSA
- TULSA WELDING SCHOOL
- BAMA COMPANIES
- THE CAMPBELL EVENT CENTER
- GAMBILL'S JEWISH DELI & WINE BAR

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