



CHINOWTH & COHEN
COMMERCIAL

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72nd & Riverside Dr.-Development Land For Sale

1.72+/- Acres \$940,000 in Tulsa, OK 74136



PROPERTY DETAILS:

- Property Size 1.72+/- Acres; 74,859+/- Square Feet
- Zoning: 2 parcels zoned RS-2, with RDO-3 (River District Overlay)

FEATURES:

- This tract of land is one of the last undeveloped properties offered for sale south of 71st to the Creek Turnpike.
- The subject property location is 1 block South of the E. 71st St & S. Riverside Dr. intersection.
- Riverside Dr. is a major traffic corridor from South Tulsa, Jenks, and Bixby to Midtown and Downtown Tulsa.
- Frontage: 165+/- feet on S Riverside Dr. & 164 +/- feet on S Quincy Ave.
- Traffic Count: 34,000 VPD on S Riverside Dr. (2019) ; 33,900 VPD on E 71st St (2020)- (Historic Traffic Data-AADT)
- Property Accessibility: 1 Block south of the Intersection of South Riverside Drive & East 71st Street. & 1.9 Miles to Hwy 75; 2.3 Miles to I-44; 2.8 Miles to the Creek Turnpike.

Information is deemed reliable but not guaranteed. Buyer to verify all information.

7510 E. 111th St. S. | Bixby, OK 74008 • Office: 918.970.4550 | Fax: 918.943.3155



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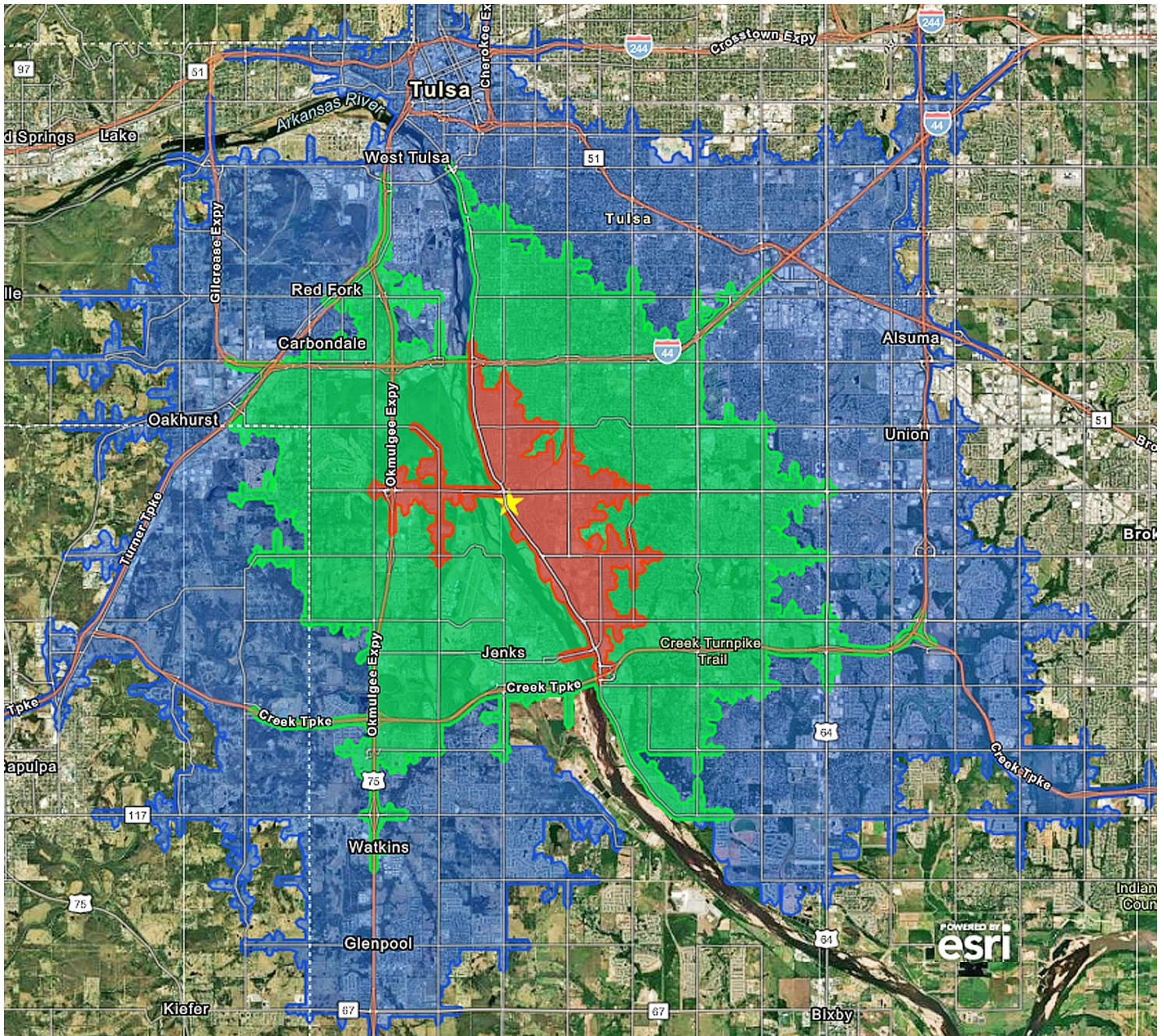
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Drivetime to this property covers a large portion of the city of Tulsa and surrounding areas.

5 Minutes 10 Minutes 15 Minutes

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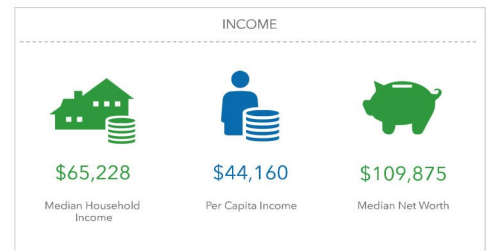
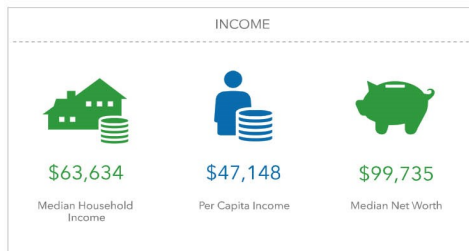
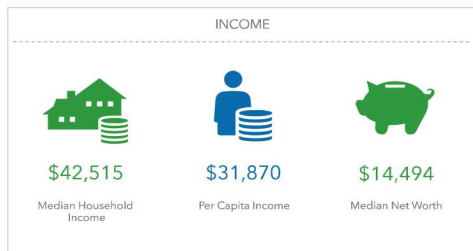
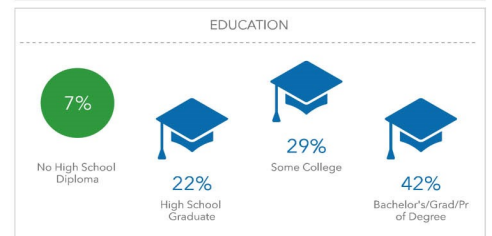
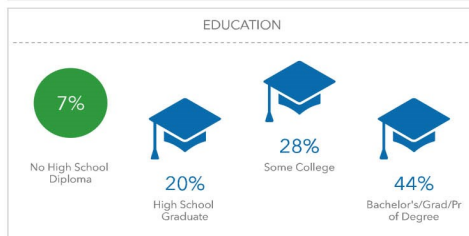
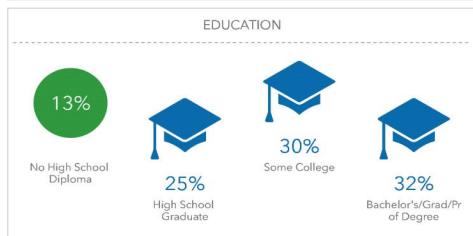
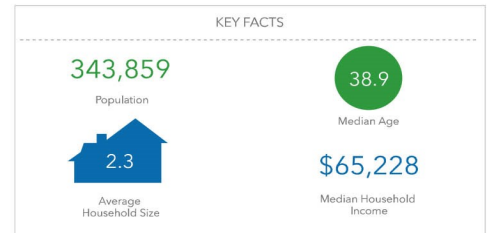
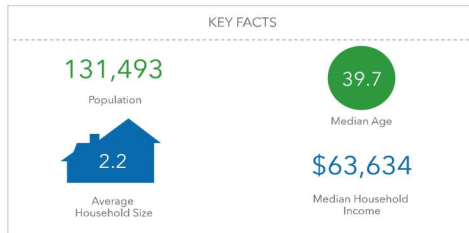
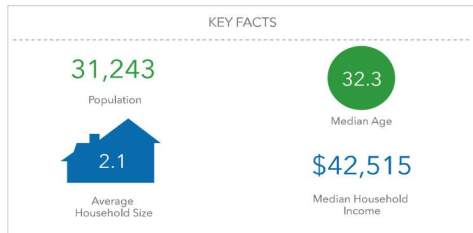
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5 minutes

10 minutes

15 minutes



Households By Income

The largest group: \$50,000 - \$74,999 (16.6%)
The smallest group: \$150,000 - \$199,999 (3.5%)

Indicator ▲	Value	Diff
<\$15,000	15.4%	+6.2%
\$15,000 - \$24,999	12.7%	+4.4%
\$25,000 - \$34,999	13.1%	+4.1%
\$35,000 - \$49,999	15.1%	+2.8%
\$50,000 - \$74,999	16.6%	-1.3%
\$75,000 - \$99,999	9.5%	-3.1%
\$100,000 - \$149,999	8.6%	-6.7%
\$150,000 - \$199,999	3.5%	-3.7%
\$200,000+	5.5%	-2.7%

Bars show deviation from Tulsa County

Households By Income

The largest group: \$50,000 - \$74,999 (16.0%)
The smallest group: \$150,000 - \$199,999 (7.7%)

Indicator ▲	Value	Diff
<\$15,000	9.7%	+0.5%
\$15,000 - \$24,999	8.6%	+0.3%
\$25,000 - \$34,999	9.3%	+0.3%
\$35,000 - \$49,999	12.3%	0
\$50,000 - \$74,999	16.0%	-1.9%
\$75,000 - \$99,999	10.7%	-1.9%
\$100,000 - \$149,999	13.7%	-1.6%
\$150,000 - \$199,999	7.7%	+0.5%
\$200,000+	11.9%	+3.7%

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Households By Income

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\$15,000 - \$24,999	8.3%	0
\$25,000 - \$34,999	8.8%	-0.2%
\$35,000 - \$49,999	12.1%	-0.2%
\$50,000 - \$74,999	16.7%	-1.2%
\$75,000 - \$99,999	11.8%	-0.8%
\$100,000 - \$149,999	14.9%	-0.4%
\$150,000 - \$199,999	7.5%	+0.3%
\$200,000+	10.6%	+2.4%

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