

3.7 AC - E SKELLY DRIVE & 41ST STREET



PROPERTY DESCRIPTION

Positioned at the high-traffic intersection of E Skelly Drive and 41st Street with direct access to Interstate 44, this ±3.7-acre shovel-ready site offers a rare opportunity in the heart of Tulsa's retail corridor. The property is surrounded by a strong lineup of national retailers including Sam's Club, Best Buy, Academy Sports + Outdoors, Chick-fil-A, Chipotle, Panera Bread, and PetSmart, driving consistent consumer traffic to the area. Supported by over 108,000 vehicles per day and dense surrounding population, the site benefits from excellent accessibility and strong retail demand. With all utilities in place, level topography, heavy commercial zoning (CH), and additional income from an on-site billboard, this property is ideally suited for immediate development in a proven retail trade area.

PROPERTY HIGHLIGHTS

- Shovel Ready
- All infrastructure to the site
- Centrally Located
- Prime Visibility
- Heavy Commercial Zoning
- High Density Development Area
- Demolished Hotel Site
- Billboard income transfers with property
- Next door to Reese Tower Luxury Apartments

OFFERING SUMMARY

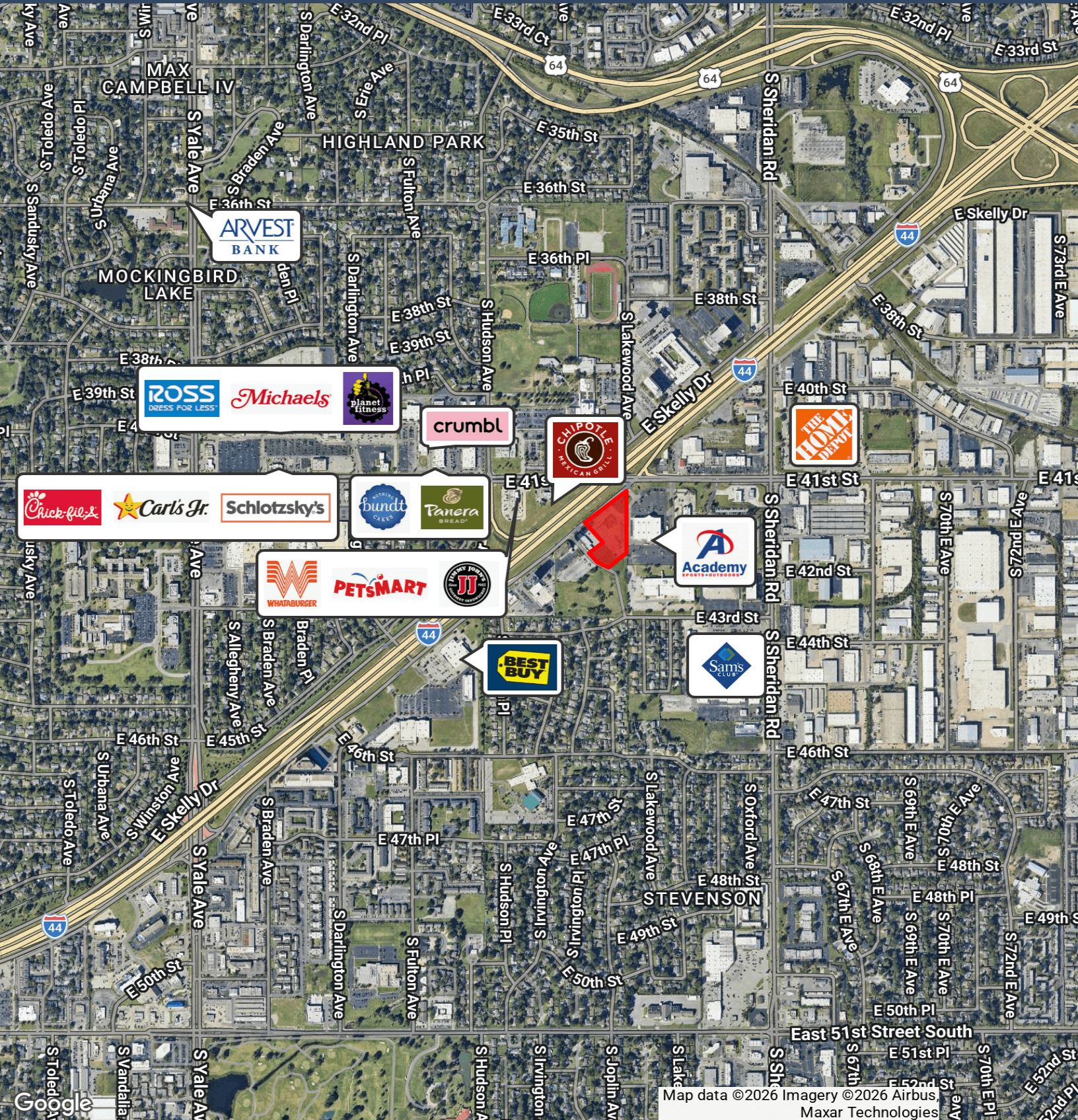
Sale Price:	\$2,800,000
AC	3.7 AC
Price / SF:	\$17.00
Zoning:	CH
Utilities:	Sewer, Water, Gas, Electric
Topography:	Level
Traffic Count:	108,500 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,729	41,477	113,327
Total Population	8,320	90,943	263,297
Average HH Income	\$75,584	\$84,223	\$83,086

CHANDLER MOREAU

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RETAILER MAP



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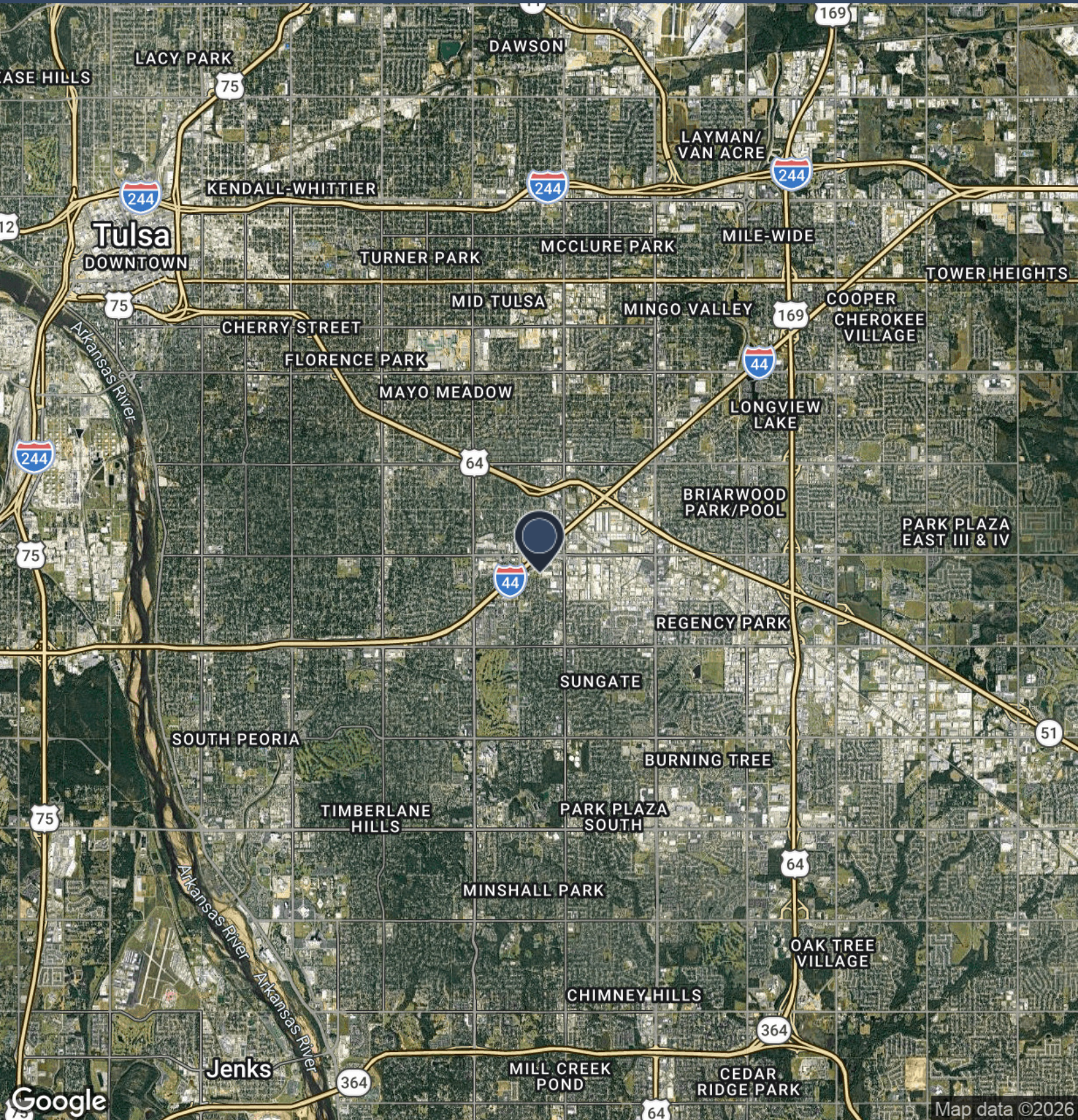
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LOCATION MAP



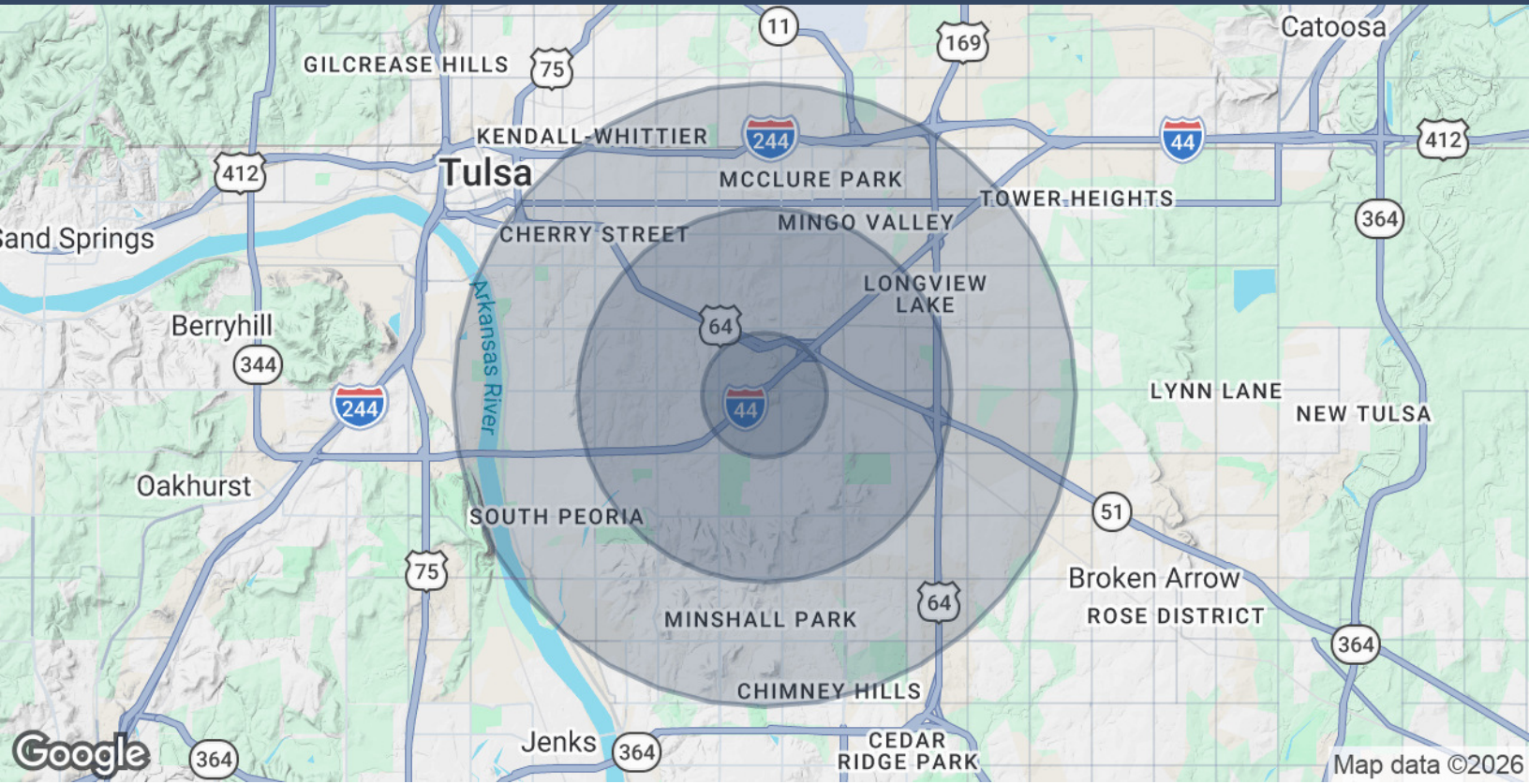
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,320	90,943	263,297
Average Age	40	42	39
Average Age (Male)	39	40	38
Average Age (Female)	41	43	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,729	41,477	113,327
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,584	\$84,223	\$83,086
Average House Value	\$191,062	\$257,245	\$253,370

Demographics data derived from AlphaMap

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