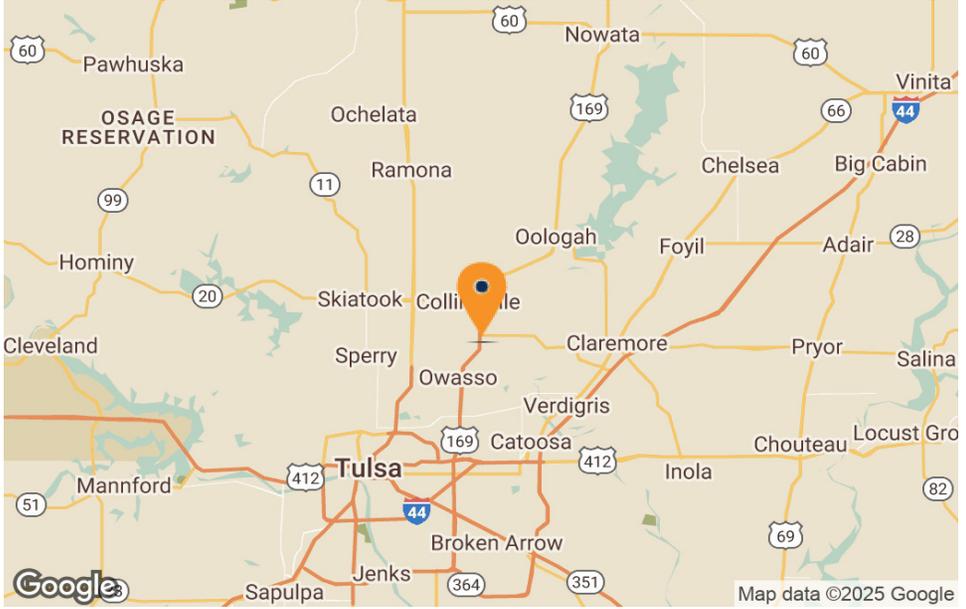


106TH ST N AND HIGHWAY 169



Property Description

NOW AVAILABLE! Prime commercial pad sites available with Highway 169 and 106th St N frontage. Anchored by new 400+ unit, class A multifamily development. Sites divisible from ±1 acre up to ±4 acres.

Property Highlights

- Prime development pad sites now available (up to 9 lots)
- Immediate access to highway 169
- All utilities will be provided to property line
- Lots platted with separate legal descriptions
- All lots will have shared/mutual access to easements (incorporate into final platting) to accommodate "front access drive" access once fully developed. Access drives and driveways responsibility of buyer, subject to specification provided by developer
- Neighbors include Tulsa Technology and Tulsa Community College (16,475 enrolled students), Arrest Bank, Maverick and Same Day Auto Repair
- 400 unit Class A multi-family development anchor

SITE	SIZE	Price
LOT 1 BLOCK 1	106,434 SF	SOLD
LOT 1 BLOCK 2	93,724 SF	\$19.00/PSF
LOT 2 BLOCK 2	72,780 SF	\$19.00/PSF
LOT 3 BLOCK 2	55,387 SF	\$19.00/PSF
LOT 4 BLOCK 2	48,653 SF	\$19.00/PSF
LOT 5 BLOCK 2	44,809 SF	\$19.00/PSF
LOT 6 BLOCK 2	57,645 SF	\$19.00/PSF
LOT 7 BLOCK 2	129,757 SF	\$16.00/PSF
LOT 8 BLOCK 2	50,018 SF	\$16.00/PSF
LOT 9 BLOCK 2	34,717 SF	\$16.00/PSF
LOT 10 BLOCK 2	65,253 SF	UNDER CONTRACT
LOT 11 BLOCK 2	193,103 SF	\$16.00/PSF



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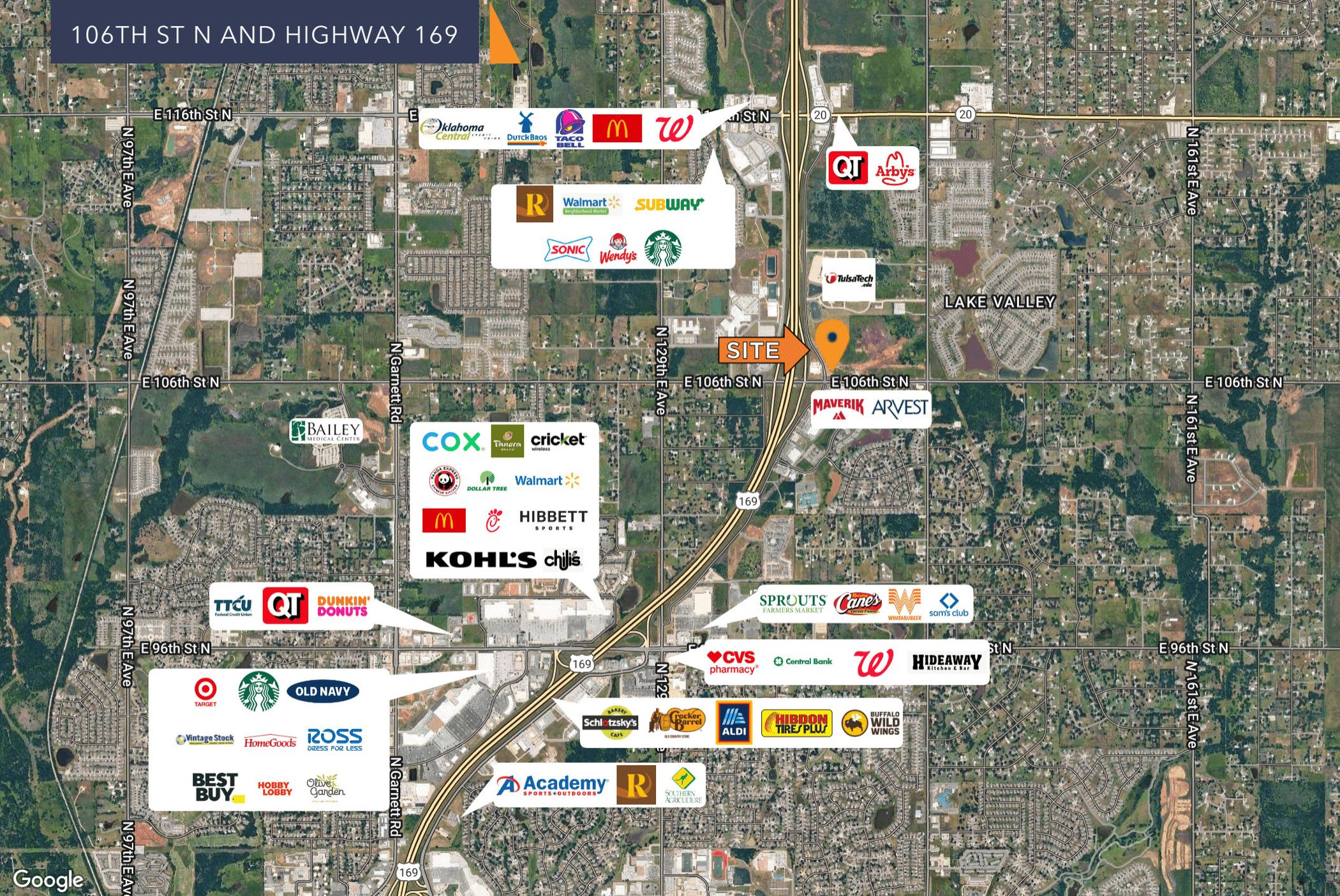
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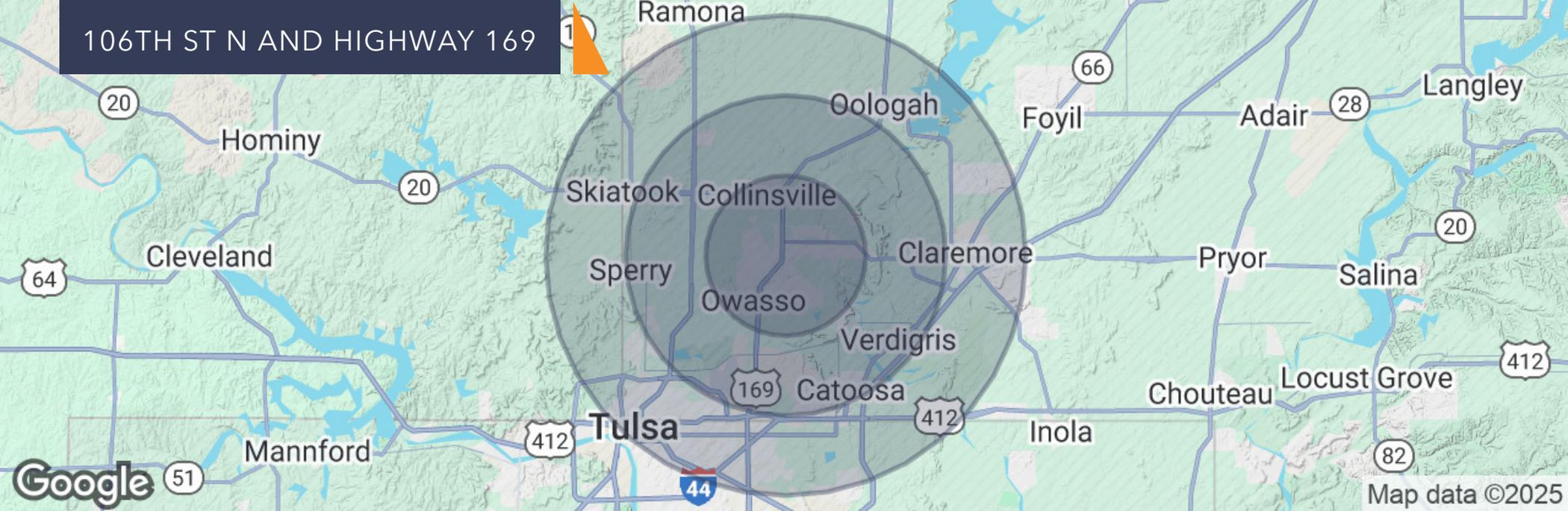
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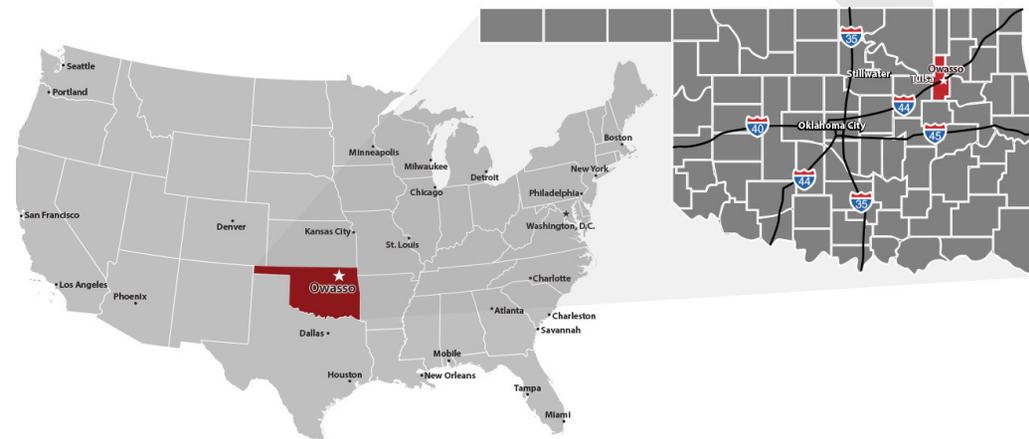
106TH ST N AND HIGHWAY 169



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	67,313	131,316	379,071
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	37	38	37
AVERAGE AGE (FEMALE)	40	40	39

Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	24,801	47,887	143,522
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$109,842	\$95,770	\$80,522
AVERAGE HOUSE VALUE	\$292,111	\$261,515	\$219,179

Demographics data derived from AlphaMap



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