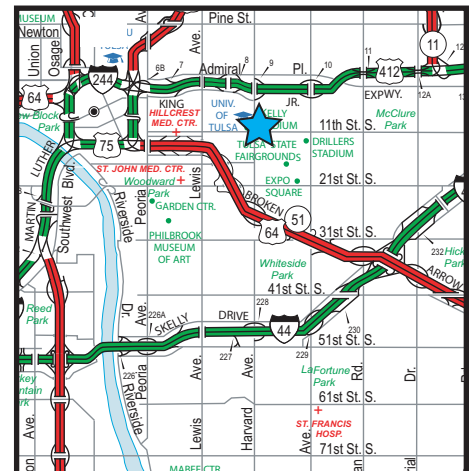


ARTERIAL CORNER DEVELOPMENT LAND FOR SALE



3303 E 11TH ST, TULSA, OK 74112

- 1.38-Acres (60,010 Sq. Ft.) ± Total Land Size
- 8+ Contiguous Platted Lots
- (CH) Commercial Heavy Zoning & (RS-3) Residential Zoning (See Zoning Map, Page 2)
- 321' (±) Frontage on S Harvard Ave
- 245' (±) Frontage on E 11th St
- Water/Sewer on-site (See Water/Sewer Map, Page 2)
- Located directly across Harvard Ave from the University of Tulsa
- The Property is offered for sale with the following use restrictions: Bars and Brewpubs (Tulsa Zoning Code Section 40.050) as well as Sexually Oriented Business Establishments (Tulsa Zoning Code Section 40.370) would not be permitted uses.



Tulsa Area Map

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

Contacts:

Marco Placencia, CCIM, SIOR

Cell (918) 629-5091

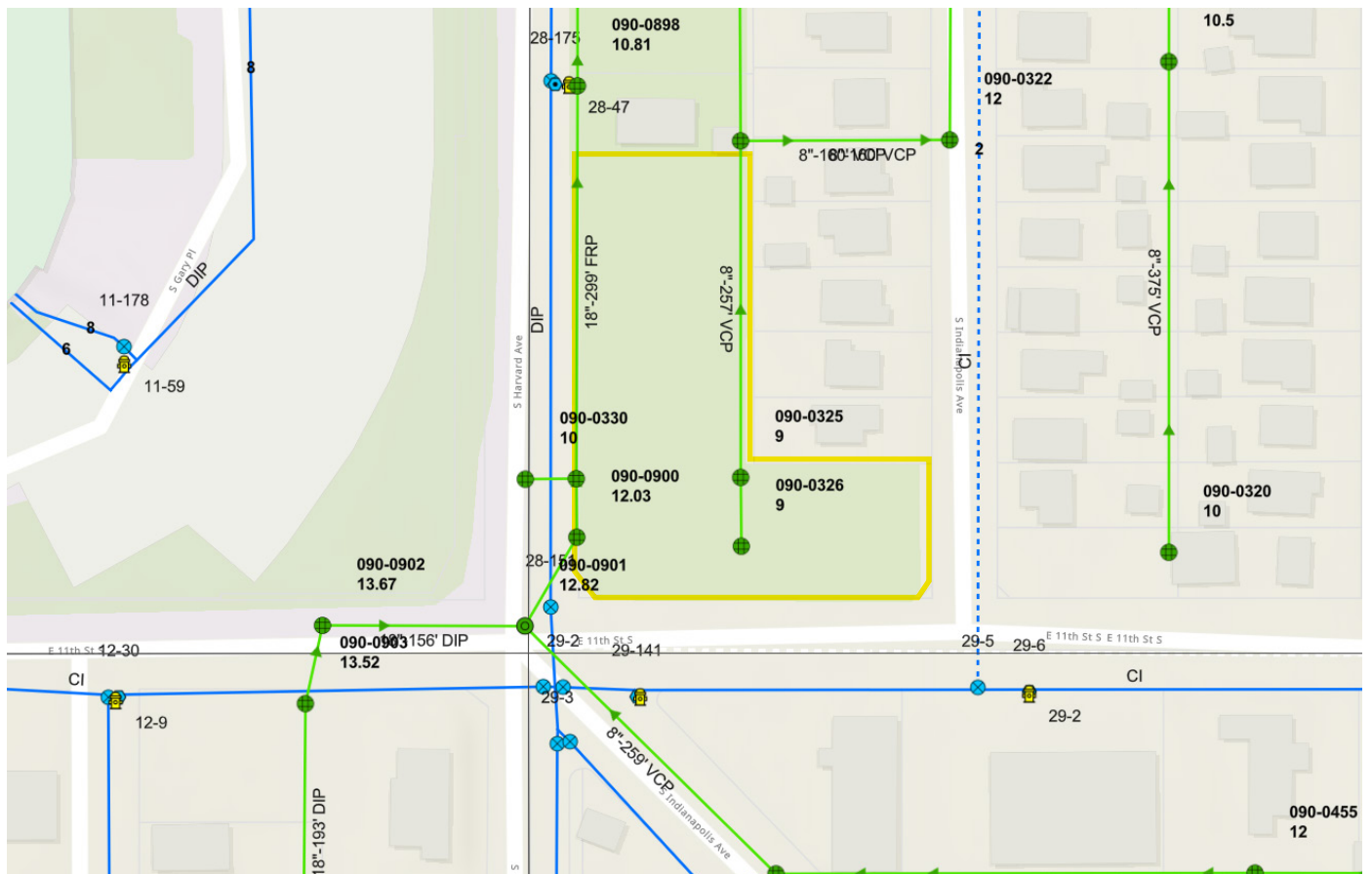
E-mail Marco@EquitasRealty.com

Garrett Dunn, CCIM

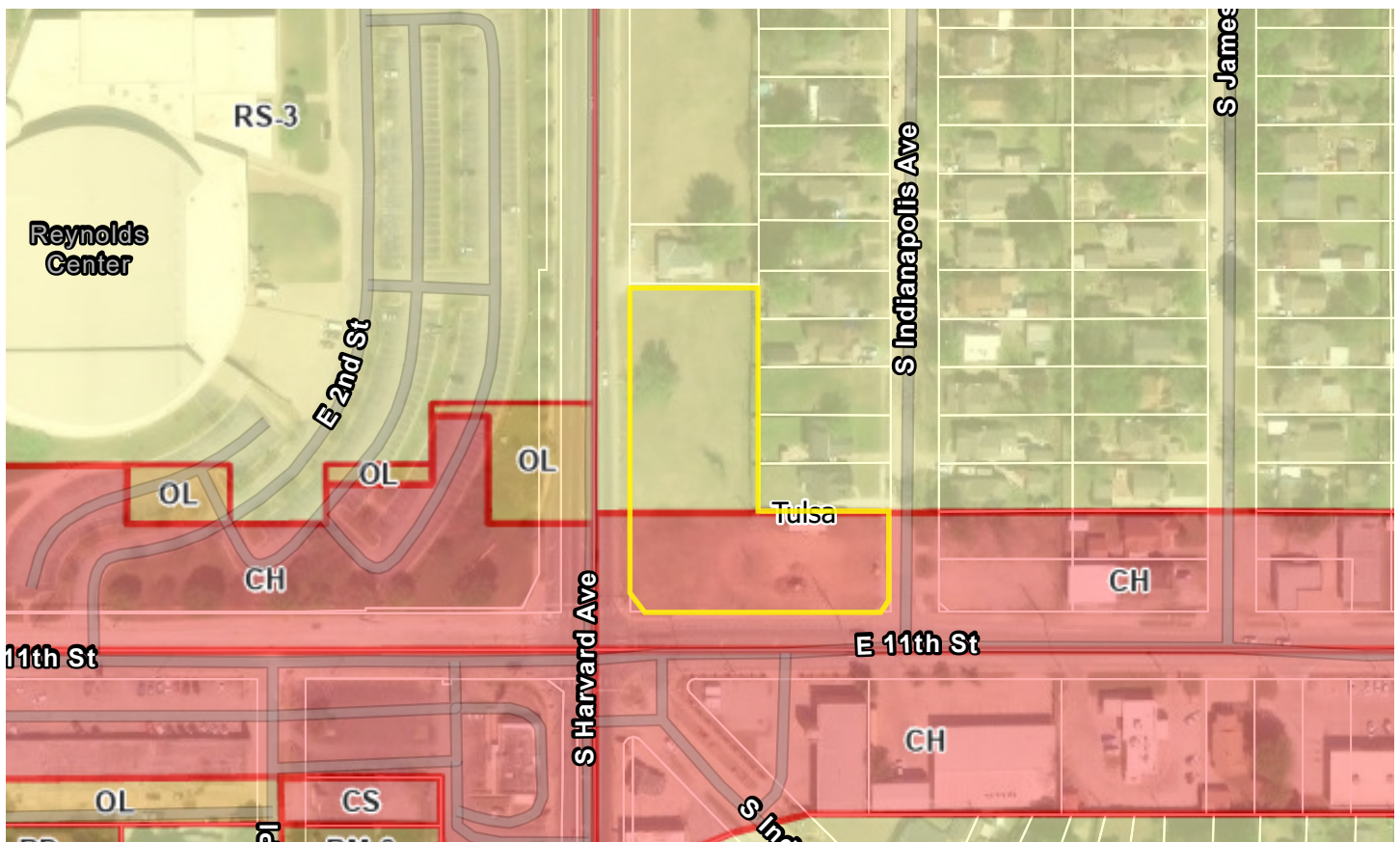
Cell (918) 764-5865

E-mail Garrett@EquitasRealty.com

Water/Sewer Lines



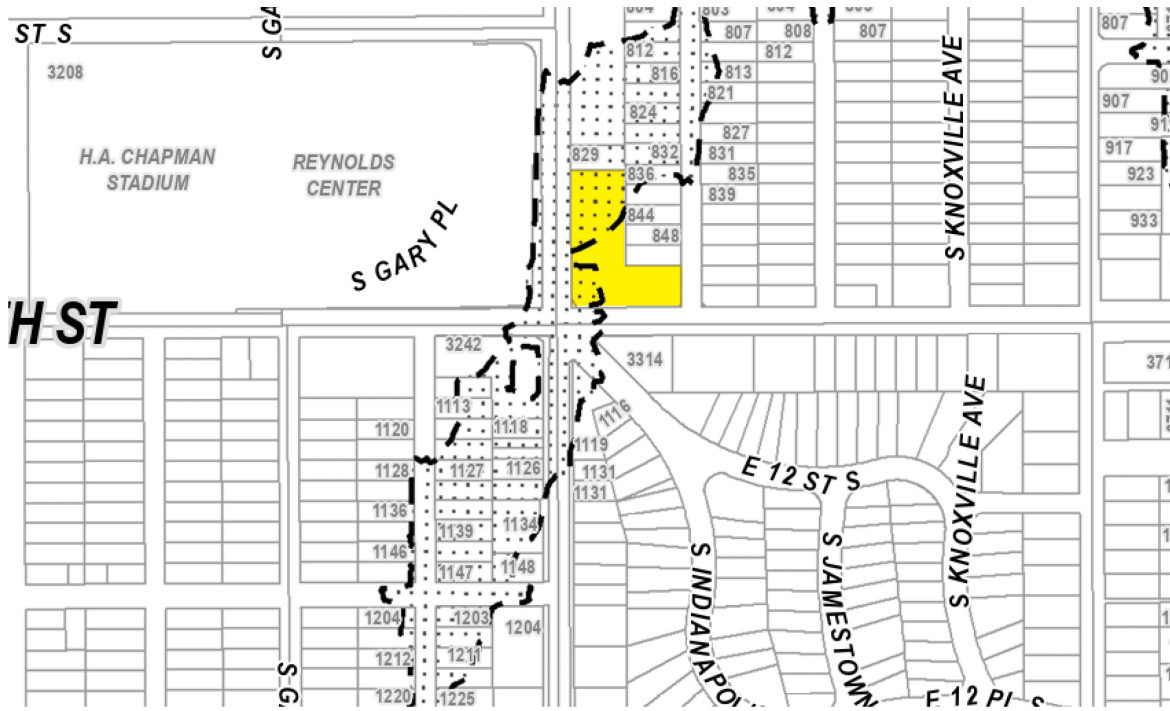
Zoning Map



Approximate Property outline.

Complete Survey Available

Tulsa Regulatory Flood Map

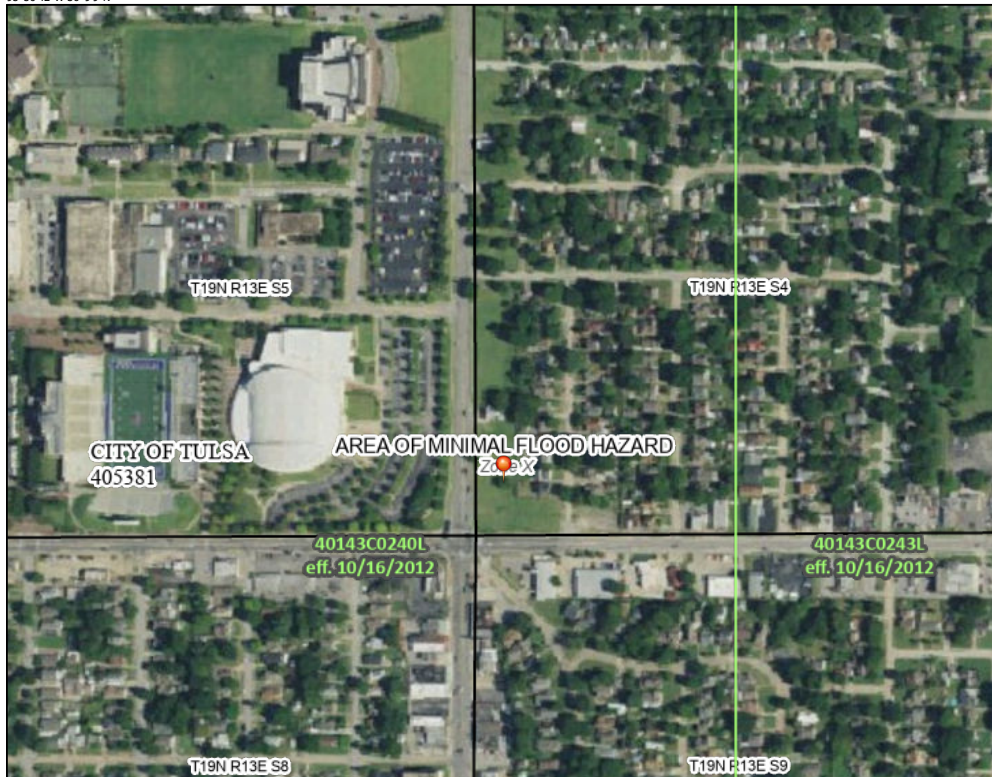


- | | | | |
|--|-----------------------|--|-----------------------------------|
| | FEMA Floodway | | Tulsa Regulatory Floodplain |
| | FEMA Zone AE, Zone AO | | Tulsa Regulatory Shallow Flooding |
| | FEMA Zone A | | FEMA Stream Centerlines |

FEMA Flood map

National Flood Hazard Layer FIRMette

95°56'42"W 36°9'9"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, AD9 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap