

# 6 AC - 41ST STREET & INTERSTATE 44



## PROPERTY DESCRIPTION

Positioned just off Interstate 44 near 41st Street, this ±6.0-acre shovel-ready site offers a prime opportunity for multifamily development in the heart of Tulsa. The property is surrounded by a strong mix of national retailers including Academy Sports + Outdoors, Starbucks, Whataburger, Chick-fil-A, Panera Bread, and Sam's Club, providing excellent nearby amenities for future residents. Zoned for duplexes and townhomes with a maximum building height of 35 feet, and with all utilities to the site and gently sloping topography, the property is well-positioned for immediate development. Located adjacent to Reese Tower Luxury Apartments and supported by strong surrounding demographics, this site offers a compelling opportunity in a high-demand residential corridor.

## PROPERTY HIGHLIGHTS

- -Shovel Ready
- -Properly zoned for Duplexes and Townhomes
- -All utilities to the site
- -Centrally located
- -Close to vibrant retail and shopping
- Adjacent to Reese Tower Luxury Apartments

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$4.20
AC:	6.00 AC
Zoning:	Duplex / Townhomes
Height Max:	35 FT
Units / AC Duplex:	13
Units / AC Townhome:	22
Utilities:	Water, Sewer, Electric, Gas
Topography:	Gently Sloping
Site Condition:	Raw Land

## DEMOGRAPHICS

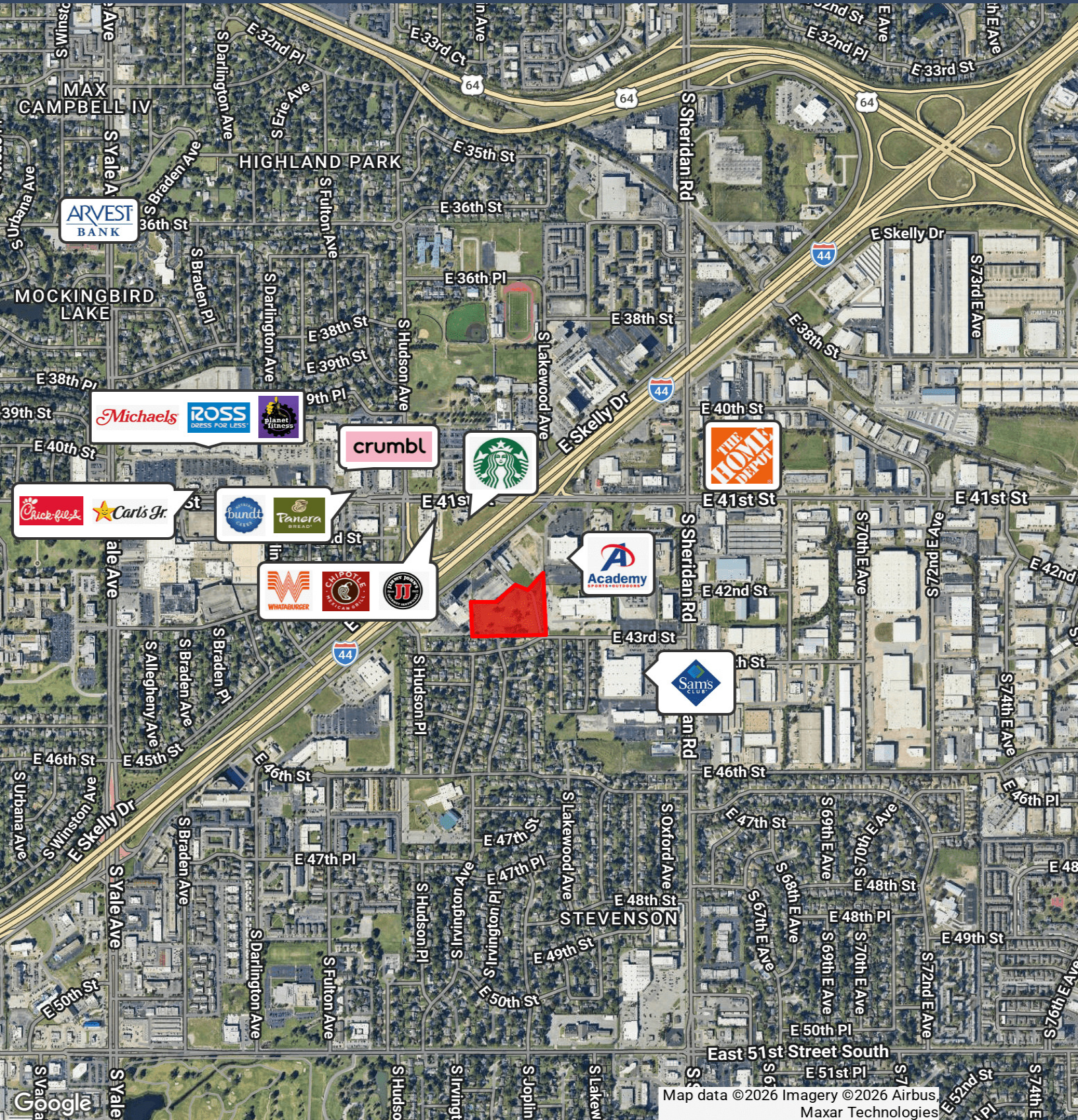
	1 MILE	3 MILES	5 MILES
Total Households	3,720	40,028	113,327
Total Population	8,384	87,552	263,297
Average HH Income	\$76,959	\$86,202	\$83,086

## CHANDLER MOREAU

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RETAILER MAP



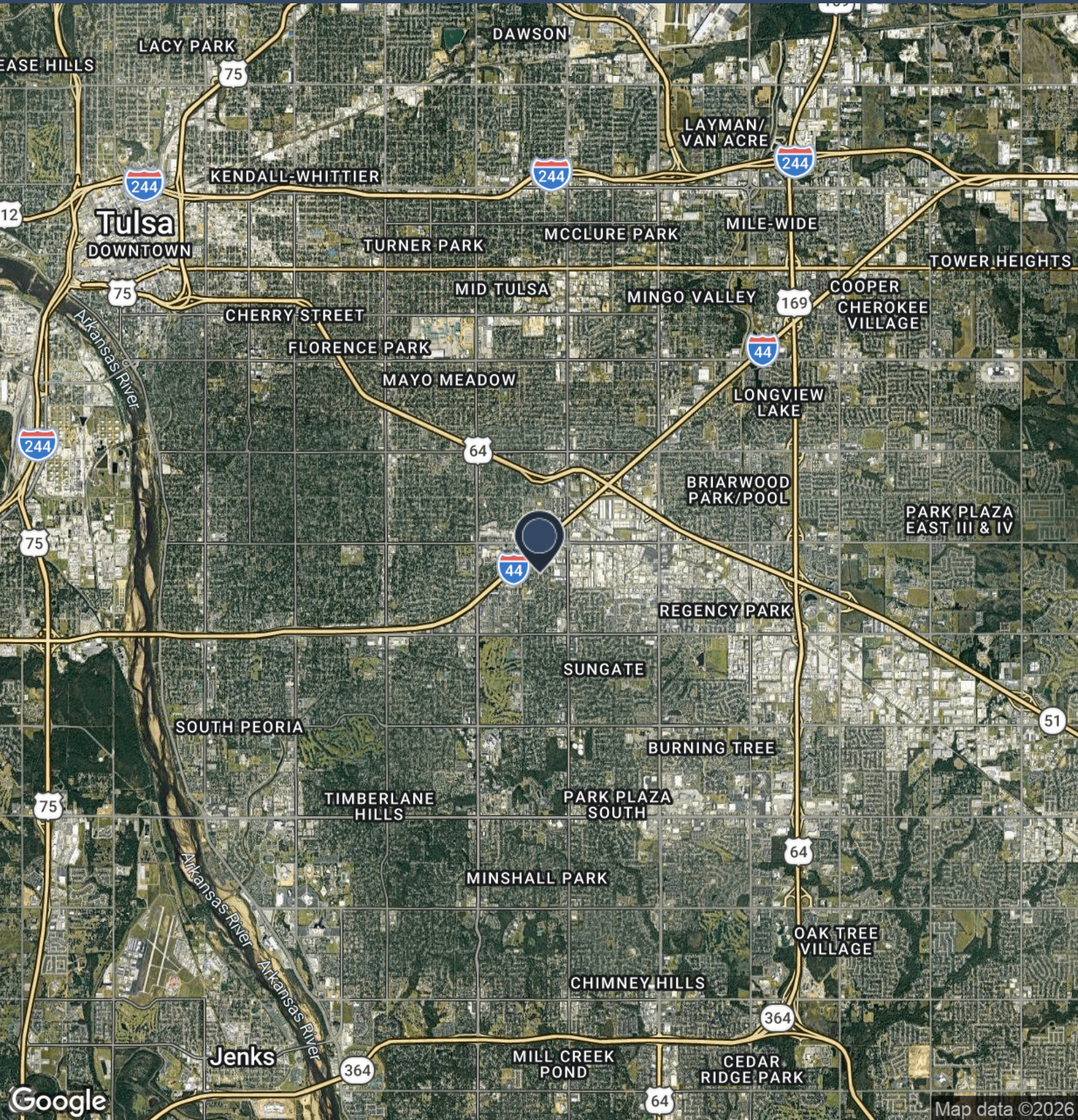
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# LOCATION MAP



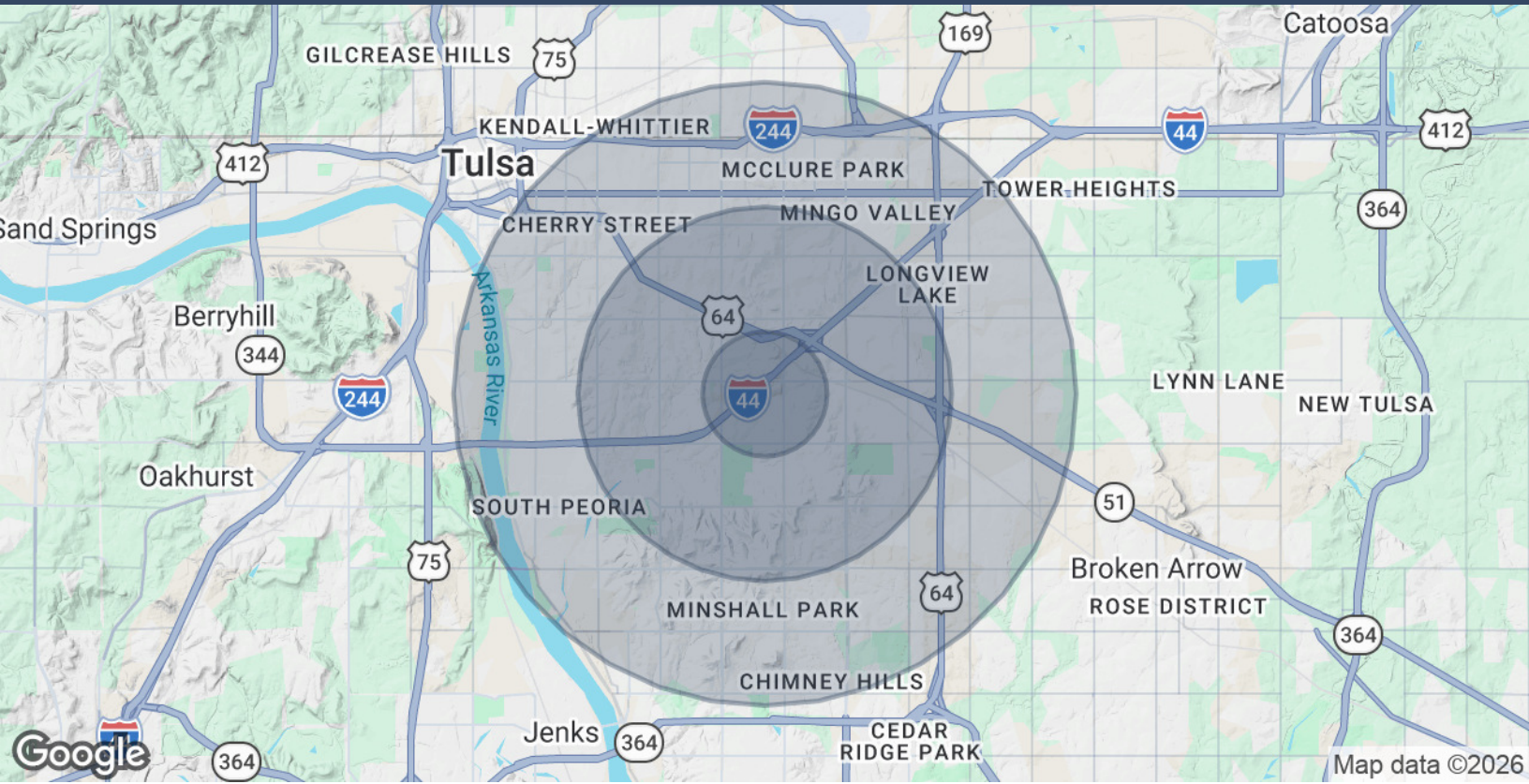
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,384	87,552	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	3,720	40,028	113,327
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$76,959	\$86,202	\$83,086
Average House Value	\$194,465	\$266,180	\$253,370

Demographics data derived from AlphaMap

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