

Tulsa Land For Sale / Lease

1619 N 129th E Ave
Tulsa, OK 74116

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Property Summary



Location Description

The property at 1619 N 129th E Avenue consists of approximately 10.49 acres (±456,000 SF) of industrial land located within a well-established employment and logistics corridor in East Tulsa. The site offers a long, rectangular layout, providing excellent flexibility for a variety of industrial, storage, distribution, or owner-user development opportunities. The parcel configuration allows for efficient site planning and strong usability for building placement, outdoor storage, or fleet parking.

Strategically positioned just north of Interstate 244 and U.S. Highway 169, the property benefits from immediate access to Tulsa's primary transportation corridors, allowing efficient connectivity throughout the Tulsa metro and to regional distribution routes across Oklahoma and surrounding states. The site is also located just minutes from Tulsa International Airport, further enhancing accessibility for businesses requiring regional or national logistics connectivity.

The surrounding area is characterized by a strong concentration of industrial, logistics, manufacturing, and service-related businesses, creating a highly functional industrial ecosystem. Numerous national and regional employers operate in the immediate vicinity, supporting a deep labor pool and consistent demand for industrial land and operational space.

The property's size, accessibility, and industrial surroundings position it well for a range of potential uses including industrial development, equipment storage, fleet operations, distribution facilities, contractor operations, or other outdoor-oriented industrial uses. With limited available industrial land remaining in this established submarket, the site represents a compelling opportunity for users or investors seeking scalable land within one of Tulsa's key employment corridors.

Lease Note

Owner will gravel/fence, dependent on the lease term and the tenant.

Offering Summary

Sale Price:	\$1,050,000
Lease Rate:	\$24,000.00 AC/yr (Gross)
Available SF:	475,239 SF
Lot Size:	10.91 Acres

Additional Photos



Location Map



Regional Overview

MARKET OVERVIEW TULSA, OKLAHOMA



AAON
332,000 SQFT
Headquarters



AMAZON FULFILLMENT
2.6-Million SQFT
Facility

CORPORATE PRESENCE



Aerospace & Defense

The Tulsa region's rich history of aerospace innovation, and the industry continues to have an economic impact of more than \$11 billion. Tulsa is home to **American Airlines'** maintenance base—the largest of its kind in the world, as well as major aerospace companies such as **NORDAM** and **Spirit AeroSystems**. The Tulsa Regional Chamber also hosts quarterly meetings of its Aerospace Council, which provides Chamber members the opportunity to network and discuss key issues impacting aerospace and related manufacturing sectors.

Transportation & Logistics

Northeast Oklahoma's central location makes access to most parts of the country cost-effective and timely, which is why major companies locate key distribution centers here. **Macy's** Owasso fulfillment center is the largest of its kind in the company's network. In 2020, **Amazon** opened a 2.6-million-square-foot fulfillment center in Tulsa that employs about 3,000 mostly full-time workers. The Tulsa area also has two Class 1 railroads (BNSF Railway and Union Pacific) and three short-line railroads.

Energy

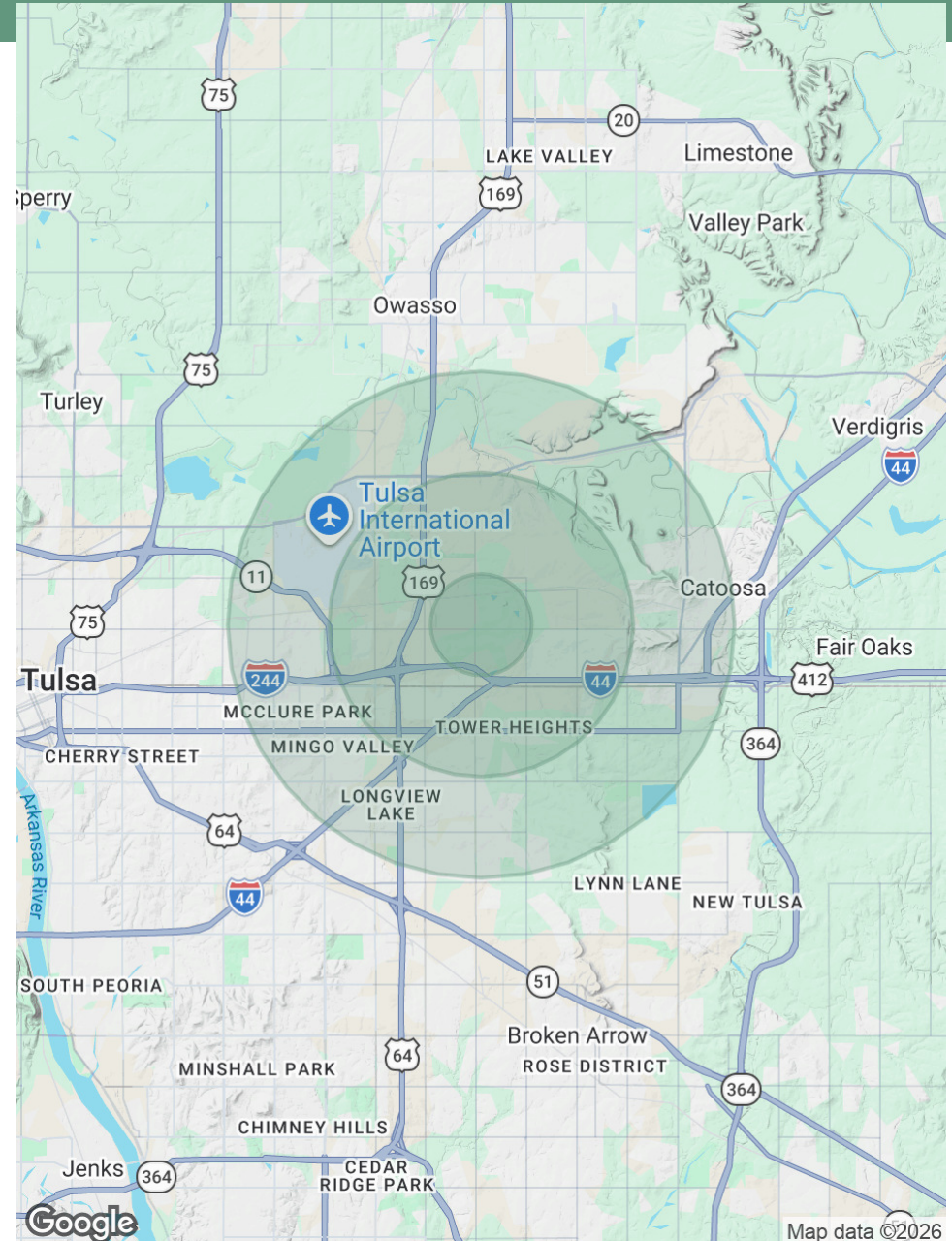
Tulsa's energy industry builds upon decades of experience as the "Oil Capital of the World." Today, some of the city's oldest energy companies like Williams and ONEOK are now members of the Fortune 500, while relocating businesses like ClearSign Technologies and WPX Energy continue to tap into the local talent market.

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	557	19,179	91,264
Average Age	34.4	32.6	32.7
Average Age (Male)	32.7	32.2	32.1
Average Age (Female)	37.7	33.9	34.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	227	6,666	33,390
# of Persons per HH	2.5	2.9	2.7
Average HH Income	\$48,859	\$65,482	\$64,328
Average House Value	\$46,269	\$130,406	\$139,100

2023 American Community Survey (ACS)



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