

# VACANT GAS STATION

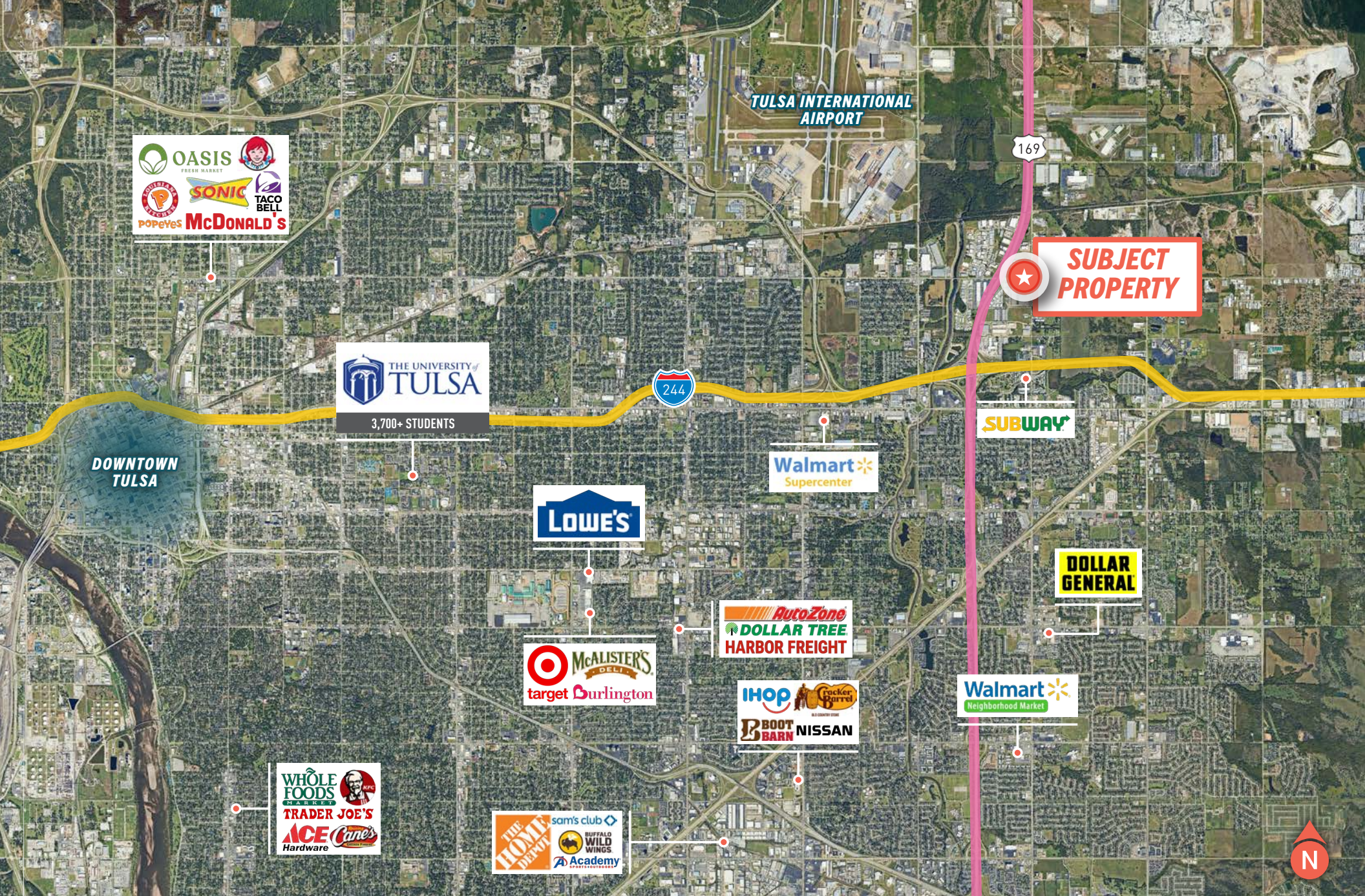
**BUSINESS & REAL ESTATE AVAILABLE FOR PURCHASE**

11015 EAST PINE STREET, TULSA, OK 74116



OFFERING MEMORANDUM

Marcus & Millichap



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# Executive Summary

## OFFERING SUMMARY

Marcus and Millichap is pleased to present for sale a 4,316-square-foot convenience store and gas station located in a bustling industrial park in Tulsa, Oklahoma. The sale includes both the real estate and business.

The property sits on 1.48 acres of land and features a canopy and pumps that were recently replaced in 2020. Situated immediately off Highway 169, the subject property is easily accessible by approximately 79,200 cars per day. Highway 169 serves as a major freeway for much of its length in the metro Tulsa area before continuing into Kansas, Missouri, Iowa, and eventually, Minnesota. The property lies within three miles of Tulsa International Airport, which welcomed 3.2 million passengers in 2025. There are over 115,300 residents living within five miles of the subject property.

## PROPERTY SUMMARY

<b>Price</b>	<b>\$1,400,000</b>
Property Address	11015 E Pine St, Tulsa, OK 74116
Parcel ID	47732-04-30-58480
Building Size	4,316 SF
Lot Size	1.48 Acres
Year Built	2003
Traffic Count (Highway 169)	79,200 CPD
Traffic Count (Interstate 244)	38,700 CPD



CRCEVANS



NORDAM

INDUSTRIAL PARK

INDUSTRIAL PARK

79,200 CPD  
HIGHWAY 169

9,300 CPD  
E PINE ST

**SUBJECT  
PROPERTY**

BL  
TOWER CONSTRUCTION





**INDUSTRIAL PARK**

**INDUSTRIAL PARK**

**79,200 CPD**  
HIGHWAY 169

**Levare**

**SUBJECT  
PROPERTY**

**BL**  
TOWER CONSTRUCTION

**9,300 CPD**  
E PINE ST



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Gas Station and 4,316-SF Convenience Store Available on a 1.48 Acre Lot - Business and Real Estate For Sale**
- » Situated Immediately Off Highway 169 (±79,200 Cars per Day), Providing Direct Access to I-244 (±38,700 Cars per Day)
- » **Located within a Dense Industrial Park in Close Proximity to Tulsa International Airport (±3.2 Million Passengers in 2025)**
- » Dense Tulsa Infill - 464,141 Residents and 581,541 Daytime Population within Ten Miles of the Subject Property
- » **Canopy and Pumps Were Recently Replaced in 2020**
- » Average Household Income Exceeds \$84,000 within a One-Mile Radius



## DEMOGRAPHICS

3-miles

5-miles

10-miles

### Population

2030 Projection	31,088	115,586	469,030
2025 Estimate	31,052	115,272	464,141
Growth 2025 - 2030	0.11%	0.27%	1.05%

### Households

2030 Projection	11,495	44,798	195,811
2025 Estimate	11,425	44,439	192,687
Growth 2025 - 2030	0.61%	0.81%	1.62%

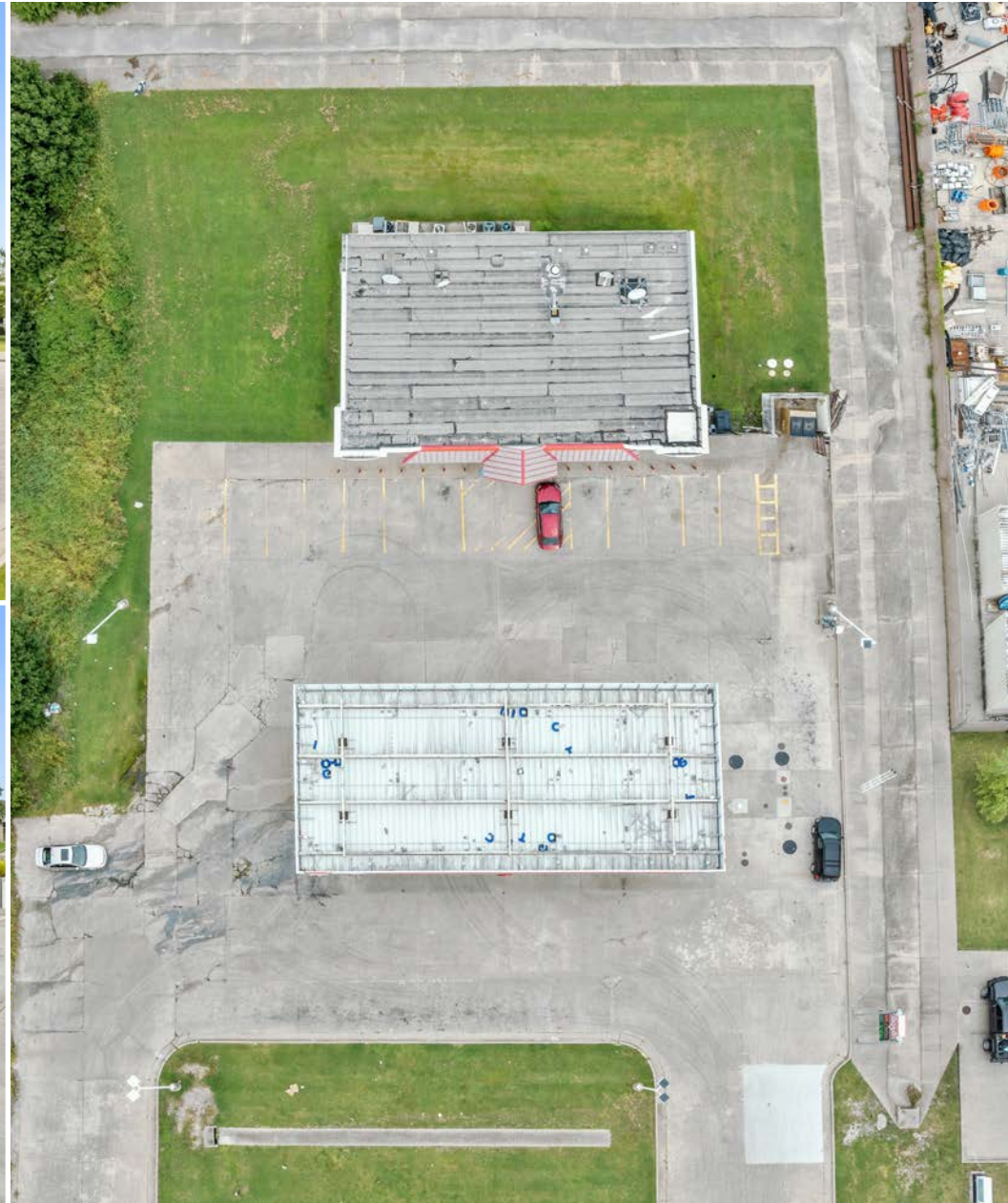
### Income

2025 Est. Average Household Income	\$60,724	\$63,413	\$86,065
2025 Est. Median Household Income	\$48,328	\$51,628	\$69,938

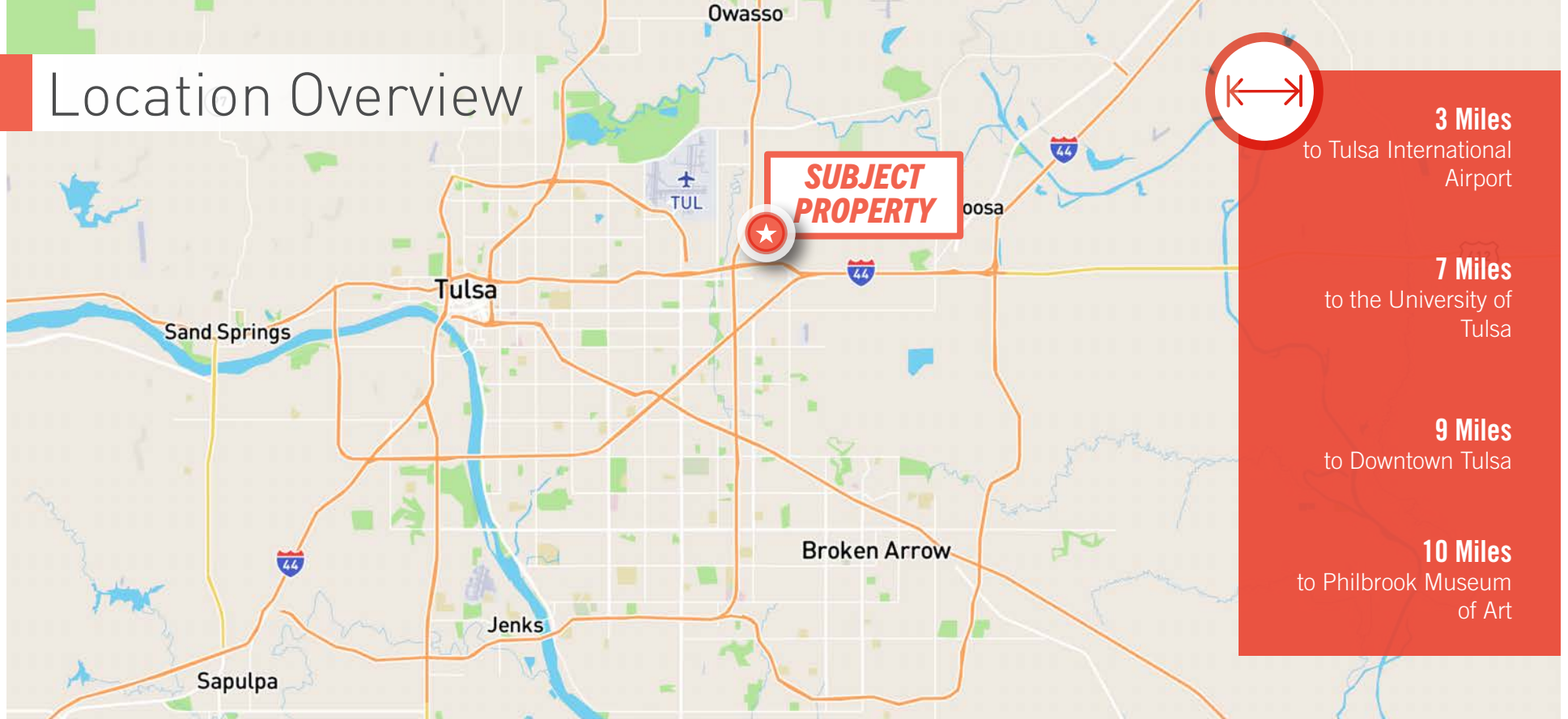
### Daytime Population

2025 Estimate	39,666	126,914	581,541
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# Property Photos



# Location Overview



Tulsa, Oklahoma is the second-largest city in the state of Oklahoma and 47th-most populous city in the United States. It is the principal municipality of the Tulsa Metropolitan Area, a region with 1,034,100+ residents.

The Tulsa metro is home to a population of over one million residents and is comprised of the following counties: Tulsa, Osage, Okmulgee, Rogers, Wagoner, Creek, and Pawnee. Located in northeastern Oklahoma, this region is commonly referred to as Green Country for its vegetation, hilly terrain, and numerous lakes. The city of Tulsa is home to the largest share of residents in metro with 415,000+ people, solidifying it as the second-largest municipality in the state of Oklahoma.

With interstate access to several major markets, the Tulsa metro benefits from an advantageous location. Nearly 60 Fortune 500 companies have a presence in the metro; three of these are headquartered within Tulsa. For many years, petroleum production dominated the region's economy. Today, the economy has diversified to include telecommunications, manufacturing, and aerospace.

Tulsa's economy has been historically bolstered by a strong energy sector. However, today the city has diversified and leading sectors include finance, aviation, telecommunications and technology. For most of the 20th century, the city has also held the nickname "Oil Capital of the World" and is one of the most important hubs for the American oil industry.

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For financing options, please reach out to:

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**Marcus & Millichap**  
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Broker of Record  
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