

# CROSSROADS VILLAGE - 1.44 ACRES

## COMMERCIAL LAND FOR SALE



**S.W. Corner of 91st and Highway 169 - Tulsa, OK**



### PROPERTY HIGHLIGHTS

- LAND AREA: 1.44 ACRES / 62,890 SF (per Survey)
- GREAT LOCATION FOR MEDICAL OFFICE, SURGERY CENTER, RESTAURANT, RETAIL OR PROFESSIONAL OFFICE
- LOCATED NEAR ST. FRANCIS HOSPITAL SOUTH AND HILLCREST HOSPITAL SOUTH
- EASY HIGHWAY ACCESS
- SIGNALIZED TRAFFIC CONTROL ENTRY
- UTILITIES TO SITE
- ZONING: CO (CORRIDOR COMMERCIAL DISTRICT)



**Doug Bauer, CCIM**  
P) 918-665-1210



Traffic Count

INCOG 2022

20,719 Vehicles per day

S. Mingo Rd.

23,096 Vehicles per day

E. 91st St. S.



2023 Demographics

Source: COSTAR

	1 Mile	3 Miles	5 Miles
Population	6,025	84,161	197,369
Households	2,319	33,073	79,673
Average HH Income	\$109,880	\$105,794	\$99,754

## BAUER & ASSOCIATES, INC. REALTORS

*"A Leader in Tulsa Commercial Real Estate Since 1979"*

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | [www.BauerTulsa.com](http://www.BauerTulsa.com)

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.



# CROSSROADS VILLAGE - 1.44 ACRES

E. 91st Place South - Tulsa, OK 74133

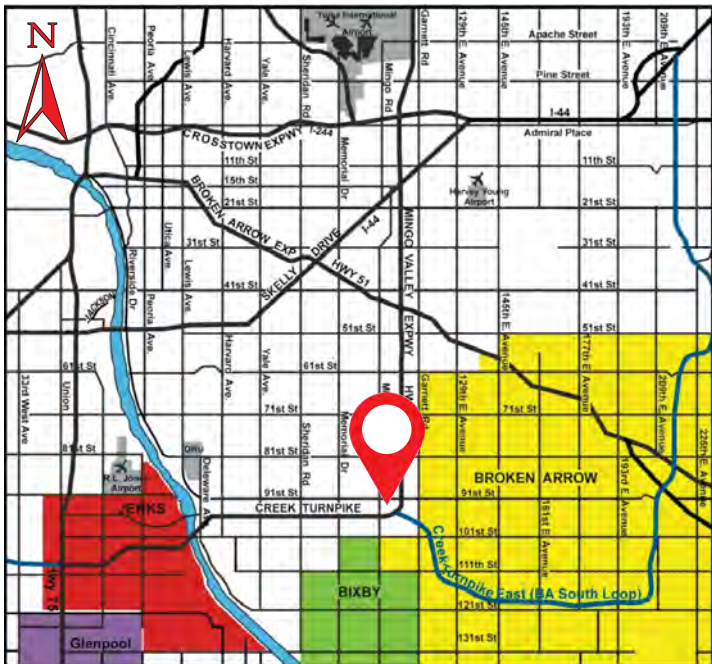


**1.44 Acres Land For Sale!**  
E. 91st Place South - Tulsa, OK



Google

Greater Tulsa Area Map



## NEARBY BUSINESSES

- QUIKTRIP
- ST. FRANCIS HOSPITAL SOUTH
- GSI AMBULATORY SURGERY GROUP
- VA HEALTH CARE CENTER
- PAM HEALTH REHABILITATION HOSPITAL
- ECONOMY PHARMACY
- UTICA PARK CLINIC
- OKLAHOMA HEART INSTITUTE
- HILLCREST HOSPITAL SOUTH

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