

SOUTH FRANKOMA RD | SAPULPA, OK



Property Description

New industrial outside storage property coming to the market in Summer 2026 in the heart of Sapulpa, OK. This location boasts great Interstate 44 frontage and immediate access from Highway 166 at the intersection of S Frankhoma Road. This opportunity is ideal for contractor groups, equipment storage, fleet, and service-oriented industrial users. Leasable areas range from 0.60 acres - 9.06 acres, providing flexible options. All sites will be fully secured and stabilized to carry any weight and security requirements. Offered at a competitive lease rate of \$0.50/NNN, this property delivers a rare combination of access, exposure, and affordability.

Property Highlights

- 0.60 acres - 9.06 acres available for lease
- Fully secured and stabilized yards with lighting.
- Excellent highway visibility
- Strong regional connectivity to Tulsa metro and surrounding markets
- Common access drive provided
- Immediate access from Highway 166

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Offering Summary

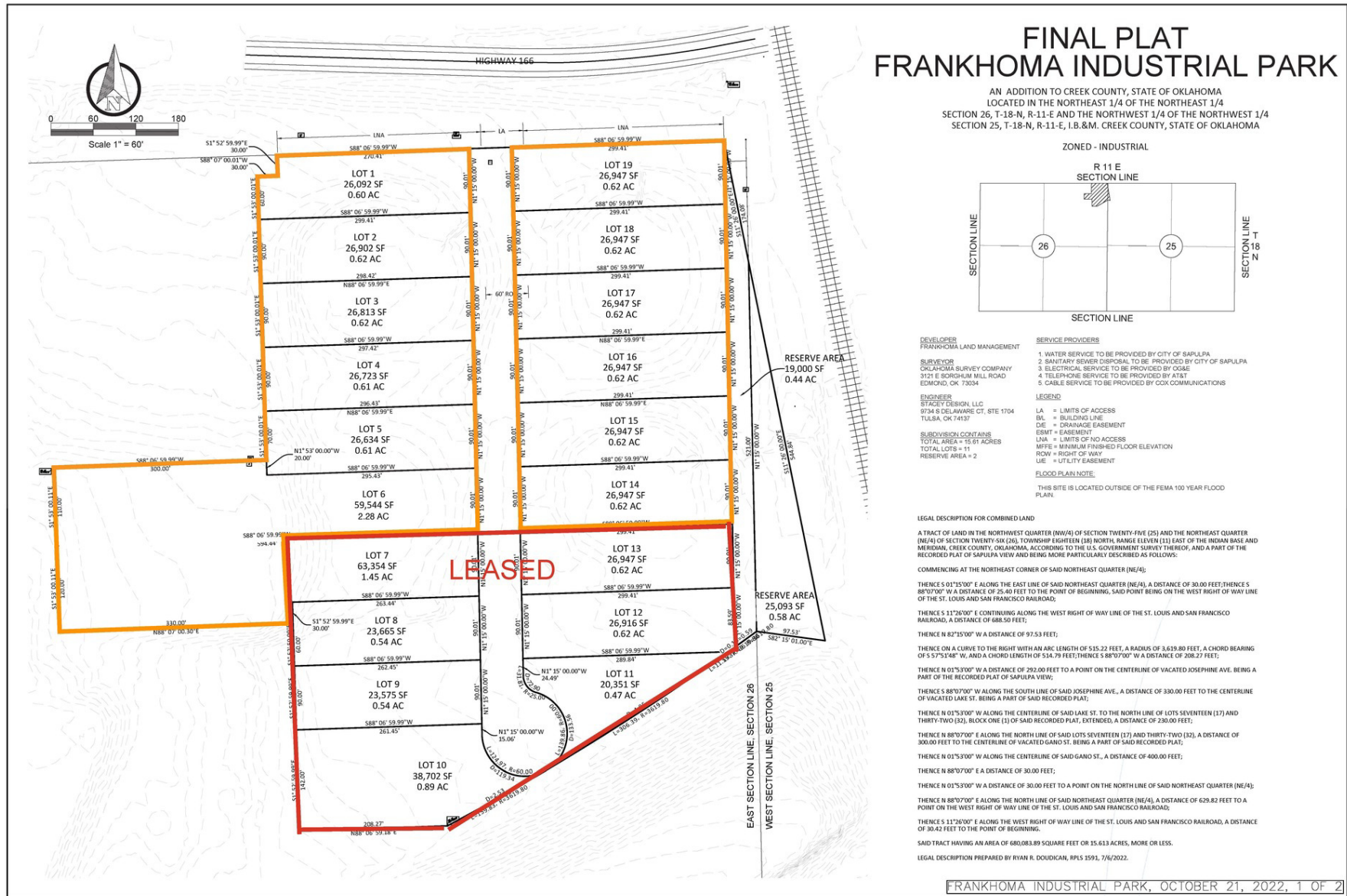
LEASE RATE:	\$0.50 SF/yr (Ground)
AVAILABLE SPACE:	0.60 acres - 9.06 acres
LOT SIZE:	15 Acres

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,290	7,578	14,953
TOTAL POPULATION	3,198	19,323	38,913
AVERAGE HH INCOME	\$74,200	\$77,287	\$89,358

Map data ©2026 Google Imagery ©2026 Airbus
Maxar Technologies

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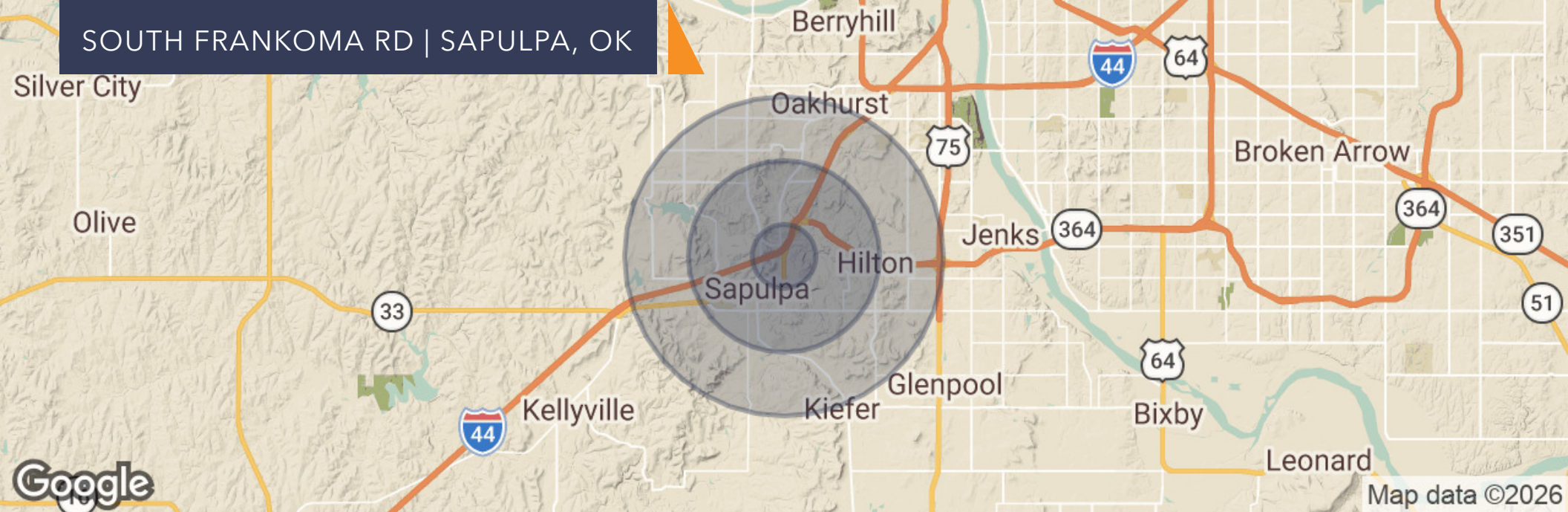


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Population

TOTAL POPULATION

1 Mile

3,198

3 Miles

19,323

5 Miles

38,913

AVERAGE AGE

38.4

39.3

39.0

AVERAGE AGE (MALE)

36.6

38.0

37.7

AVERAGE AGE (FEMALE)

40.2

41.2

40.4

Households & Income

TOTAL HOUSEHOLDS

1 Mile

1,290

3 Miles

7,578

5 Miles

14,953

OF PERSONS PER HH

2.5

2.5

2.6

AVERAGE HH INCOME

\$74,200

\$77,287

\$89,358

AVERAGE HOUSE VALUE

\$152,006

\$185,092

\$213,910

2023 American Community Survey (ACS)

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