

Tulsa Land For Sale

1208 E Pine St,
Tulsa, OK 74106

Neil Dailey, SIOR
Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Kalvin Burghoff
Vice President
832.689.7095
kburghoff@mcgrawcp.com

Dakota Brasher
Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

MCP McGRAW
COMMERCIAL
PROPERTIES



Property Summary

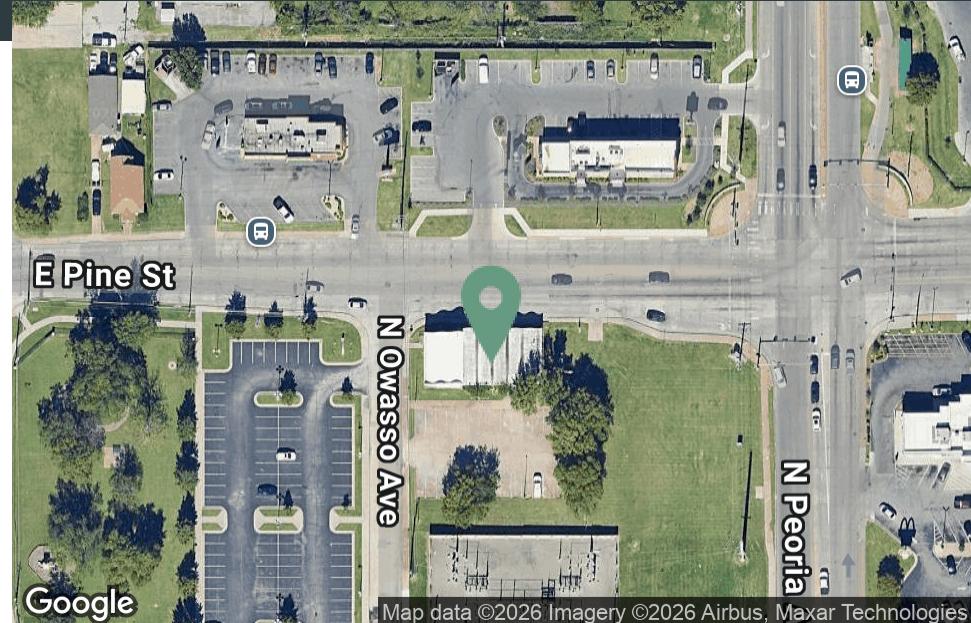


Property Description

This signalized intersection benefits from consistent traffic counts, strong daily exposure, and immediate proximity to a dense lineup of established national users along Peoria, reinforcing long-term retail viability and consumer draw. The site's corner orientation allows for prominent branding, multiple access points, and efficient site planning—key drivers for quick-service restaurants, convenience retail, automotive services, medical retail, and other high-traffic concepts.

Surrounding development includes a strong mix of national retailers, service-oriented businesses, and residential density, creating a stable customer base supported by both commuter and neighborhood traffic. Peoria Avenue remains a primary north-south arteriel with proven retail performance, while Pine Street provides critical east-west connectivity to surrounding submarkets and neighborhoods.

The property is well-positioned for ground-up development, offering the visibility, access, and market fundamentals sought by credit tenants and long-term investors. Opportunities for true hard-corner sites in this corridor are increasingly limited, making 1208 E. Pine St. a compelling option for retailers looking to secure a flagship or infill location with lasting relevance.



Location Description

Prime Hard-Corner Retail Development Site

Located at the highly visible southwest corner of E. Pine Street and N. Peoria Avenue, 1208 E. Pine St. presents a premier opportunity for a national or regional retailer seeking a true hard-corner presence along one of Tulsa's most active commercial corridors.

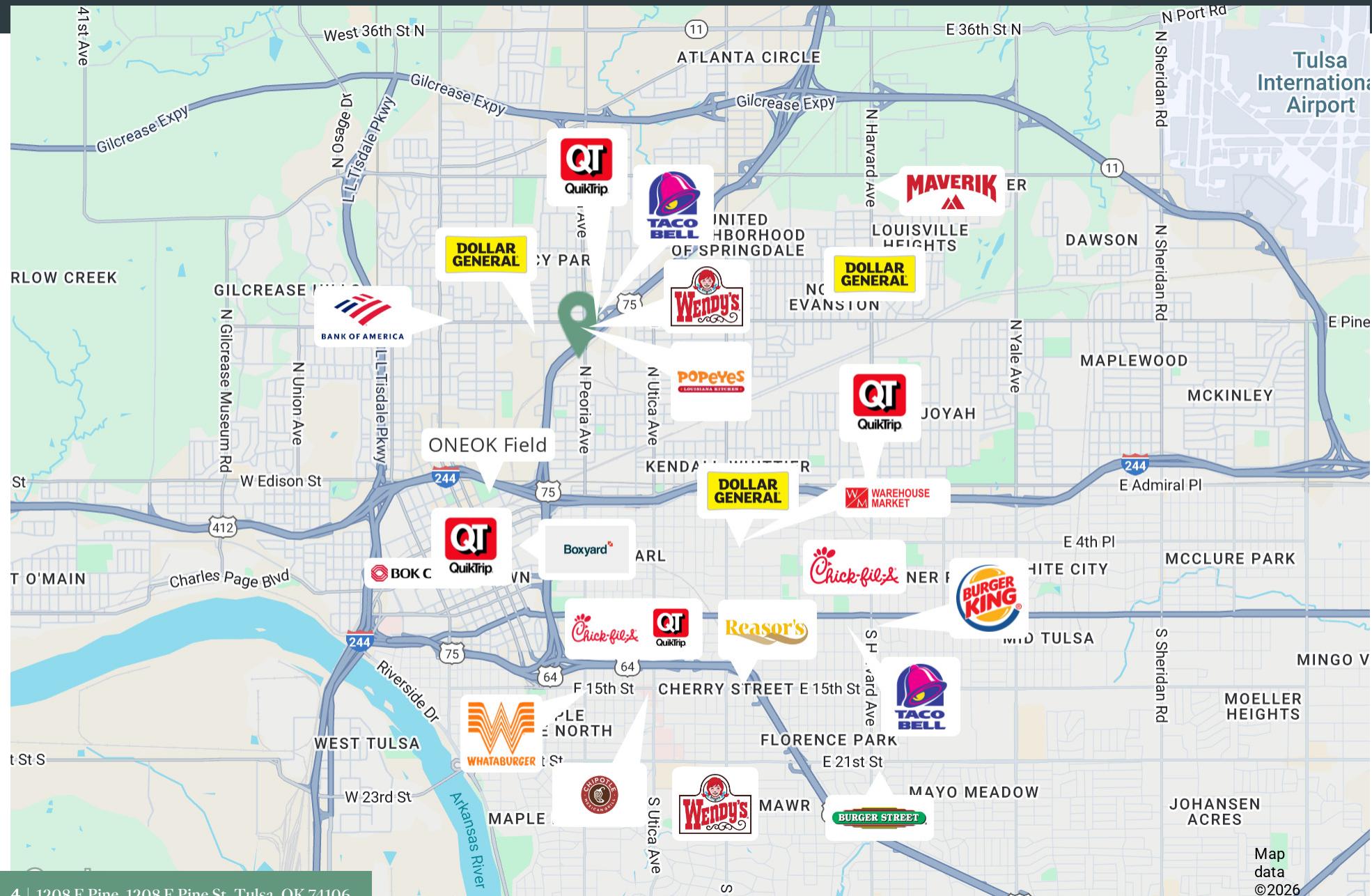
Offering Summary

Sale Price:	\$825,000
Lot Size:	0.73 Acres
Zoning:	CS/PUD 722A
FEMA:	Zone X - Area of Minimal Food Hazard
AADT Traffic Counts (2024):	Pine St - 5,000-15,000 Peoria Ave - 15,000-30,000

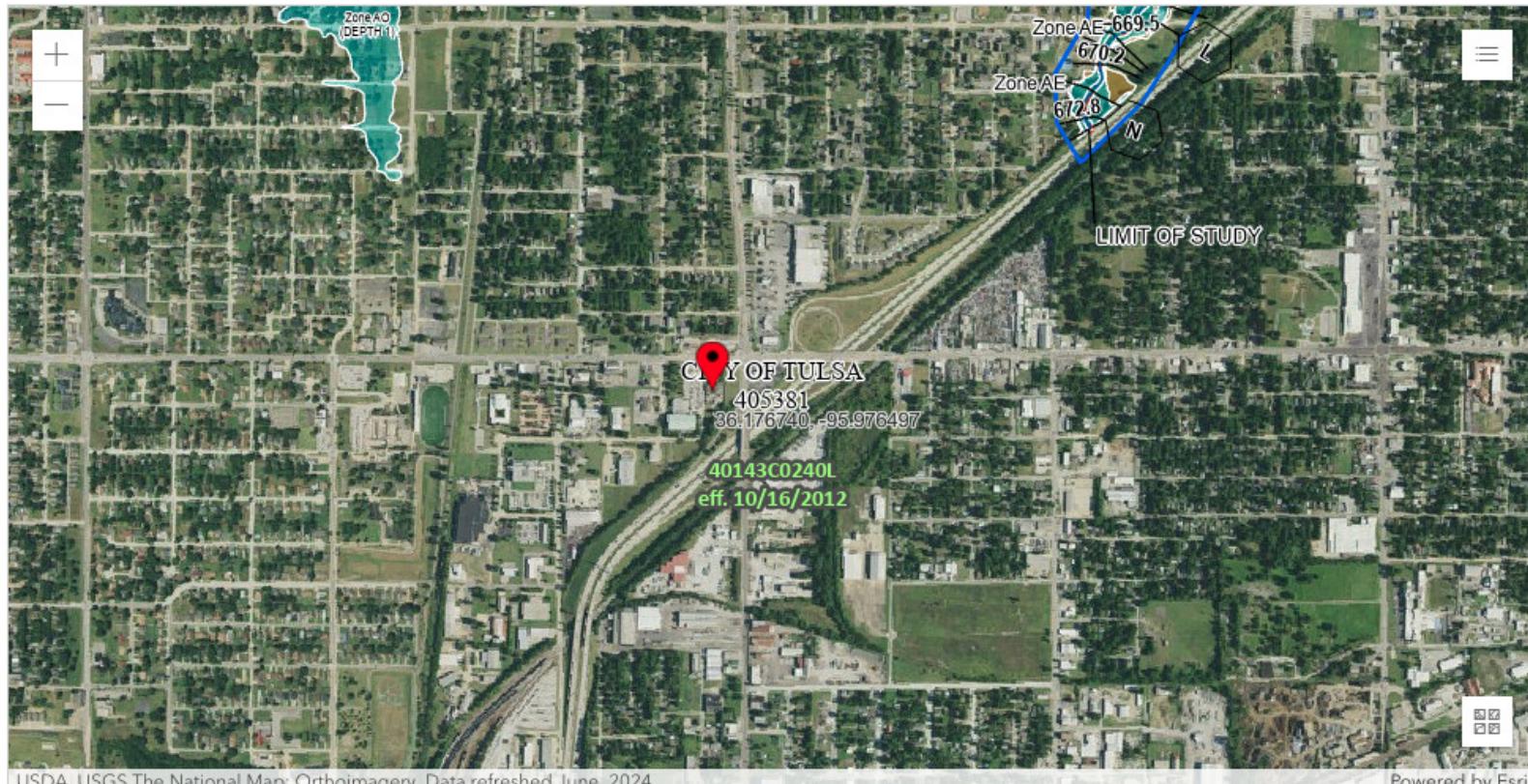
Additional Photos



Location Map



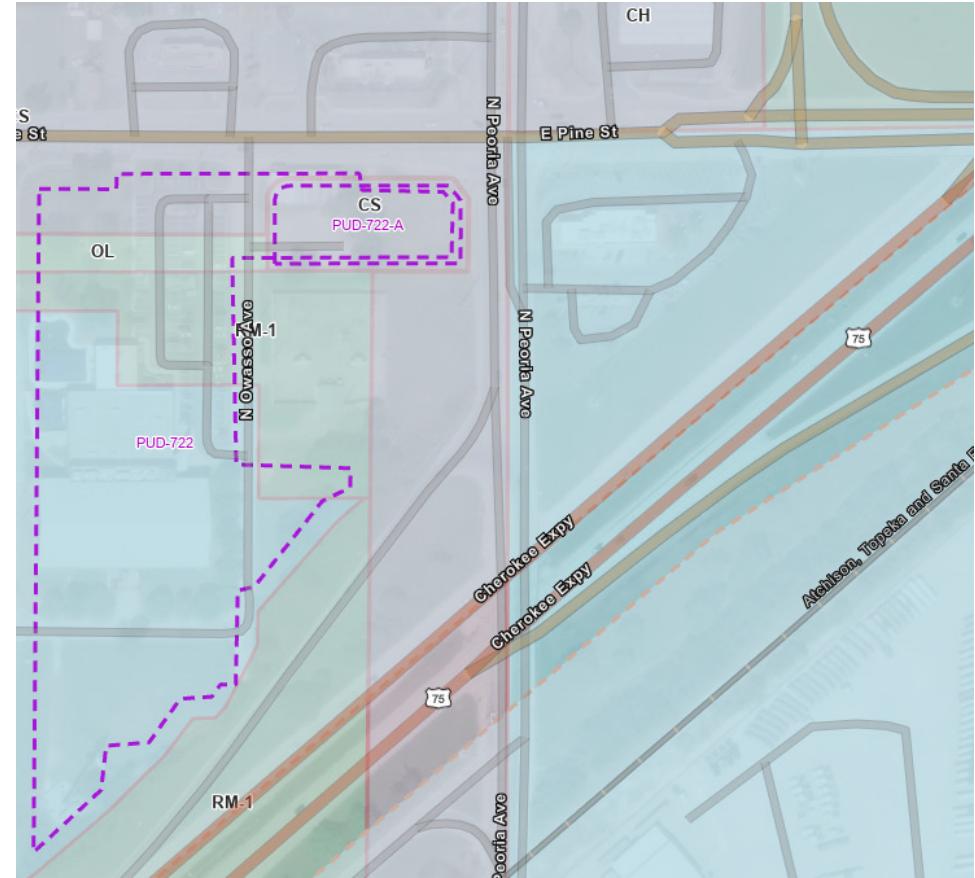
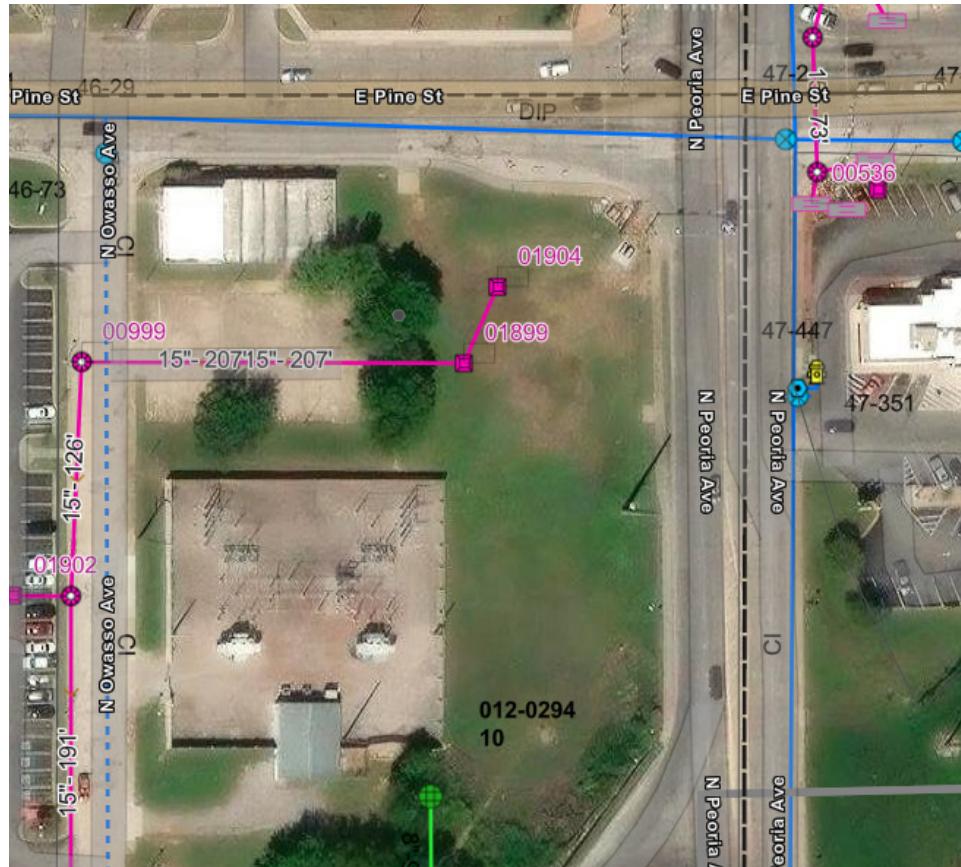
FEMA Flood Map



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024

Powered by Esri

Utility & Zoning Map

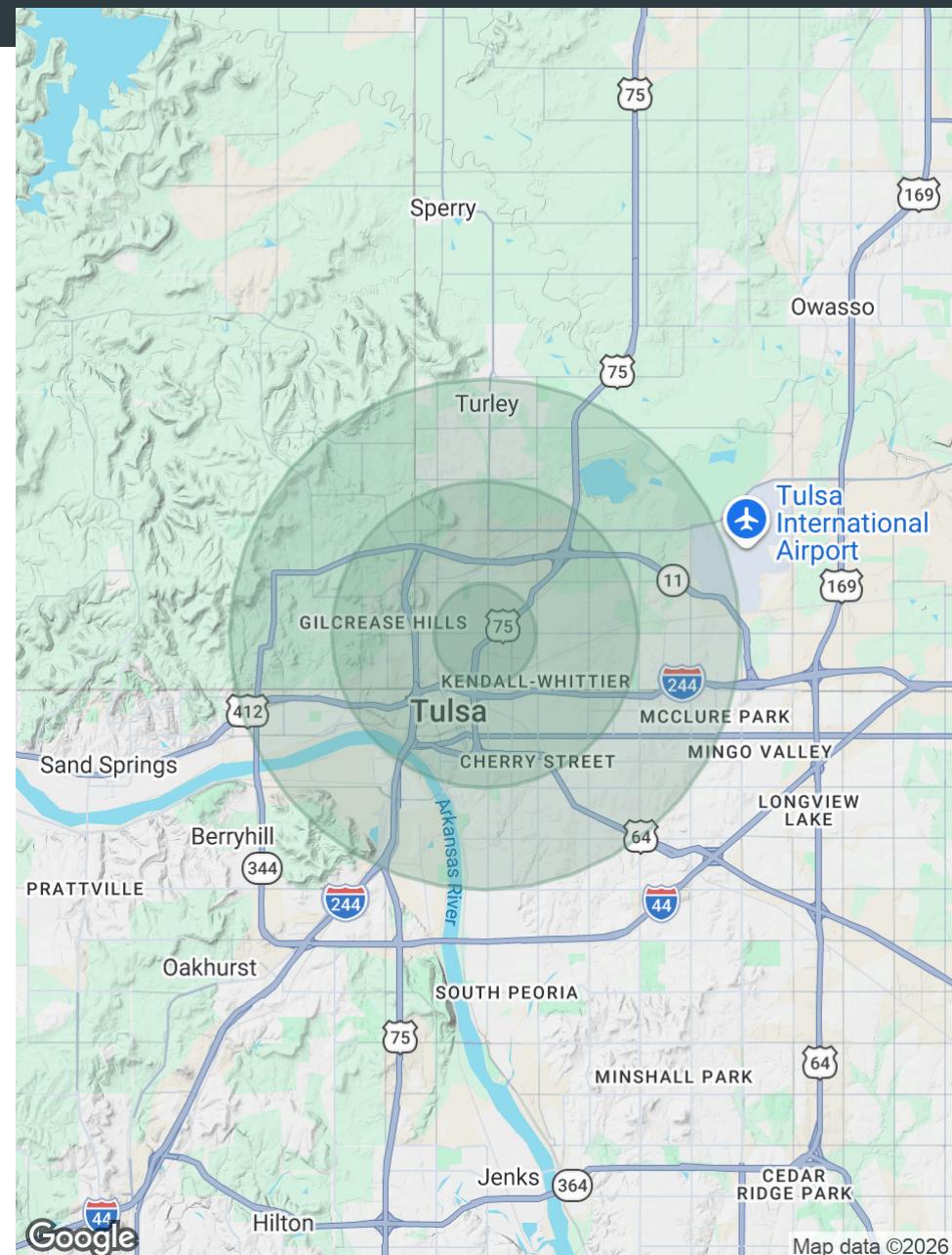


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	8,049	69,191	145,359
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	38	38	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,186	27,875	60,710
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$42,651	\$58,640	\$73,960
Average House Value	\$131,011	\$204,702	\$238,798

Demographics data derived from AlphaMap



Contact

Neil Dailey, SIOR

Executive Vice President

918.853.7337

ndailey@mcgrawcp.com

Kalvin Burghoff

Vice President

832.689.7095

kburhoff@mcgrawcp.com

Dakota Brasher

Senior Associate

918.948.5778

dbrasher@mcgrawcp.com

MCP
MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com



AVAILABLE

POPEYES
LOUISIANA KITCHEN

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.