

PRIME DEVELOPMENT COMMERCIAL PROPERTY

17220 E Admiral Place, Tulsa, OK 74116

DEMOGRAPHICS

DISTANCE	3 Minutes	5 Minutes	10 Minutes
Population:	1,075	3,177	52,823
MILE RADIUS	1 Mile	3 Miles	5 Miles
Households:	3,340	7,520	30,973
Av. HH Income:	\$53,201	\$52,132	\$49,983



HIGHLIGHTS

- Sprawling 28.06-acres
- Situated off of Highway 44, frontage on Admiral
- High volume industrial area
- Easily converted to commercial with probable residential development in the back
- Willing to split lot
- Beautiful high end trim residence that could be used for groundskeeper or office
- Video tour available

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HIGHLIGHTS

- 3-bedroom, 2-bath home with upscale finishes and a 453 sf sunroom
- Chef's kitchen with cowboy granite and upscale stainless steel appliances
- Horse barn with 800 sf living quarters
- 6-arm hot walker, round pen, hay barn, and 2 loafing sheds
- Two serene ponds on property
- Additional photos of the home as well as the living quarters in the horse barn available upon request



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This rare 28.06-acre ranch on Admiral, just south of Highway 44, presents an extraordinary opportunity for both commercial and residential developers. Nestled in a high-traffic industrial area, this expansive property is ideal for industrial, manufacturing, or trucking ventures, while its size and layout also provide the potential for residential development at the rear. With its prime location and versatile zoning possibilities, this ranch offers limitless potential to transform into a vibrant commercial hub or residential community. Whether you're envisioning a bustling industrial park, a dynamic business complex, or an exclusive residential enclave, this is the canvas for your next project.

The property boasts a beautifully finished 3-bedroom, 2-bath residence, perfect for a groundskeeper's quarters or an on-site office. The home features upscale finishes throughout, including a chef's kitchen with cowboy granite countertops and top-of-the-line stainless steel appliances. The 453-square-foot sunroom provides a serene space for relaxation or entertaining, offering stunning views of the property's peaceful surroundings. Additional photos of the home, as well as the horse barn's living quarters, are available upon request.

Equestrian enthusiasts will appreciate the fully fenced property, complete with extensive horse facilities. The horse barn includes 800 square feet of living quarters, ideal for guests or staff, and the grounds feature a 6-arm hot walker, round pen, hay barn, and two loafing sheds. The property's two tranquil ponds further enhance its appeal, adding to the scenic beauty that could serve as a centerpiece for future residential developments or simply as a retreat-like atmosphere for a business headquarters.

This property also offers flexibility for buyers looking to tailor the land to their specific needs, with the option to split the lot for multiple uses. Whether you are looking to create a new industrial center, expand your business, or develop a unique residential community, this ranch provides the space, amenities, and location to turn your vision into reality. A video tour is available for prospective buyers seeking an in-depth look at this exceptional property.



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