COMMERCIAL LAND FOR SALE

SWC 81ST & GARNETT | TULSA, OK 74133

OFFERING SUMMARY

Tract 1:	1.11 acres | $775,000
Tract 3.	5.03 acres | $2,081,514
Lot Size:	6.14 Acres
Price / Acre:	$465,230

LOCATION OVERVIEW

Southwest corner of 81st & Garnett

PROPERTY HIGHLIGHTS

- 6.14 acres m/l at prime corner in South Tulsa
- Zoning: CO (Corridor Commercial) which permits a variety of commerical uses
- High daytime population
- High traffic counts
- Heavy retail and commercial trade area immediately east of Hwy 169
- Site is visible to Hwy 169
- Area retailers/businesses: Walmart, Tulsa Community College, Academy Sports, Slim Chickens, several financial institutions, and an urgent care facility among many others.
- Owner will divide

FOR MORE INFORMATION CONTACT:

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McGraw COMMERCIAL PROPERTIES

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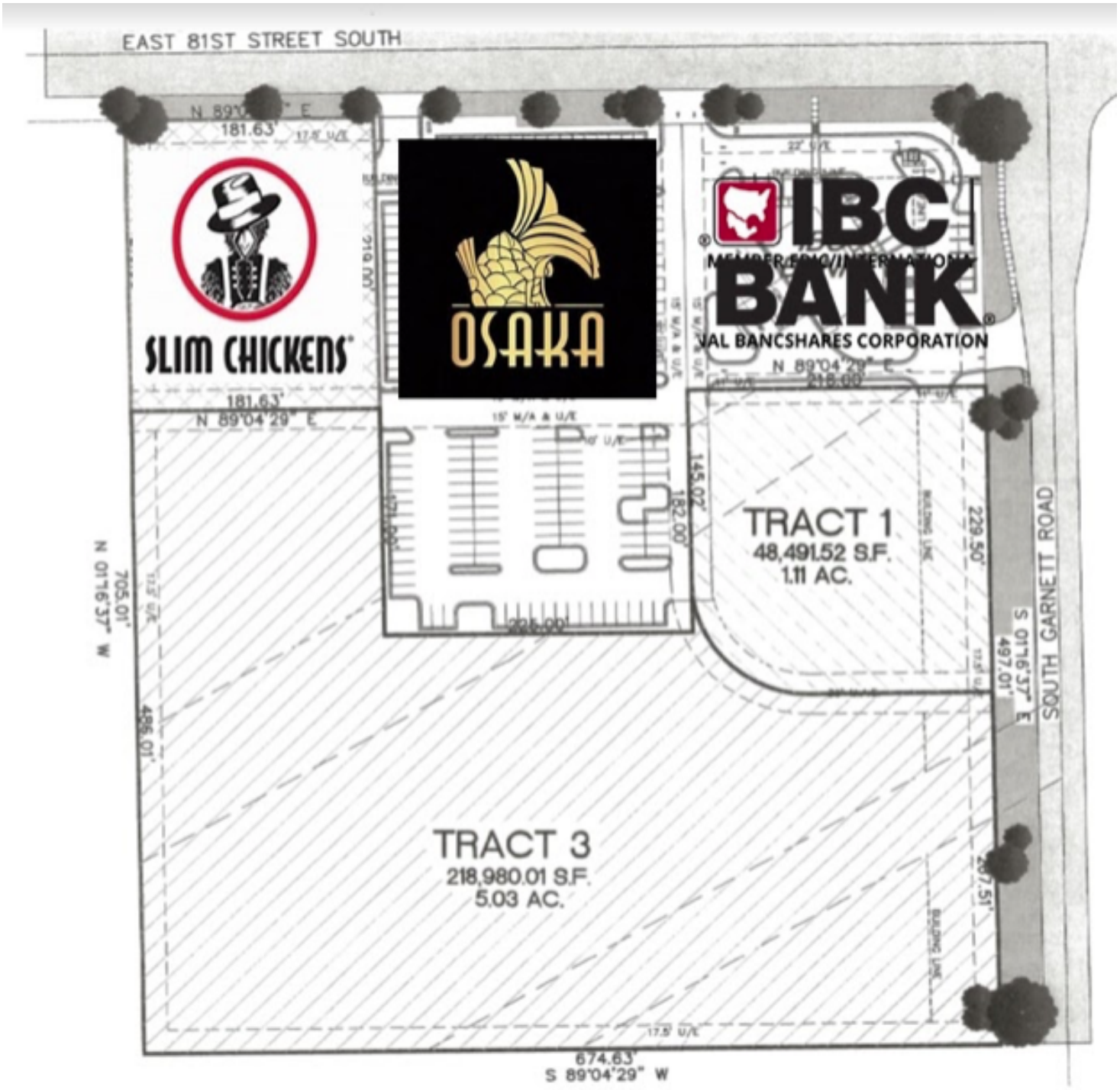

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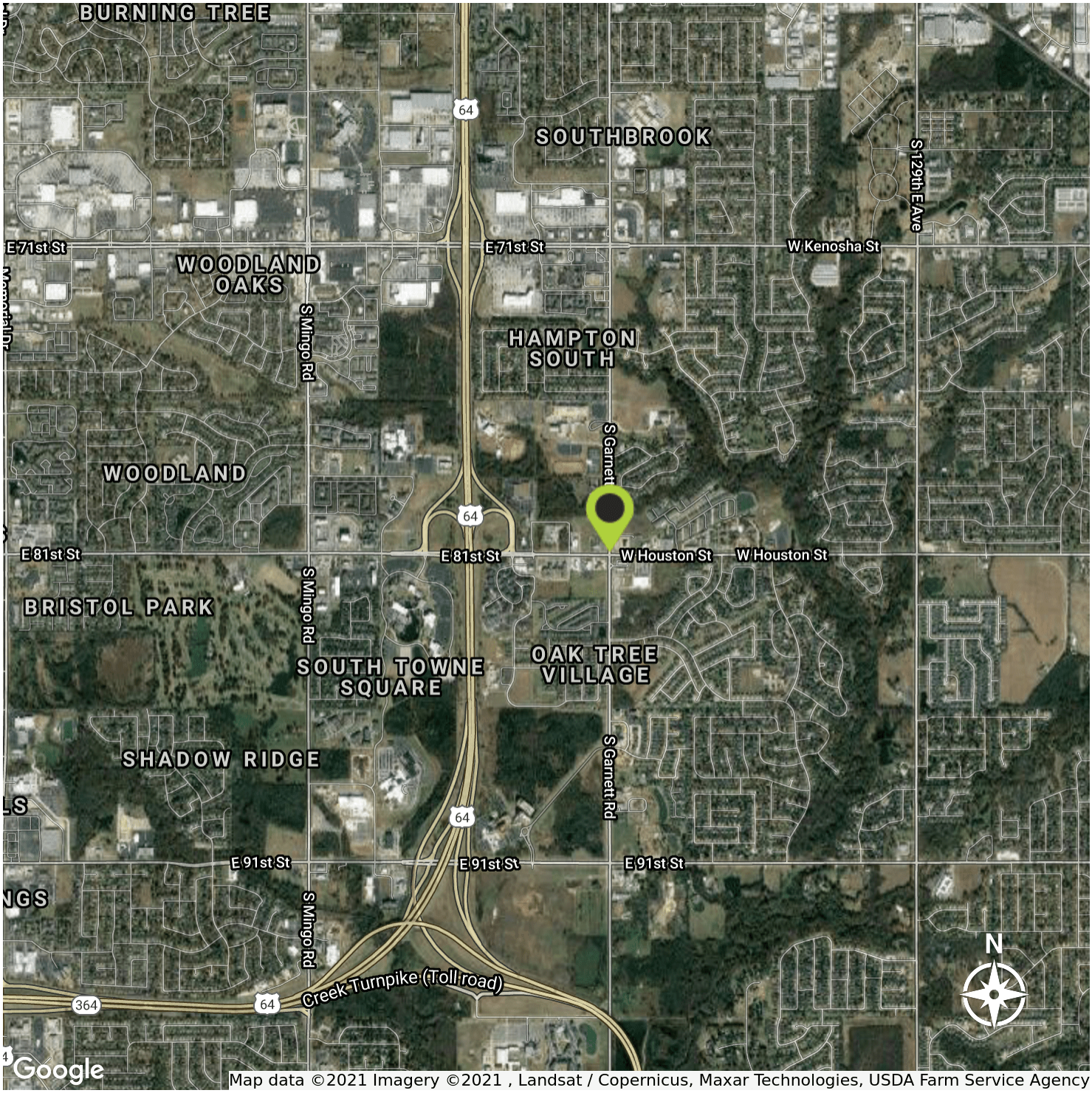

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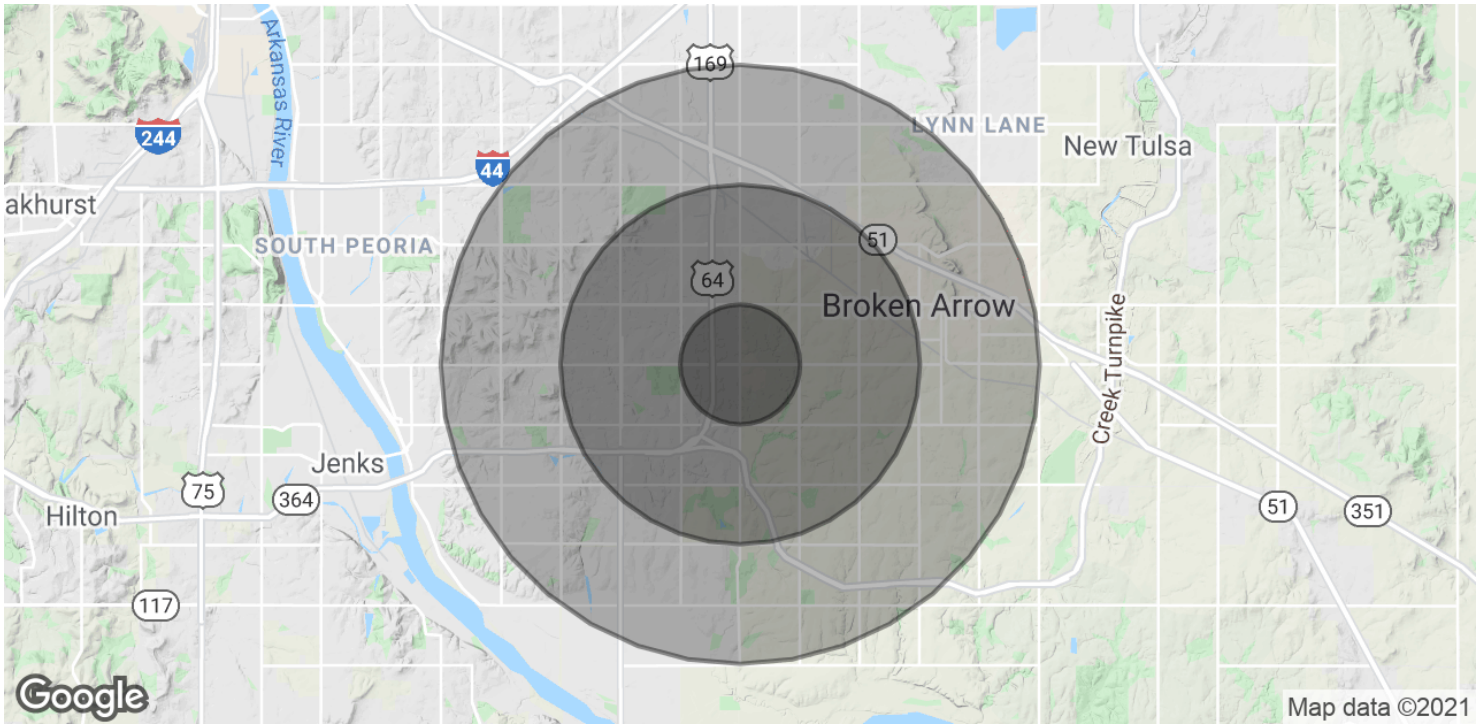

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,160	73,333	191,766
Average age	35.1	35.6	36.0
Average age (Male)	35.6	34.9	34.8
Average age (Female)	34.6	36.2	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,963	29,009	77,294
# of persons per HH	2.8	2.5	2.5
Average HH income	$93,090	$77,626	$74,763
Average house value	$215,457	$183,250	$178,416

** Demographic data derived from 2010 US Census*

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