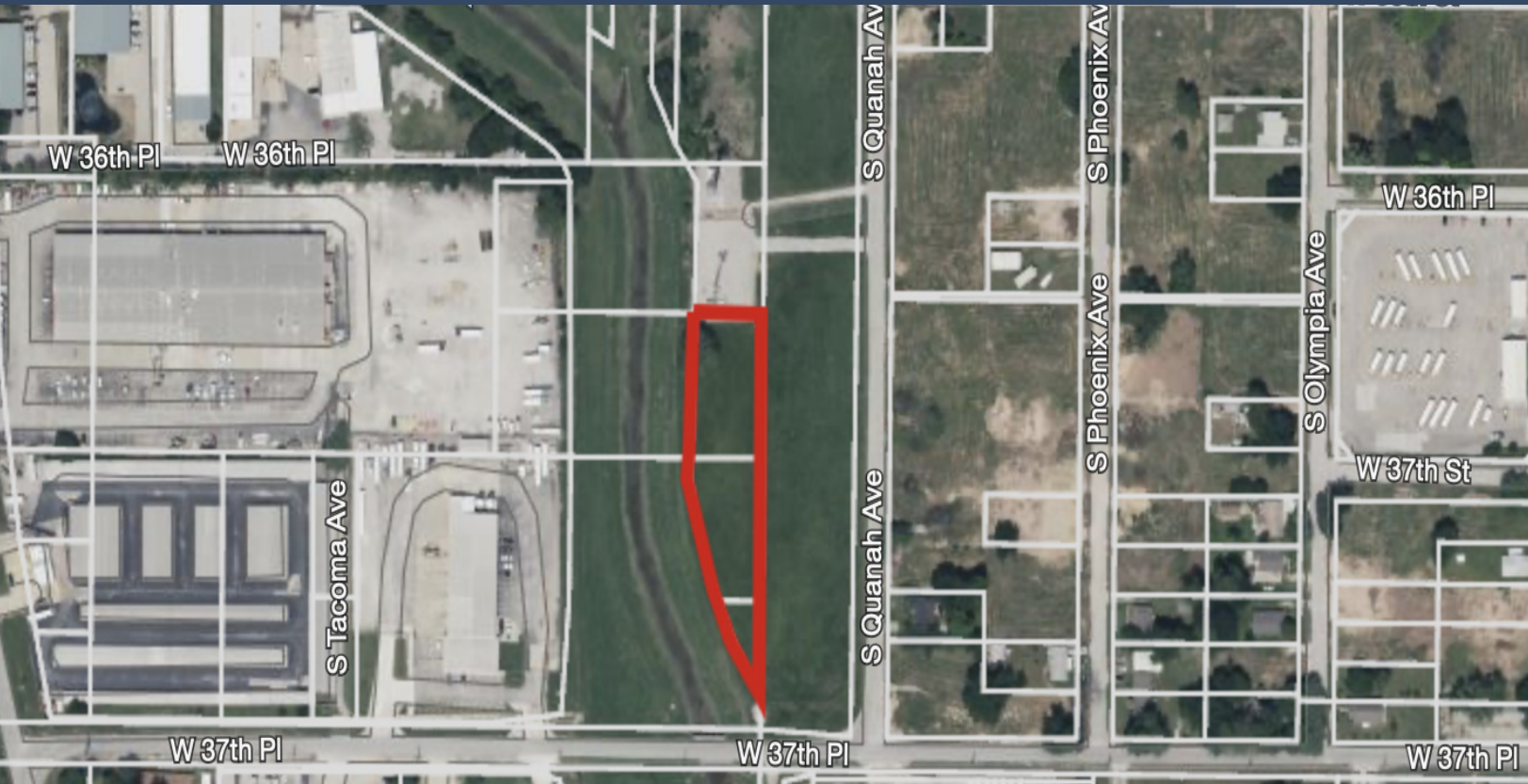


## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This 36,470 SF land offering in Tulsa sits in the heart of the established West Tulsa Industrial District, providing a strategic location for light-industrial or warehouse development. The site is positioned near major transportation corridors, offering excellent logistics access and quick connectivity to downtown Tulsa. All utilities are available, giving buyers a strong foundation for immediate planning or future construction. Surrounding industrial businesses and a nearby labor pool make the area well-suited for operations that rely on workforce proximity and industrial support services. Access to the property will be secured through a mutual access agreement with the neighboring parcel, which the seller will help arrange prior to closing. The area's ongoing infrastructure and corridor improvements may offer long-term upside for industrial users and investors. Buyers may appreciate the affordability of this parcel compared with more central industrial land while still benefiting from a prime logistics location.

Sale Price:	\$40,000
Number of Lots:	3
Lot Size:	36,470 SF
Zoning:	Light Industrial
Utilities	Water, Electric, Sewer
Topography	Level

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	744	23,486	68,604
Total Population	1,815	48,888	151,587
Average HH Income	\$61,089	\$95,960	\$87,424

### CHANDLER MOREAU

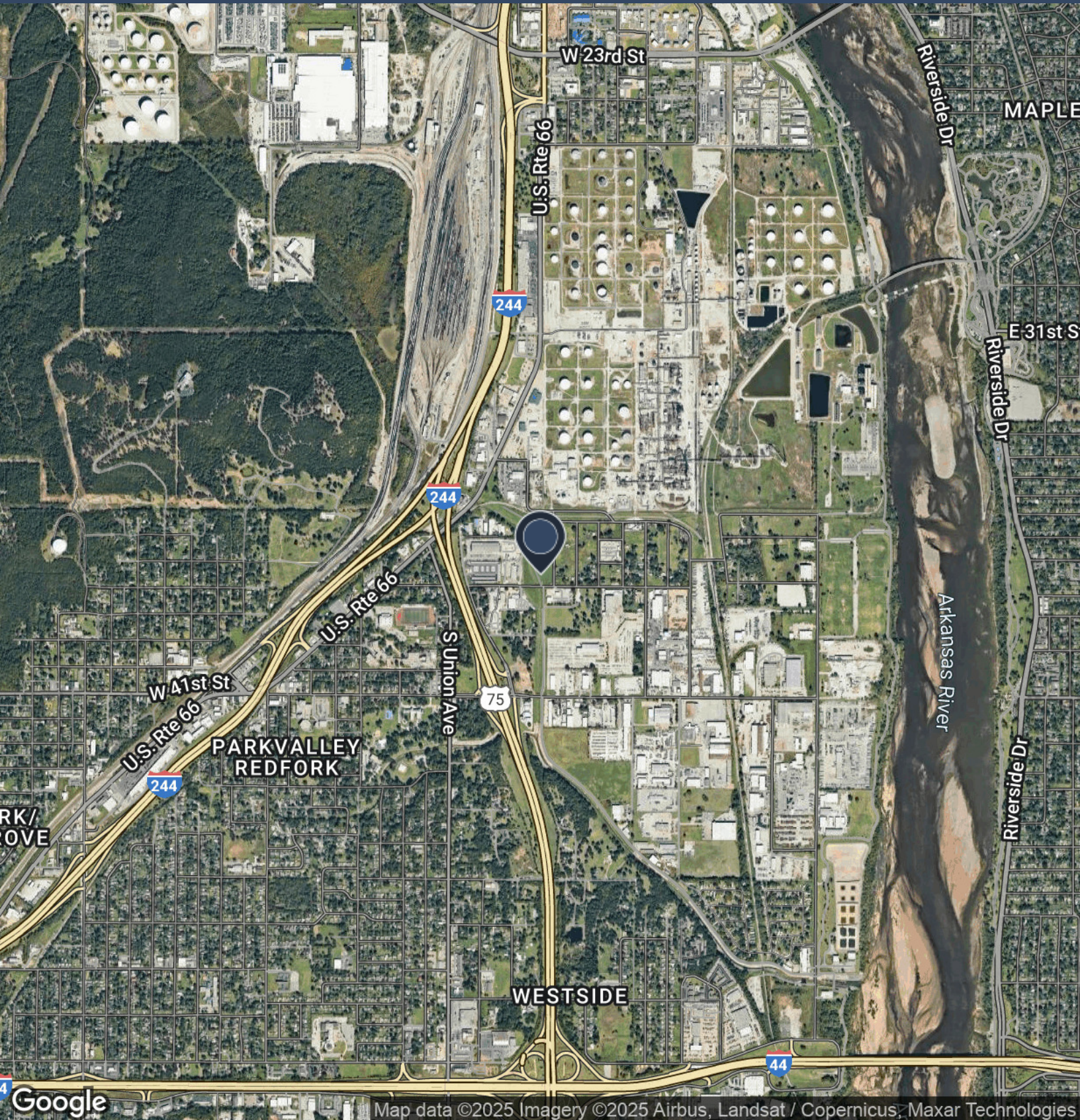
Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com



## LOCATION MAP



**CHANDLER MOREAU**

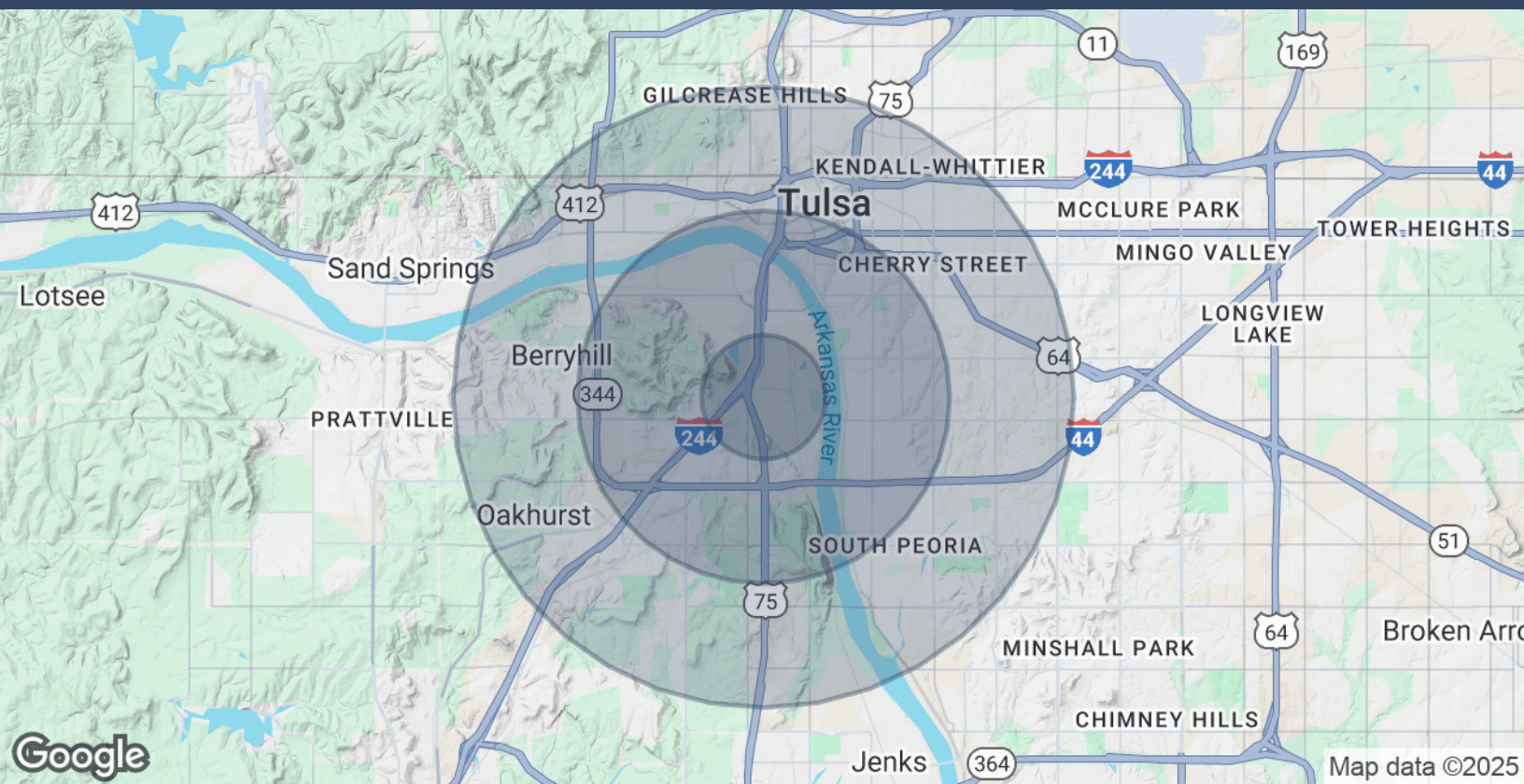
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,815	48,888	151,587
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	744	23,486	68,604
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$61,089	\$95,960	\$87,424
Average House Value	\$129,806	\$351,322	\$298,140

*Demographics data derived from AlphaMap*

## CHANDLER MOREAU

Owner / Managing Broker

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