

Specialty Use | For Sale

CBRE

# 913 South Boulder Avenue

Tulsa, Oklahoma 74119





# The Offering

**List Price**

**\$5,500,000.00**

Prospective buyers are required to submit proof of funds or pre-approval for financing along with their offer in order to demonstrate their ability to complete a transaction of this magnitude. Documentation must demonstrate the existence of sufficient funds or credit availability to proceed with the purchase prior to submitting an offer.

Enhanced investment opportunity: The property is located in the downtown Tulsa Cathedral District, an area pre-approved for activating a Tax Increment Financing District (TIF). With proper planning and execution, this would increase the financial stability and enhance the overall capital stack of the development, as the purchaser would be able to capture roughly 86% of all newly created property and sales tax revenue and reinvest it within the project area.



# The Site

## Site Information

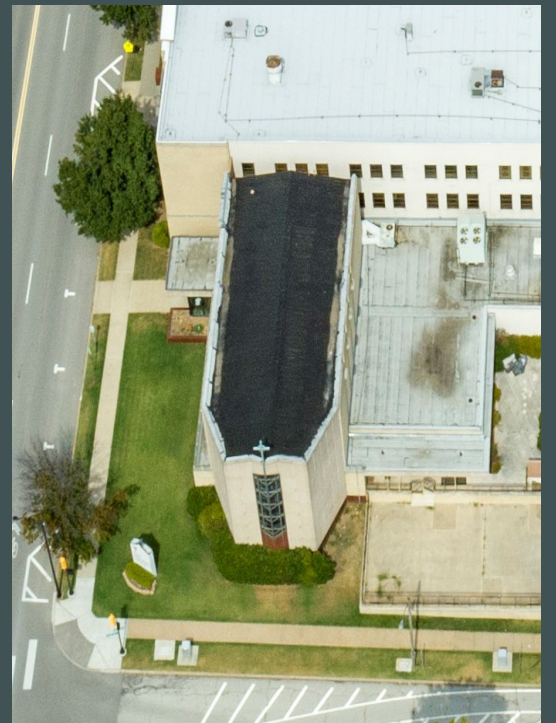
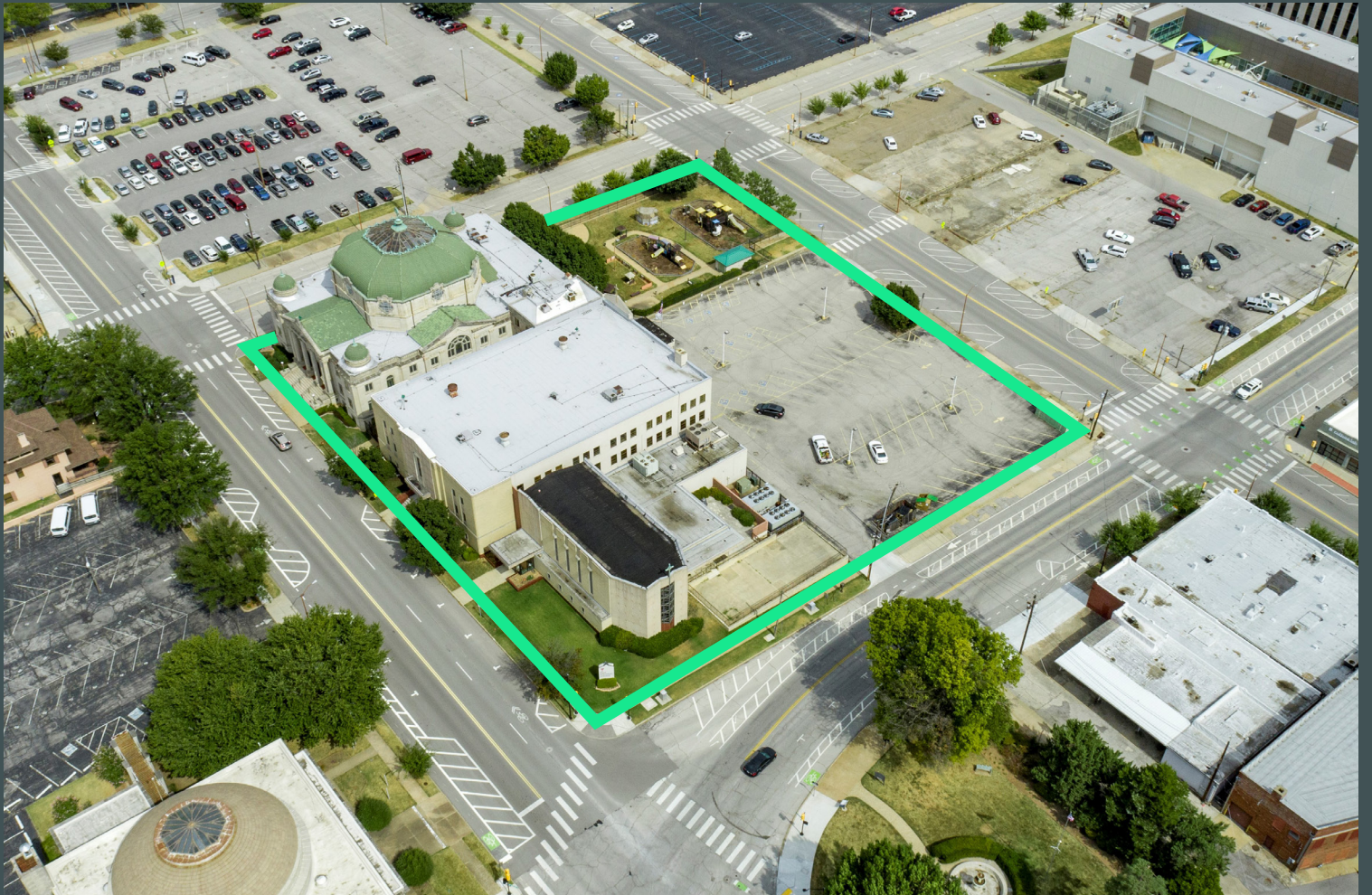
Legal Description	Lot 4-6, of Block 191, Tulsa
Site	90,000 SF or 2.07 Acres
Building SF	85,063 Gross SF *County Assessor
Zoning	Central Business District
Improvements	Improvements consist of a Sanctuary, an Education Building, an Annex, and a Chapel built in 1920, 1939, 1950 and 1960

## Size and Shape

Block 191	Frontage	300' along South Boulder Avenue 300' along West 10th Street South 300' along South Main Street (west side) 300' along West 9th Street
	Area	90,000 SF or 2.07 Acres
	Shape	Square
Topography		The land has a gradual slope.

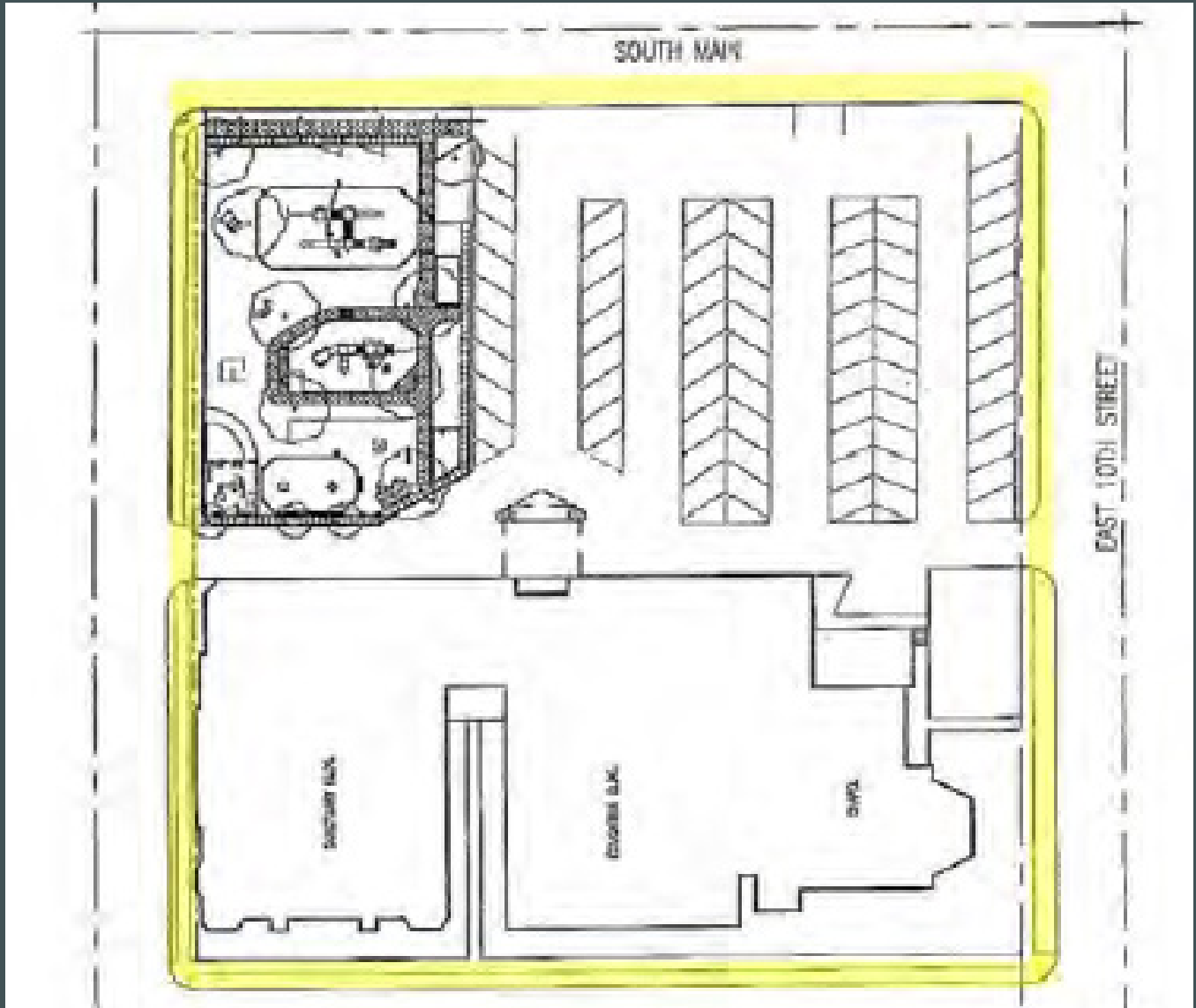


# The Site





# The Site





# The Site

913 South Boulder Avenue sits on 2.07 acres in the Central Business District of Downtown Tulsa. The site is bounded by 9th Street on the north, South Boulder Avenue on the west, 10th Street on the south and South Main street is to the east.

## Utilities Provided

Water and Sanitary Sewer

City of Tulsa

Electricity

AEP/Public Service Co. of Oklahoma

Natural Gas

Oklahoma Natural Gas Company

Telephone

AT&T





# The Neighborhood

The building is located in Tulsa's Central Business District, which includes everything within the Inner Dispersal Loop (IDL). The IDL includes the Brady Arts District, Blue Dome District, Greenwood Historical District, East Village and the Cathedral District.

Tulsa's Central Business District is bounded by Interstate Highway 244/U.S. Highway 412 on the north, U.S. Highway 75 on the east, the Broken Arrow Expressway on the south and U.S. Highway 75/Interstate Highway 244 on the west.

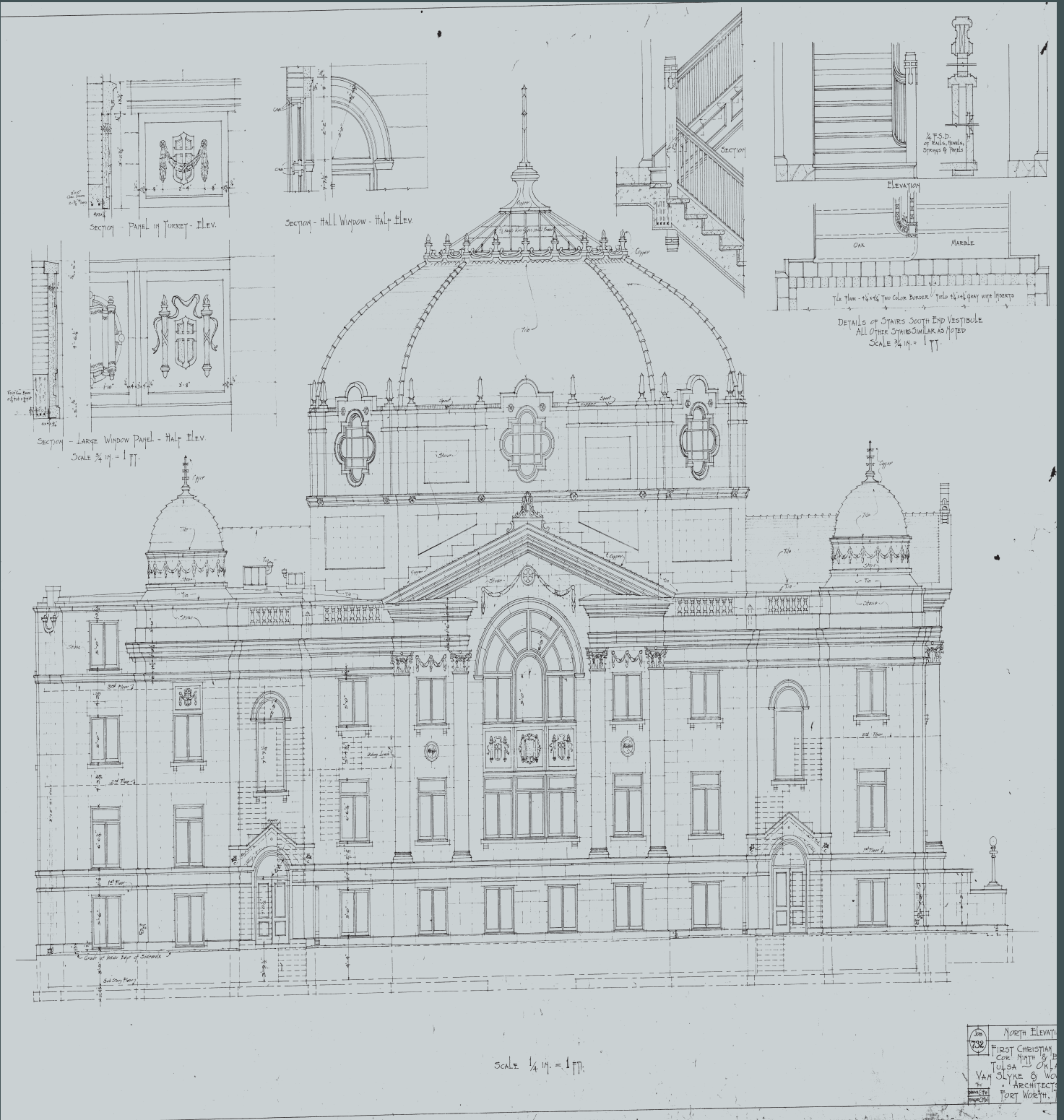








# The Buildings





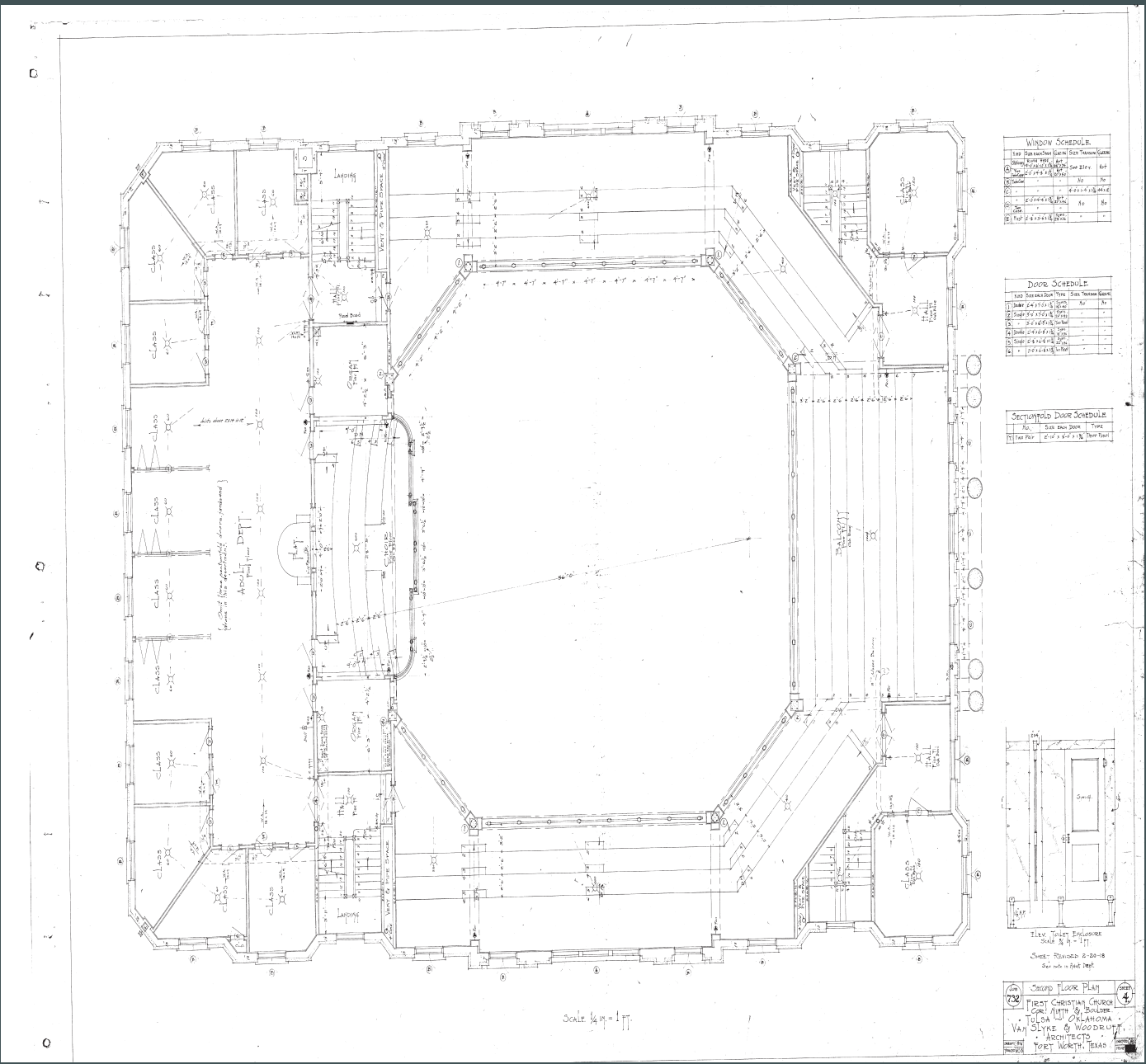






# Improvements Data

Component	Architect	Year Built
Sanctuary	Van Slyke & Woodruff	1920



WINDOW SCHEDULE

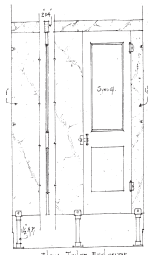
NO.	DESCRIPTION	TYPE	SIZE	NO.
1	12' x 12' 6"	6/8	12' x 12' 6"	1
2	12' x 12' 6"	6/8	12' x 12' 6"	1
3	12' x 12' 6"	6/8	12' x 12' 6"	1
4	12' x 12' 6"	6/8	12' x 12' 6"	1
5	12' x 12' 6"	6/8	12' x 12' 6"	1
6	12' x 12' 6"	6/8	12' x 12' 6"	1
7	12' x 12' 6"	6/8	12' x 12' 6"	1
8	12' x 12' 6"	6/8	12' x 12' 6"	1
9	12' x 12' 6"	6/8	12' x 12' 6"	1
10	12' x 12' 6"	6/8	12' x 12' 6"	1
11	12' x 12' 6"	6/8	12' x 12' 6"	1
12	12' x 12' 6"	6/8	12' x 12' 6"	1

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	SIZE	NO.
1	12' x 12' 6"	6/8	12' x 12' 6"	1
2	12' x 12' 6"	6/8	12' x 12' 6"	1
3	12' x 12' 6"	6/8	12' x 12' 6"	1
4	12' x 12' 6"	6/8	12' x 12' 6"	1
5	12' x 12' 6"	6/8	12' x 12' 6"	1
6	12' x 12' 6"	6/8	12' x 12' 6"	1
7	12' x 12' 6"	6/8	12' x 12' 6"	1
8	12' x 12' 6"	6/8	12' x 12' 6"	1
9	12' x 12' 6"	6/8	12' x 12' 6"	1
10	12' x 12' 6"	6/8	12' x 12' 6"	1
11	12' x 12' 6"	6/8	12' x 12' 6"	1
12	12' x 12' 6"	6/8	12' x 12' 6"	1

Sanctuary Door Schedule

NO.	DESCRIPTION	TYPE	SIZE	NO.
1	12' x 12' 6"	6/8	12' x 12' 6"	1
2	12' x 12' 6"	6/8	12' x 12' 6"	1



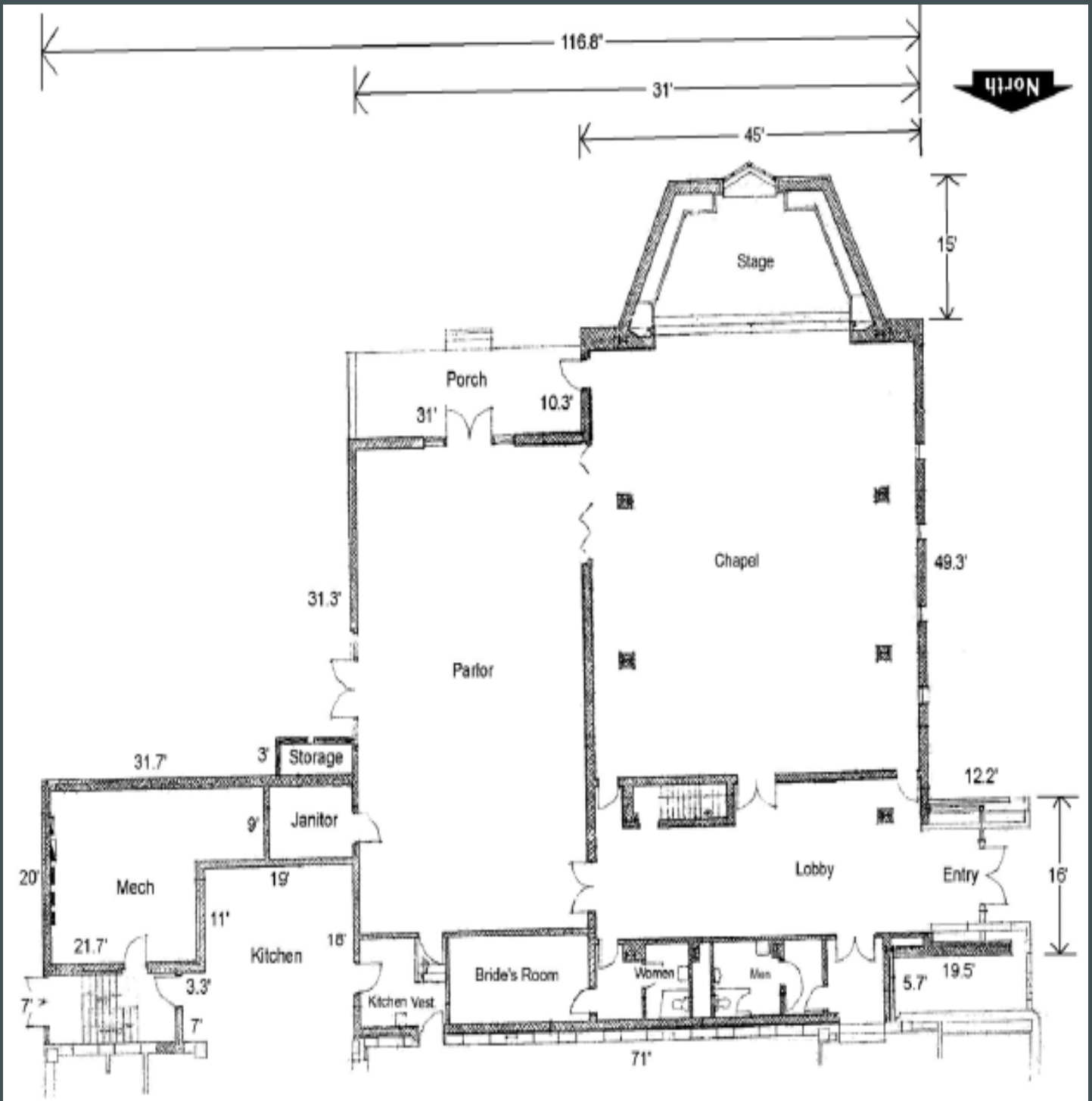
Library and Study Door Elevations  
Scale 3/4" = 1'-0"

Second Floor Plan  
 FIRST CHRISTIAN CHURCH  
 COR. 11TH & BOLSHIE  
 TULSA, OKLAHOMA  
 VAN SLYKE & WOODRUFF  
 ARCHITECTS  
 FORT WORTH, TEXAS

Scale 1/4" = 1'-0"



# Floor Plans | Chapel

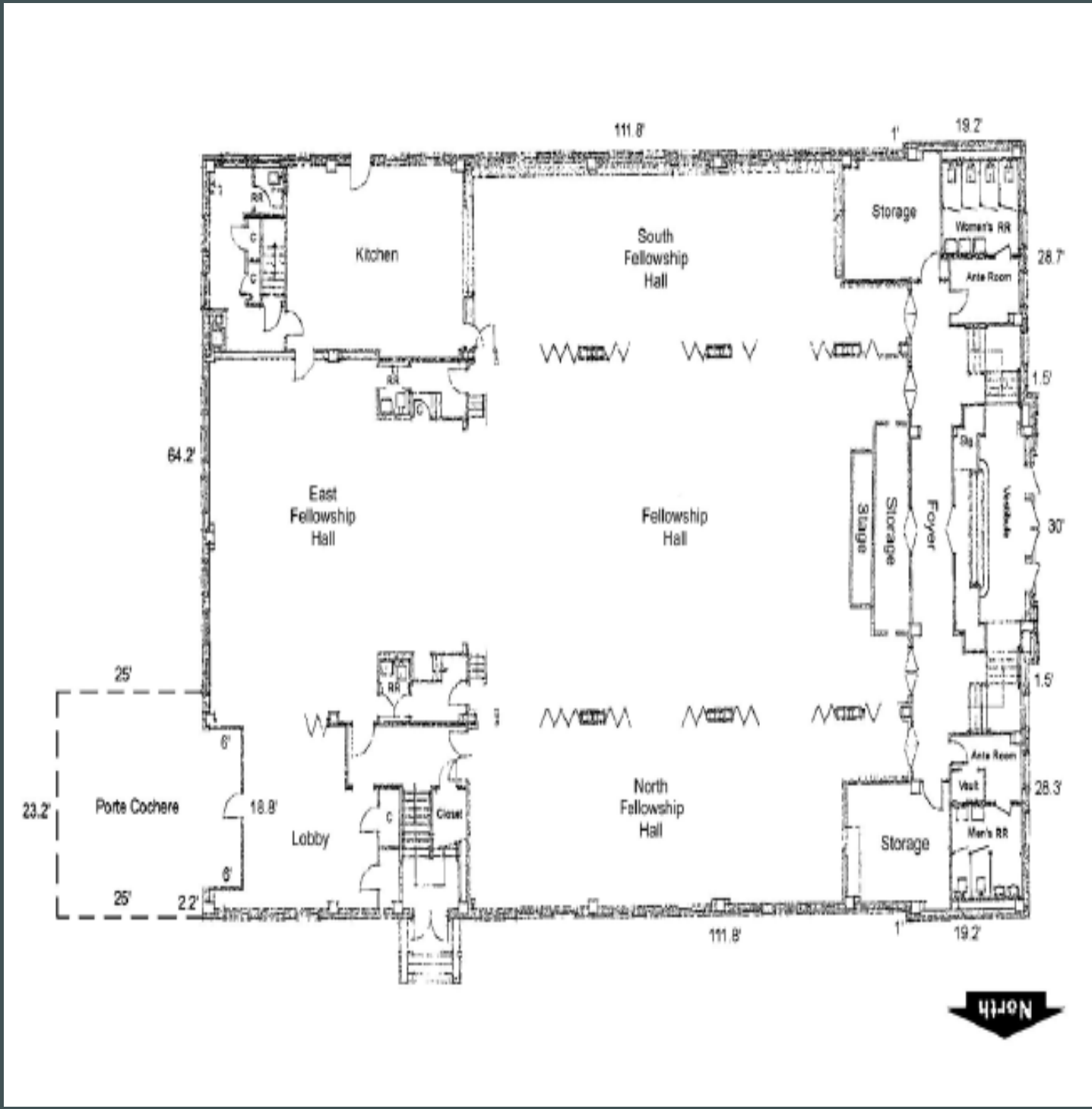


## Improvements Data

Component	Architect	Year Built
Sanctuary	Van Slyke & Woodruff	1920

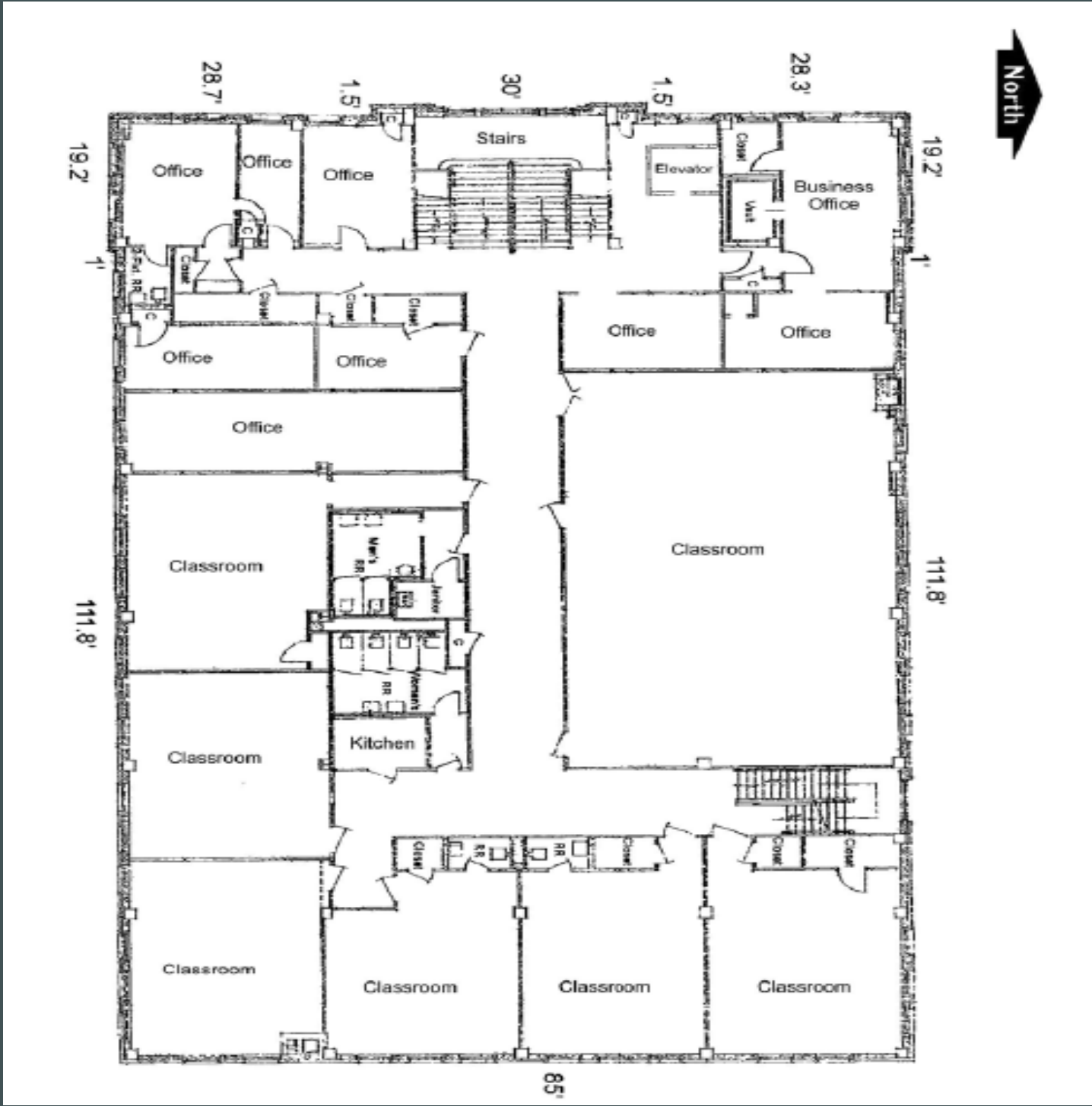


# Floor Plans | Education Building



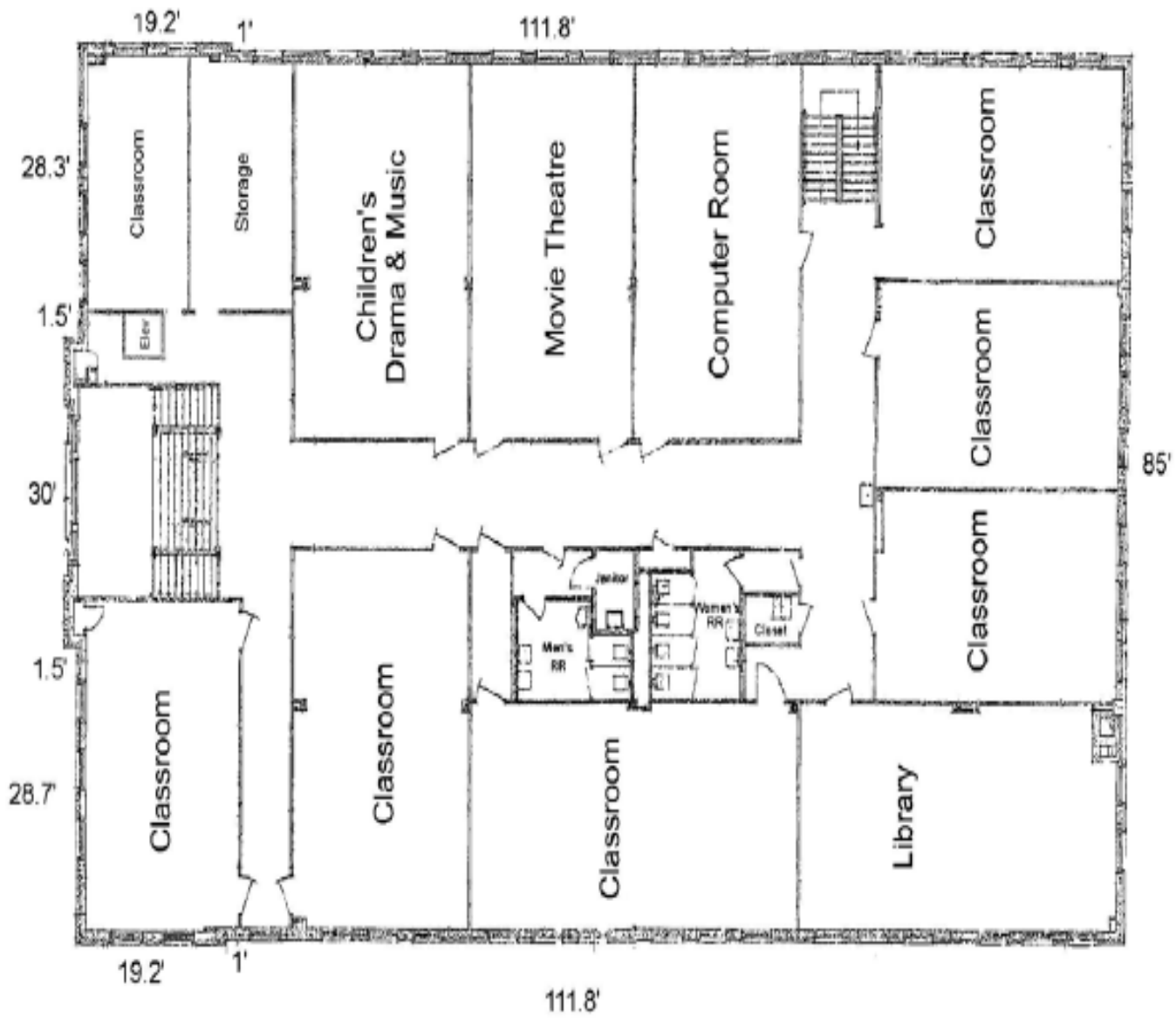


# Floor Plans | Education Building





# Floor Plans | Education Building



## Improvements Data

Component	Architect	Year Built
Education	Malcom L. McCune	1940























## Contact Us

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