

INDUSTRIAL LAND FOR SALE

31.61 Acres - Skiatook, Oklahoma



PROPERTY HIGHLIGHTS

- SITE: 31.61 ACRES (per Osage County)
- ZONING: INDUSTRIAL MODERATE (IM)
- UTILITIES: AVAILABLE - ADJACENT TO THE SITE ON THE SOUTH SIDE OF 133rd STREET (12 inch water line & 12 inch sewer line)

 **DOUG BAUER, CCIM**
Office: 918-665-1210



Traffic Count

INCOG 2022

1,720 Vehicles per day

W. 133rd St. N.

1,782 Vehicles per day

S. Lombard Lane



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	2,180	9,378	15,682
Households	785	3,529	5,857
Average HH Income	\$92,469	\$78,259	\$88,563



*Land measurements are approximate, pending a land survey. Source: www.mapdevelopers.com

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

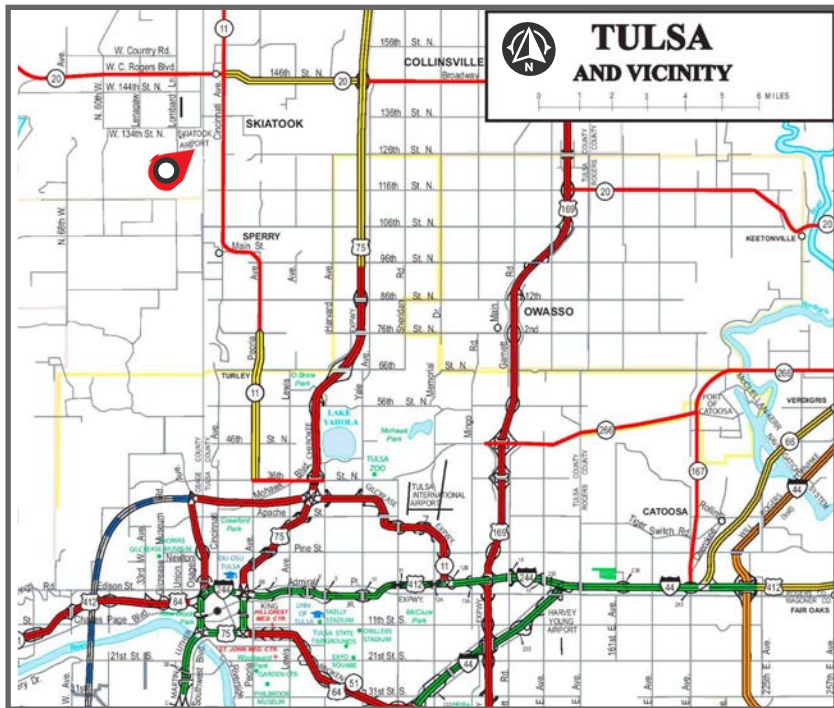
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