

COMMERCIAL LAND FOR SALE

116 S. Lewis Ave. & 2313 E. 2nd St. - Tulsa, OK 74104



KENDALL-WHITTIER DISTRICT
TULSA, OK

FOR SALE
0.48 Acres
(21,000 SF)

E. 2nd Street

S. Lewis Ave.

E. Admiral Blvd

E. 1st Street

E. 3rd Street

Mother Road Market
± 0.2 Miles South

Cherry Street
± 1.2 Miles South

PROPERTY HIGHLIGHTS

- 0.48 Acres (21,000 SF) corner development site
- 140 FT frontage on S. Lewis Ave. | 150 FT frontage on E. 2nd Street
- Prominent corner location with excellent visibility and access
- Minutes from Downtown Tulsa, Cherry Street, and the Kendall-Whittier District
- Near Mother Road Market, one of Tulsa's premier dining and entrepreneurial destinations
- Within walking distance of the Tulsa Farmers' Market and Kendall-Whittier Main Street corridor
- Excellent connectivity to US-412, I-244, and US-75
- Walkable urban location surrounded by established neighborhoods, retail, restaurants, and community amenities
- Ideal for retail, restaurant, office, mixed-use, medical, or redevelopment uses
- Dual Zoning: MX1-U-U (116 S. Lewis Ave.) & CS (2313 E. 2nd St.)



6,700 - 7500 Vehicles per day - S. Lewis Avenue
3,200 Vehicles per day - E. 3rd Street

TRAFFIC COUNT - SOURCE INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	39,585	212,396	422,620
TOTAL HOUSEHOLDS	10,960	65,397	127,966
TOTAL POPULATION	28,428	156,431	307,717
AVERAGE HH SIZE	2.28	2.30	2.35
AVERAGE HH INCOME	\$67,147	\$83,524	\$83,044

DEMOGRAPHICS - SOURCE: ESRI 2025

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.

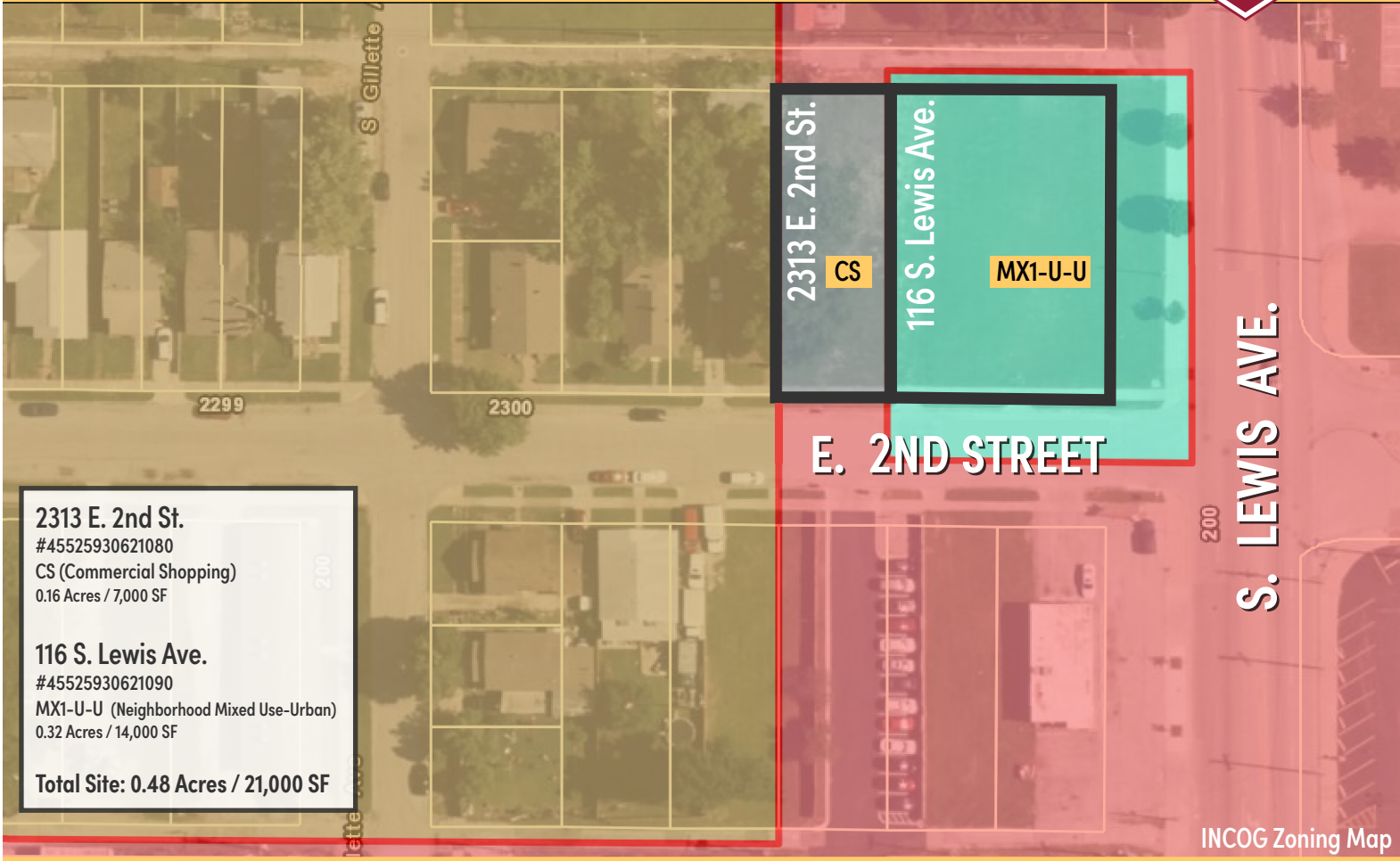
DOUG BAUER, CCIM

Office: 918-665-1210

www.bauertulsa.com

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2313 E. 2nd St.
 #45525930621080
 CS (Commercial Shopping)
 0.16 Acres / 7,000 SF

116 S. Lewis Ave.
 #45525930621090
 MX1-U-U (Neighborhood Mixed Use-Urban)
 0.32 Acres / 14,000 SF

Total Site: 0.48 Acres / 21,000 SF

2313 E. 2nd St.
 CS

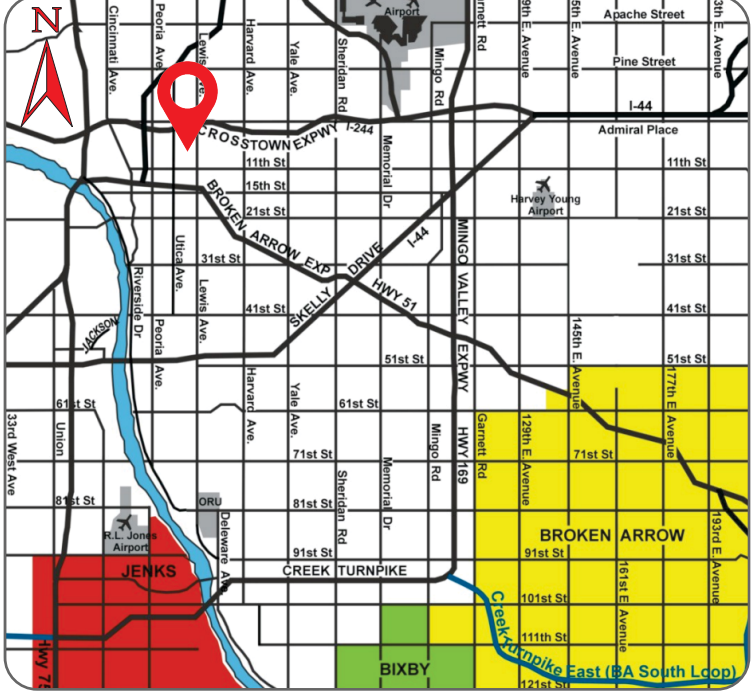
116 S. Lewis Ave.
 MX1-U-U

E. 2ND STREET

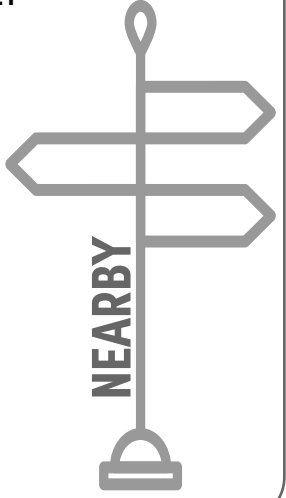
S. LEWIS AVE.

INCOG Zoning Map

GREATER TULSA AREA MAP



- CIRCLE CINEMA
- TANNER ENTERTAINMENT
- TULSA FARMER'S MARKET
- ZIEGLER ART & FRAME
- DOLLAR TREE
- DOLLAR GENERAL
- HEIRLOOM RUSTIC ALES
- MOTHER ROAD MARKET
- TULSA LIBRARY
- FAB LAB



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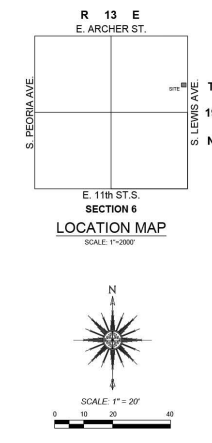
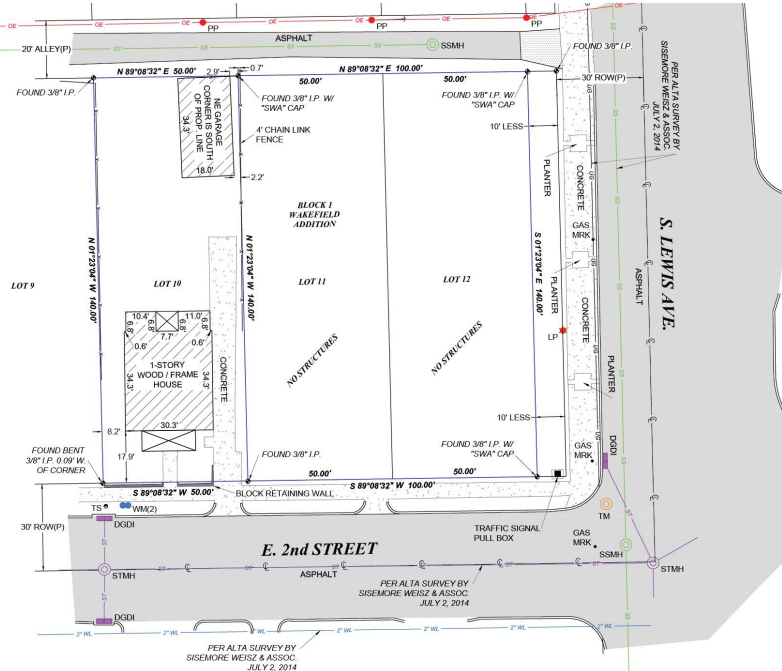
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LEGEND

- AD = AREA DRAIN
- AS = AUTO SPRINKLER
- BC = BOTTOM OF CURB
- BL = BUILDING LINE
- BWF = BARBED WIRE FENCE
- CATV = CABLE TV PEDESTAL
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CO = CLEAN OUT
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DGDI = DOUBLE GRATE DROP INLET
- EM = ELECTRIC METER
- EPFD = ELECTRIC PEDESTAL
- ET = ELECTRIC TRANSFORMER
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FP = FLAG POLE
- FL = FLOWLINE
- GM = GAS METER
- GR = GAS REGULATOR
- GV = GAS VALVE
- GL = GROUND LIGHT
- GP = GUARD POST
- GUY = GUY ANCHOR
- HPP = HIGH POWER POLE
- HWF = HOOD WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- LP = LIGHT POLE
- MD = MEASURED DATA
- MB = MAILBOX
- MW = MONITORING WELL
- (P) = PER PLAT
- PM = PARKING METER
- PP = POWER POLE
- PPM = POWER POLE W/ ELECTRIC METER
- PPF = POWER POLE W/ TRANSFORMER
- RCP = REINFORCED CONCRETE PIPE
- RD = ROOF DRAIN
- SSMH = SANITARY SEWER MANHOLE
- SB = SETBACK
- SGDI = SINGLE GRATE DROP INLET
- SH = SPRINKLER HEAD
- STMH = STORM SEWER MANHOLE
- TM = TELEPHONE MANHOLE
- TPED = TELEPHONE PEDESTAL
- TC = TOP OF CURB
- TOG = TOP OF GRATE
- TR = TOP OF RIM
- TS = TRAFFIC SIGN
- TSLP = TRAFFIC SIGNAL LIGHT POLE
- TSMH = TRAFFIC SIGNAL MANHOLE
- UE = UTILITY EASEMENT
- UM = UTILITY MARKER
- WM = WATER METER
- WSE = WATER SURFACE ELEVATION
- WV = WATER VALVE
- WDF = WOOD FENCE
- (Z) = ZONING
- +--- = CENTERLINE
- x-x- = FENCELINE
- OC-OC- = OVERHEAD COMMUNICATION
- OE-OE- = OVERHEAD ELECTRIC
- SS-SS- = SANITARY SEWER
- ST-ST- = STORM SEWER
- TT-TT- = TOP/TYPE OF SLOPE
- UC-UC- = UNDERGROUND COMMUNICATION
- UE-UE- = UNDERGROUND ELECTRIC
- UG-UG- = UNDERGROUND GAS
- UT-UT- = UNDERGROUND TELEPHONE
- WL-WL- = WATERLINE
- ▨ = ZONE A FLOODWAY
- ▨ = ZONE AE
- ▨ = ZONE AE 1.0% CHANCE OF FLOOD
- ▨ = ZONE SHADED "X"
- ▨ = ZONE SHADED "X" 0.2% CHANCE OF FLOOD



LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. 21-01775W
 LOTS ELEVEN (11) AND TWELVE (12), BLOCK ONE (1), WAKEFIELD ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS THE EAST 10 FEET OF LOT 12 THEREOF.

- SCHEDULE B - SECTION II NOTES**
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMERCIAL TITLE & ESCROW SERVICES, INC
 FILE NO: 21-01775W - EFFECTIVE DATE: APRIL 30, 2021 AT 07:59 AM (REV. MAY 12, 2021).
9. ALL SURVEY MATTERS AS SHOWN ON THE PLAT OF WAKEFIELD ADDITION AND AS PROVIDED FOR IN THE DEDICATION THEREOF OF FILED PLAT BOOK 2 AT PAGE 9. NO EASEMENTS OR SETBACK LINES OBSERVED ON THE FACE OF THE PLAT; SUBJECT PROPERTY IS WHOLLY CONTAINED WITHIN THE DEDICATION.
 10. NOTICE OF IMPROVEMENT DISTRICT RECORDED IN BOOK 6291, PAGE 2630 (AS TO LOT 12) AFFECTS LOTS 11 AND 12 IN A BLANKET MANNER; NO GRAPHICS SHOWN.
 11. DECLARATION COMBINING PARCELS RECORDED AS DOCUMENT NO. 20190000152 AFFECTS LOTS 11 AND 12 IN A BLANKET MANNER; NO GRAPHICS SHOWN.
 12. AND 13. NOT A SURVEY MATTER.

LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. 21-01785W
 LOT TEN (10), BLOCK ONE (1), WAKEFIELD ADDITION TO THE CITY OF TULSA, COUNTY OF TULSA, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

- SCHEDULE B - SECTION II NOTES**
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMERCIAL TITLE & ESCROW SERVICES, INC
 FILE NO: 21-01785W - EFFECTIVE DATE: APRIL 30, 2021 AT 07:59 AM (REV. MAY 12, 2021).
9. ALL SURVEY MATTERS AS SHOWN ON THE PLAT OF WAKEFIELD ADDITION AND AS PROVIDED FOR IN THE DEDICATION THEREOF. NO EASEMENTS OR SETBACK LINES OBSERVED ON THE FACE OF THE PLAT; SUBJECT PROPERTY IS WHOLLY CONTAINED WITHIN THE DEDICATION.
 - 10 AND 11. NOT A SURVEY MATTER.

SURVEYOR'S NOTE

LOT 10 NOT MAINTAINED & COMPLETELY OVERGROWN AND PARTIALLY INACCESSIBLE. FEATURES MAY EXIST THAT ARE NOT SHOWN.

ALTA TABLE 'A' NOTES

- ITEM 1: SET 3/8" IRON PIN W/ GREEN "FRITZ CAS848" CAP OR MAG NAIL W/ "FRITZ CAS848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.
- ITEM 3: WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 401432048L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.
- ITEM 6: FEATURES OBSERVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON.
- ITEM 16: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMERCIAL TITLE & ESCROW SERVICES, INC
 TURNER HUDSON ENTERPRISES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY
 MARGES GLOVER, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY - AS TO LOTS 11 AND 12
 JSLR, LLC - AS TO LOT 10

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 8, AND 16 OF TABLE A THEREOF. DATE OF LAST SITE VISIT WAS MAY 26, 2021. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). ALL UTILITIES MAY NOT BE SHOWN - CALL ONE-800-522-6623 MUNICIPAL UNDERGROUND UTILITIES ARE PER OBSERVABLE FIELD EVIDENCE.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF JUNE, 2021.

ANDY FRITZ, PLS
 OK LIC. 1694
 CA #5848

ALTA NSPS LAND TITLE SURVEY 21-01775W & 21-01785W			
LOTS TEN (10), ELEVEN (11) & TWELVE (12), BLOCK ONE (1), WAKEFIELD ADDITION			
116 S. LEWIS AVE. & 2313 E. 2ND ST. - TULSA, TULSA COUNTY, OKLAHOMA			
SURVEY - JSR	DATE: 05-26-2021	PREPARED BY: FRITZ LAND SURVEYING, LLC	2017 W. 91ST STREET, TULSA, OK 74129
DRAWN - JLL	DATE: 06-01-2021	PH: (918) 589-1899	FRITZLANDSURVEYING@GMAIL.COM
APPROVED - PLS	DATE: 06-02-2021	WWW.FRITZLANDSURVEYING.COM	P.A. #5848, F02828, 6302092
REV:	PROJECT NO.: 21-003		