



CHINOWTH & COHEN  
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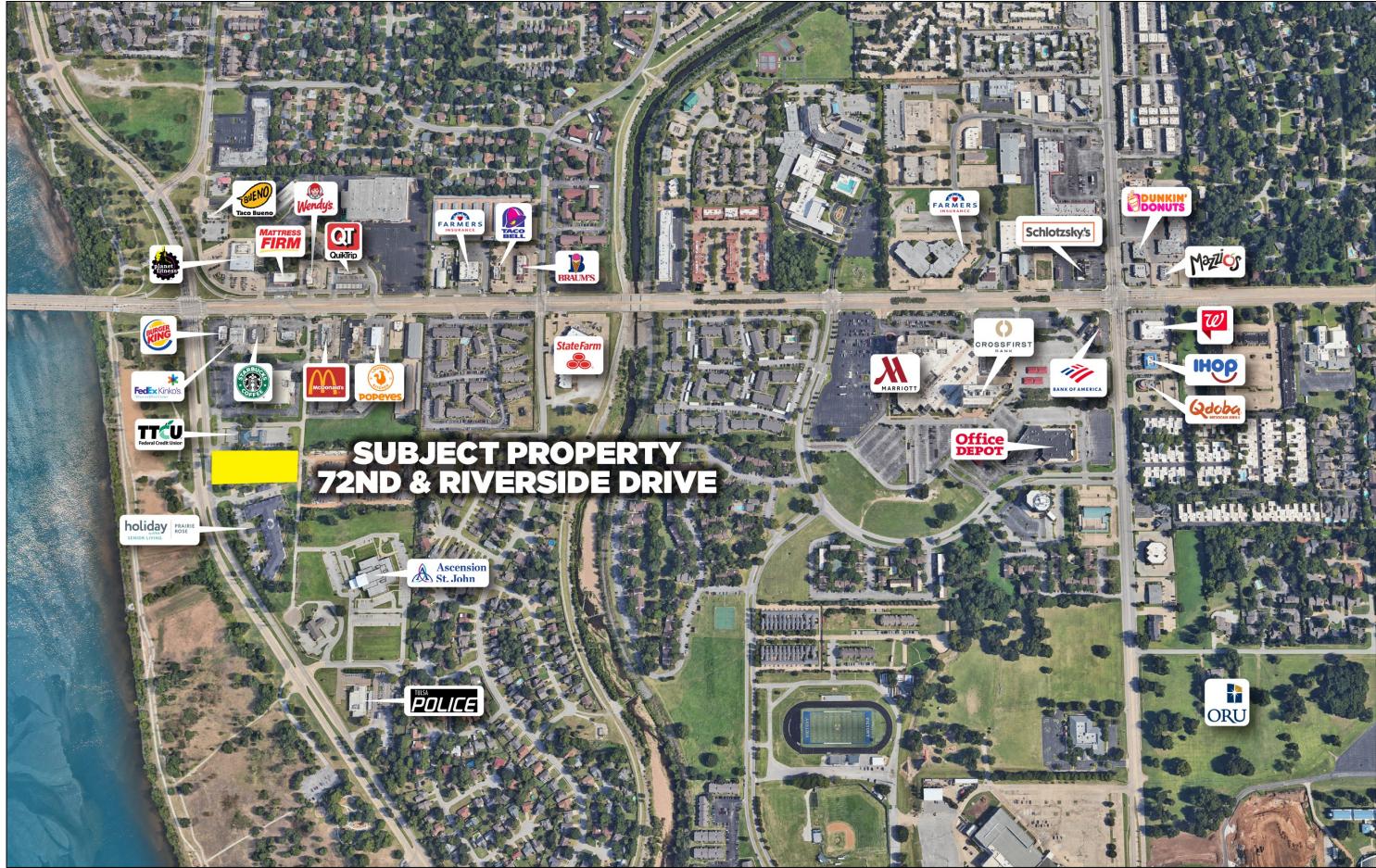
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# 72nd & Riverside Dr.-Development Land For Sale

## 1.72+/- Acres \$893,000 in Tulsa, OK 74136



### PROPERTY DETAILS:

- Property Size 1.72+/- Acres; 74,859+/- Square Feet,
- Zoning: 2 parcels zoned RS-2, with RDO-3 (River District Overlay)

### FEATURES:

- This tract of land is one of the last undeveloped properties offered for sale south of 71st to the Creek Turnpike.
- The subject property location is 1 block South of the E. 71st Street & S. Riverside Dr. intersection.
- Riverside Drive is a major traffic corridor from South Tulsa, Jenks, and Bixby to Midtown and Downtown Tulsa.
- Terrain: Flat treed lots
- Frontage: 165+/- feet on S Riverside Dr. & 164 +/ feet on S Quincy Ave.
- Traffic Count: 34,000 VPD on S Riverside Dr. (2019) ; 33,900 VPD on E 71st St (2020)-(Data-AADT)
- Property Accessibility: 1 Block south of the Intersection of South Riverside Drive & East 71st Street. & 1.9 Miles to Hwy 75; 2.3 Miles to I-44; 2.8 Miles to the Creek Turnpike.

Information is deemed reliable but not guaranteed. Buyer to verify all information.



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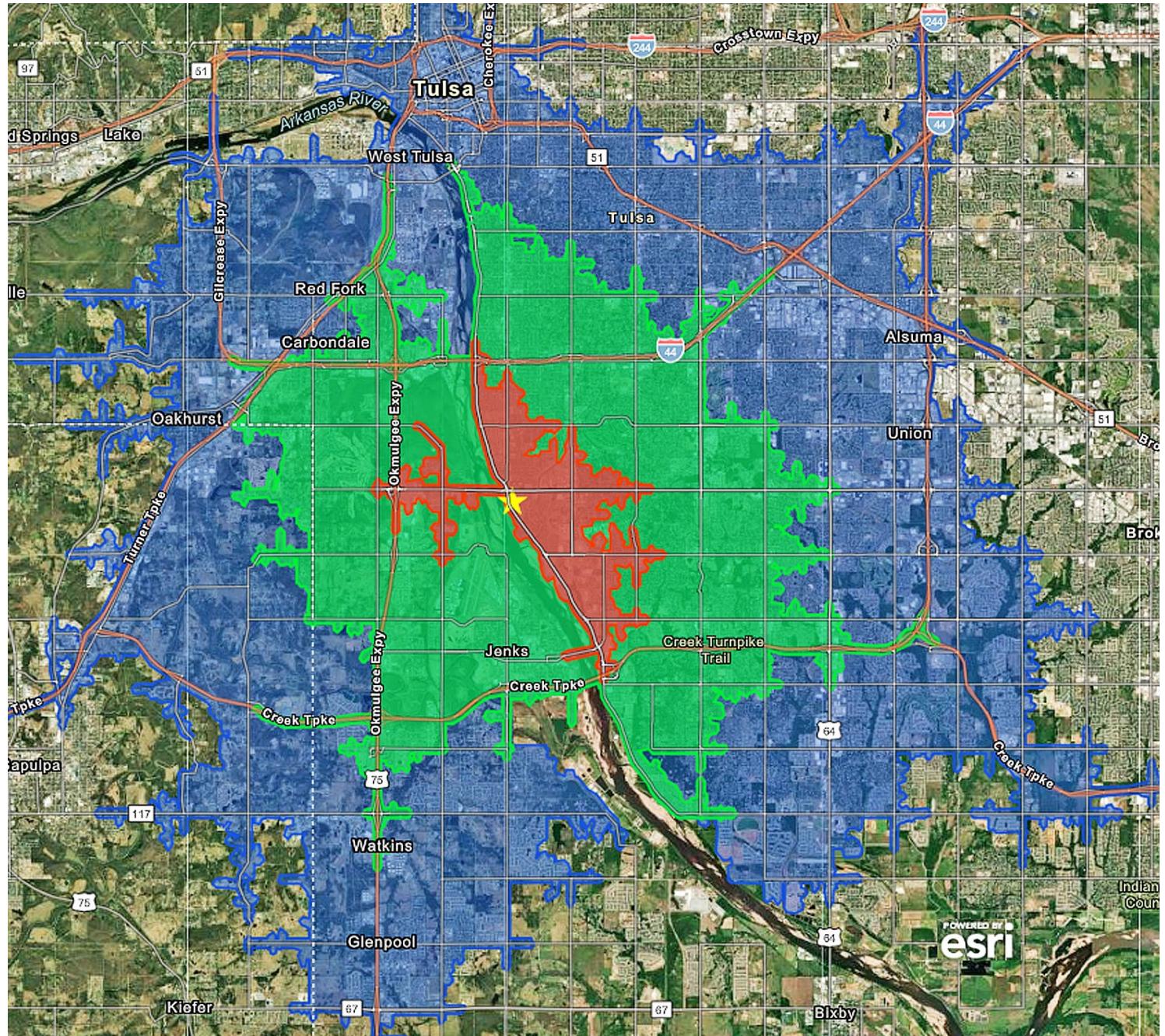
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Drivetime to this property covers a large portion of the city of Tulsa and surrounding areas.

**5 Minutes**

**10 Minutes**

**15 Minutes**

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