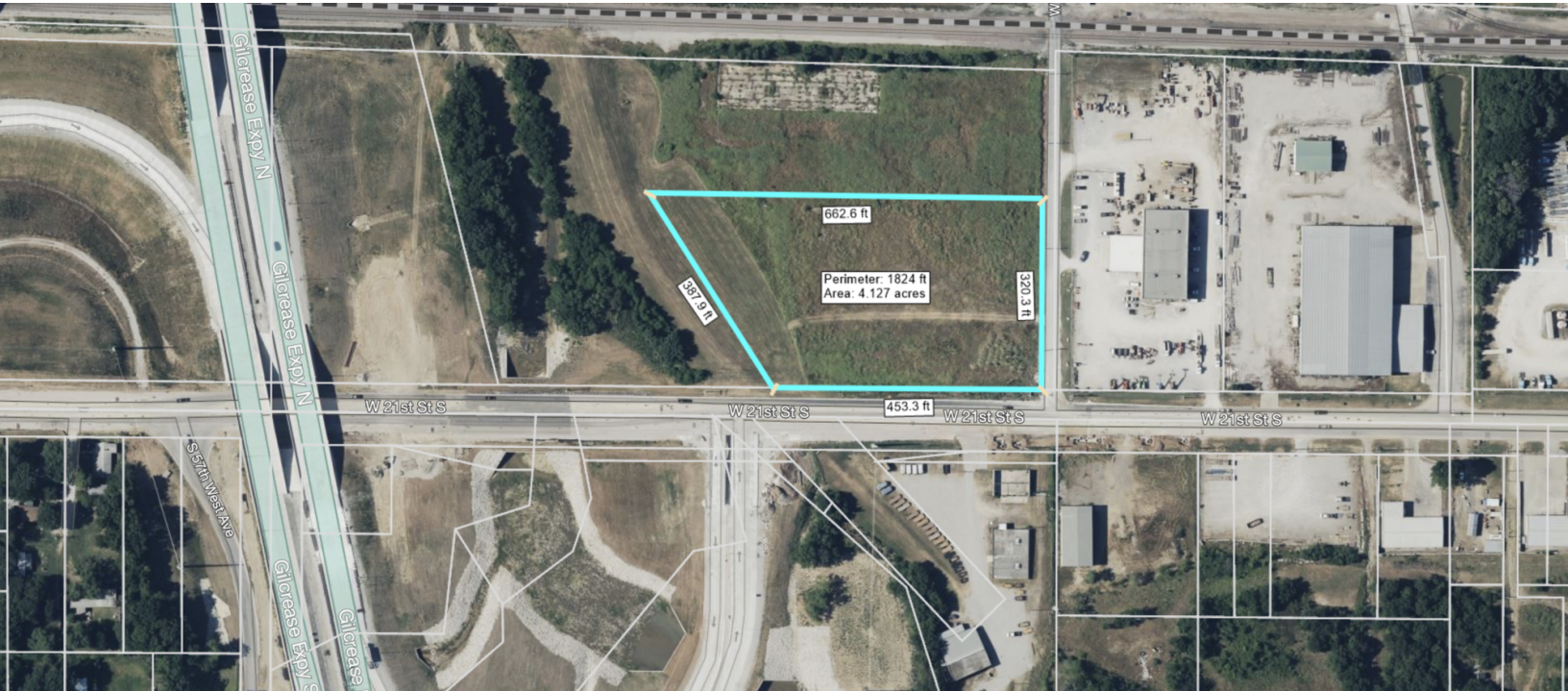




PROPERTY HIGHLIGHTS

Discover a prime industrial property for sale: 4+ acres strategically located at the intersection of Gilcrease Expressway (344) and W 21st Street S. This property offers easy access to both northbound and southbound on-ramps and is zoned Heavy Industrial, making it ideal for various industrial uses. Situated less than 2 miles from the HF Sinclair Refinery in a highly traveled industrial corridor, it boasts excellent road frontage on two sides, ensuring great visibility and access. The site is equipped with power, water, and storm water access, with a sanitary sewer line approximately 1400' to the east at the intersection of W 21st and S 49th W Ave. Additionally, it is out of the flood plain. The owner will handle the lot split prior to closing, making this property ready for immediate development. Don't miss out on this exceptional opportunity!

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	174,240 SF
Acres	4 + - AC
Zoning:	Industrial (IM & IH)
Utilities:	Power, Water, Storm Water

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	197	949
Total Population	2	509	2,405
Average HH Income	\$43,041	\$63,530	\$63,353

CHANDLER MOREAU

cmoreau@pricedwards.com
O: 918.394.1000 C: 918.370.2877

5101 W 21ST ST

TULSA, OK 74107



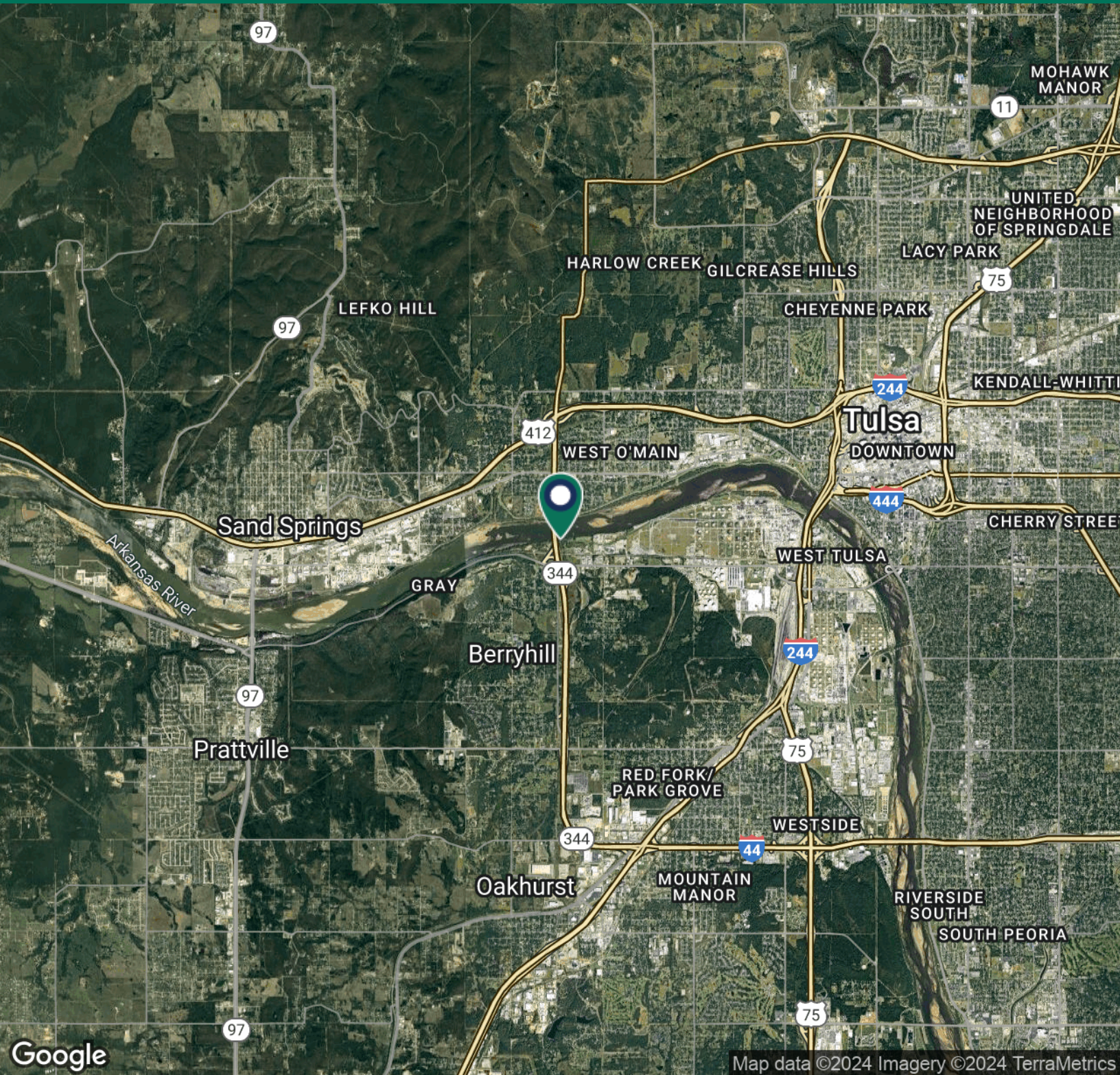
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