



## OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	0.48 Acres

## PROPERTY OVERVIEW

This former Sonic Building was Razed on 9/1/2022. The land is an ideal location for a fast food or QSR concept with immediate access to Interstate 244 on the north boundary of the property.

The property is less than 2 miles from the Blue Dome District of downtown Tulsa featuring a number of restaurant, bars and entertainment venues.

## LOCATION OVERVIEW

Located directly south of 244 | Crosstown Expressway

- Land For Sale
- Utilites to the site
- Pylon signage



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,619	86,602	183,656
Average Age	31.2	35.6	36.0
Average Age (Male)	31.5	34.5	34.4
Average Age (Female)	30.6	36.3	37.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,440	37,832	79,868
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$34,699	\$57,741	\$55,573
Average House Value	\$107,278	\$245,697	\$180,746

\* Demographic data derived from 2020 ACS - US Census

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