

Tulsa Land For Sale

2006 N Irvington
Ave
Tulsa, OK 74115

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Property Summary

Location Description

Situated on 1.84 acres in an active north Tulsa commercial and industrial corridor, this CH-zoned parcel pairs a large usable yard with an existing shop and long paved drive providing direct access. A rare combination for the submarket, the site suits owner-users, contractors, equipment operators, fleet users, or investors considering redevelopment.

Property Highlights

- 1.84 acres (80,316 SF) of CH-zoned land
- 837 SF shop, cinder block construction (built 1950)
- Long paved drive with direct yard access
- CH (Commercial High) zoning — Tulsa's most flexible commercial designation
- Active north Tulsa commercial/industrial neighborhood
- First time to market in over 20 years



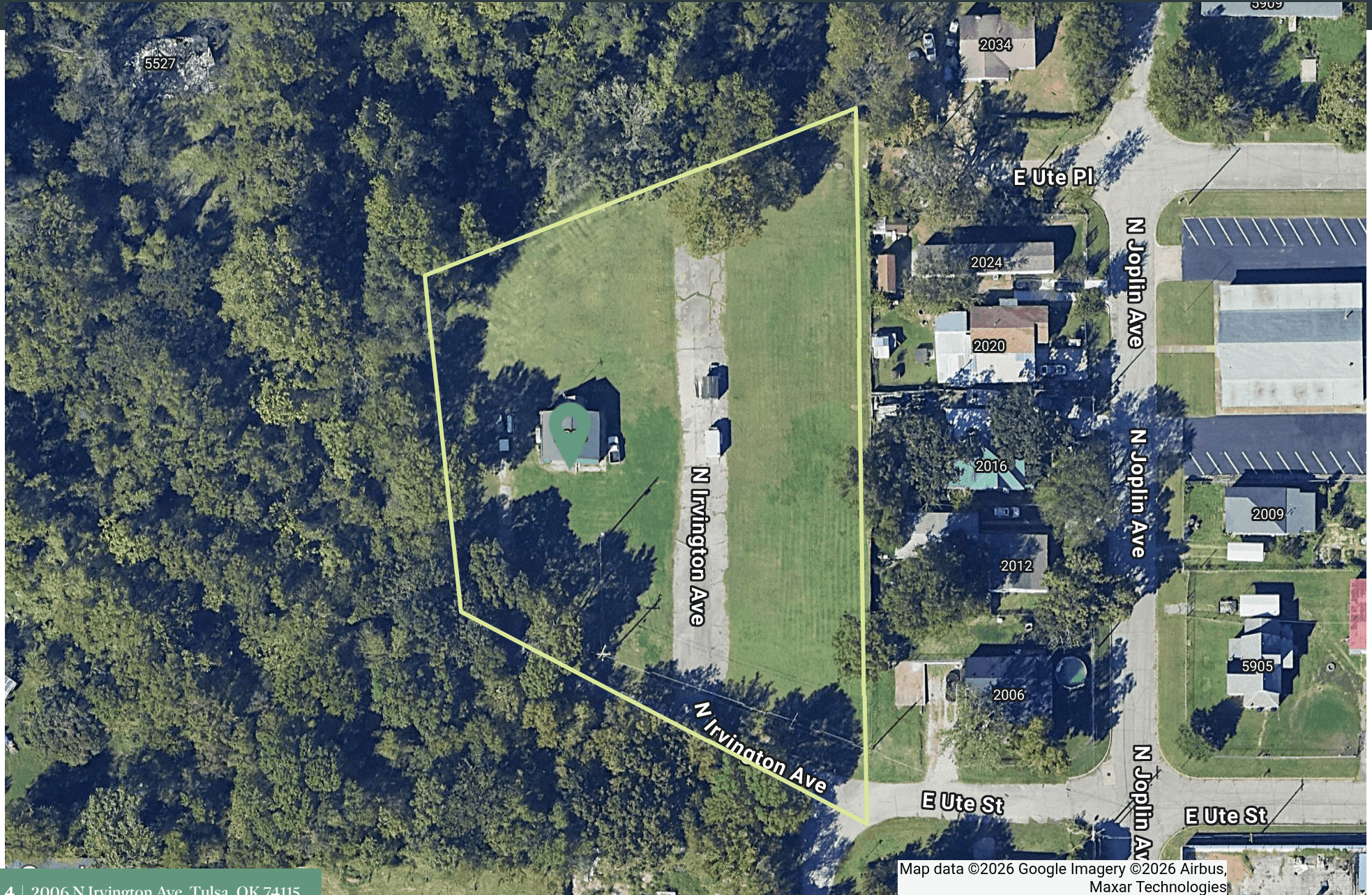
Offering Summary

Sale Price:	\$275,000
Lot Size:	1.84 Acres
Zoning:	CH (Commercial High)
Improvements:	837 SF Shop + 160 SF Cabin
Year Built:	1950 / 2012
Assessor Account:	R10775032701760

Additional Photos



Retailer Map



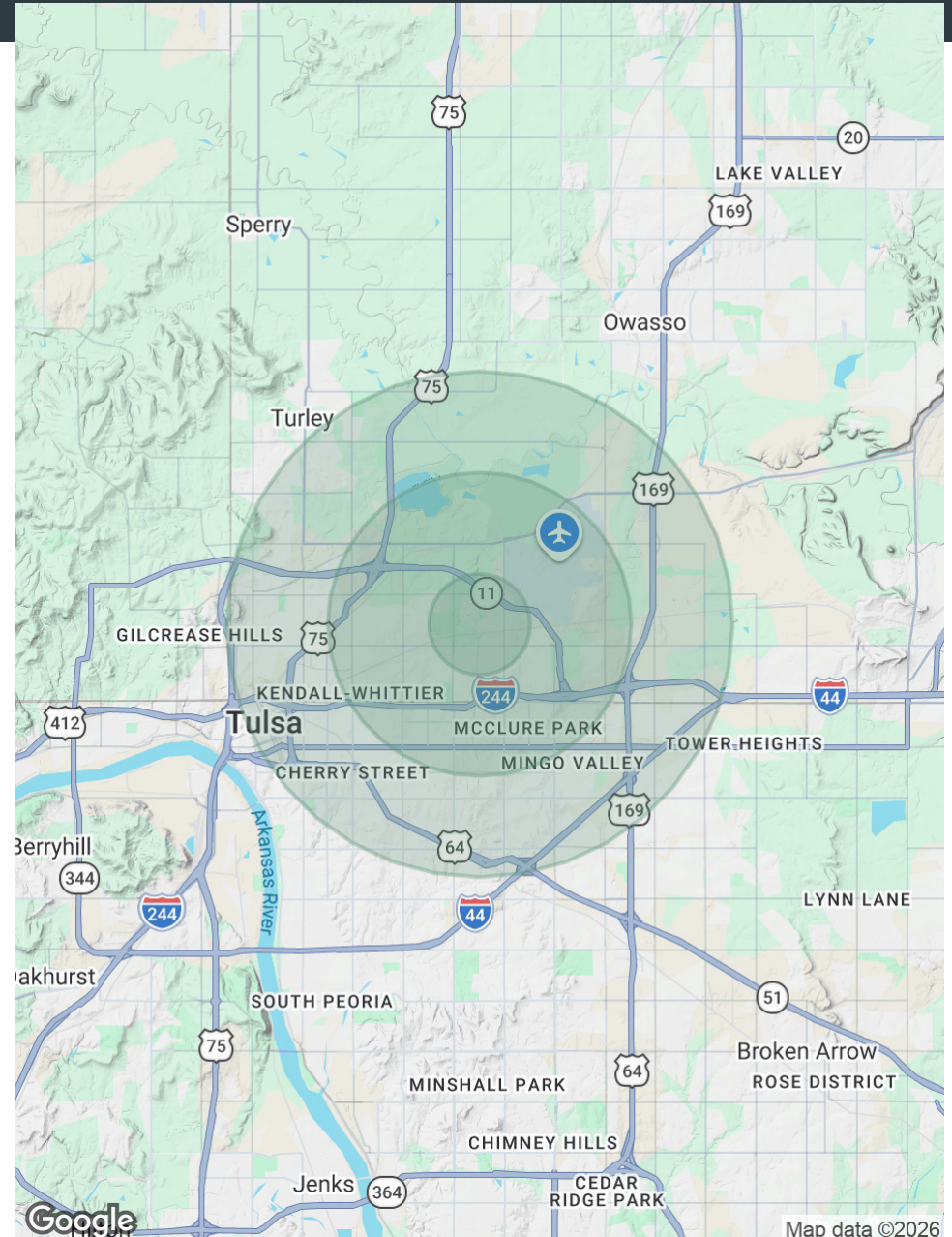


Demographics Map & Report

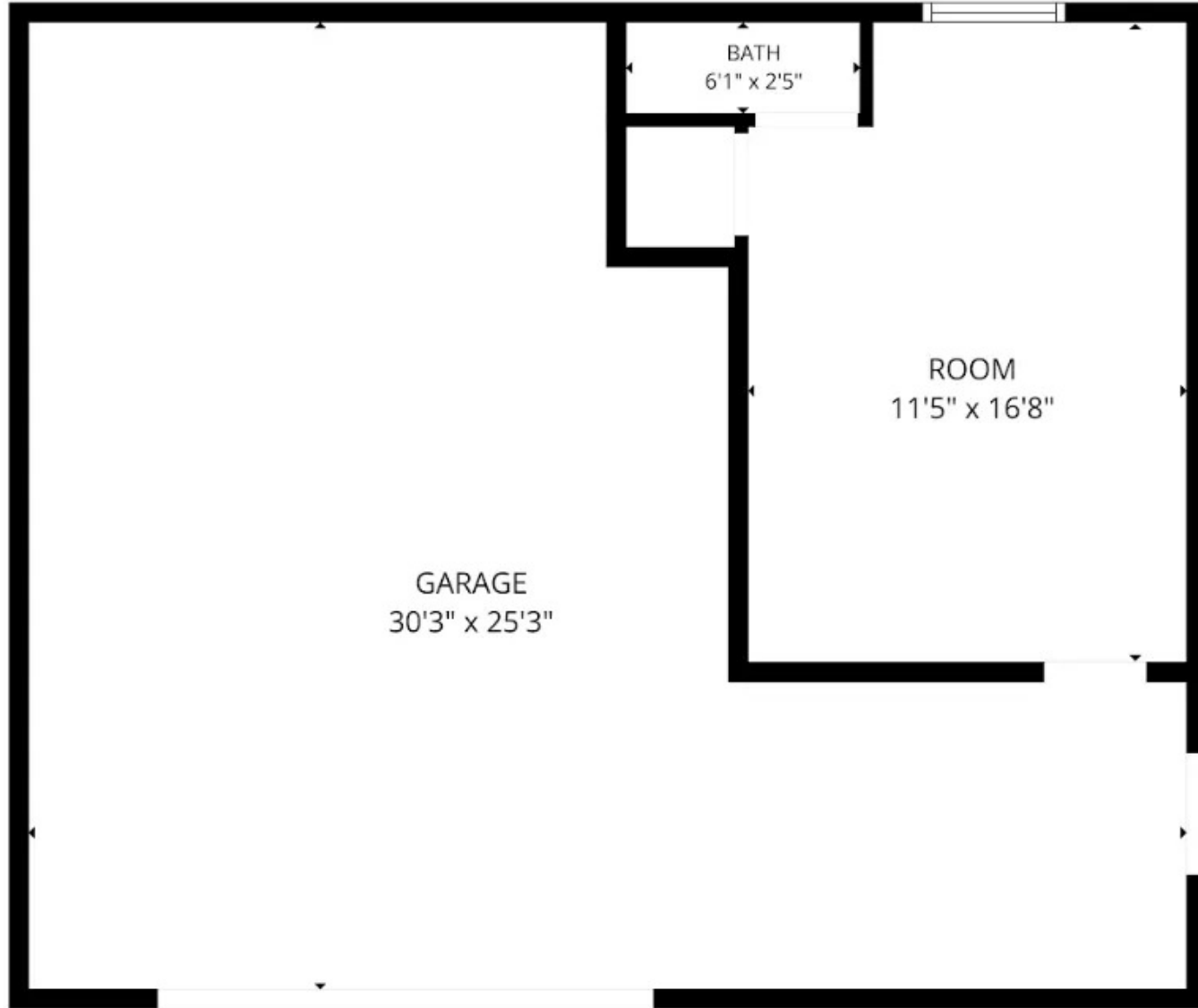
Population	1 Mile	3 Miles	5 Miles
Total Population	6,117	54,155	140,941
Average Age	30.4	31.8	34.9
Average Age (Male)	28.6	32.0	34.5
Average Age (Female)	32.0	32.6	35.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,102	20,118	57,117
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$49,497	\$57,766	\$70,996
Average House Value	\$66,438	\$110,128	\$183,109

2023 American Community Survey (ACS)



Floor Plans



Contact

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MCP - McGraw Commercial Properties

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