

MCGRAW COMMERCIAL PROPERTIES PRESENTS

SOUTH TULSA BUSINESS PARK



6333 S. Peoria Avenue
Tulsa, OK 74136

MCP

PRESENTED

BY:

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TABLE OF CONTENTS



04

Executive Summary

10

Asset Overview

13

Investment Summary

17

Property Overview

24

Regional Overview

26

Confidentiality and
Statement of Disclaimer

EXECUTIVE SUMMARY

THE OFFERING

McGraw Commercial Properties presents a rare investment opportunity to acquire South Tulsa Business Park — a 56,440 SF multi-tenant flex/industrial campus in the Midtown Tulsa Submarket. The property is offered at \$3,495,000 (\$61.56/SF) with current NOI of \$215,153 at 82.7% occupancy, representing significant value-add upside through lease-up of 13,533 SF of available space at below-market rents. The campus spans five buildings (Buildings 100–500 plus a self-storage component) on 3.23 acres, with suite sizes ranging from 100 to 1,570 SF. Concrete tilt construction is offered well below replacement cost. Over 85% of tenants are on short-term or month-to-month leases at rates significantly below market, positioning the next investor to capture meaningful rent growth without renovation risk.

Tenants:

The park serves 40+ active tenants across five buildings comprising flex, light industrial, office, and self-storage suites ranging from 100–1,570 SF. Notable occupants include Moss Seat Cover Mfg, CJ Wire & Cable, and Henaco Enterprises — providing a diversified, granular rent roll with low single-tenant concentration risk.

Financial projections:

Current NOI of \$215,153 is based on 82.7% occupancy. The seller's proforma projects \$310,480.15 NOI at 90% stabilized occupancy. Below-market rents on month-to-month agreements provide the incoming investor with near-term mark-to-market upside without near-term lease expiration risk.

Location Advantage:

South Tulsa Business Park is strategically positioned on South Peoria Avenue at 61st Street — an up-and-coming commercial corridor. The campus benefits from exceptional connectivity to major transportation arteries.

- I-44 is just over 1 mile from the property — over 94,000 cars per day
- Tulsa International Airport (TUL): 14 miles away / 20-minute drive
- Adjacent to St. Francis Hospital (1,123 beds), Southern Hills Country Club (PGA championship course, top 100 in the world), Metro Christian Academy, and Oral Roberts University
- 5-mile trade area population of 173,635 with average household income of \$94,748

INVESTMENT HIGHLIGHTS

Flex Format: High-Demand, Scarce Product Type

- Tulsa industrial market flex vacancy at 5.7% — overall industrial vacancy just above 3%, well below national averages
- Less than 8 million SF of flex in the market with zero new flex projects under construction
- Desirable light industrial features: overhead doors, commercial entrances, and high ceiling clearances

Value-Add & Upside Opportunity

- Significant upside: 85%+ of tenants on short-term or M-T-M leases at significantly below-market rates
- Additional self-storage spaces leased at below-market rates on M-T-M agreements provide near-term mark-to-market opportunity
- Proforma NOI of \$310,480.15 represents a 22% increase over current NOI upon 90% stabilization.

Asset Quality & Security

- High-quality concrete tilt construction offered at just \$61.56 per square foot — well below replacement cost
- Gated and secured campus with a keyless entry system throughout





ASSET OVERVIEW

Property Address:	6333 S. Peoria Avenue, Tulsa , OK 74136
Total Available SF (Units)	9,833 SF (17.32%)
Total Available SF (Storage)	3,700 SF (6.5%)
Year Built:	1985
Occupancy at Sale:	82.7% Occupied
Total Land Area:	3.23 Acres
Zoning:	CS (Commercial Shopping)



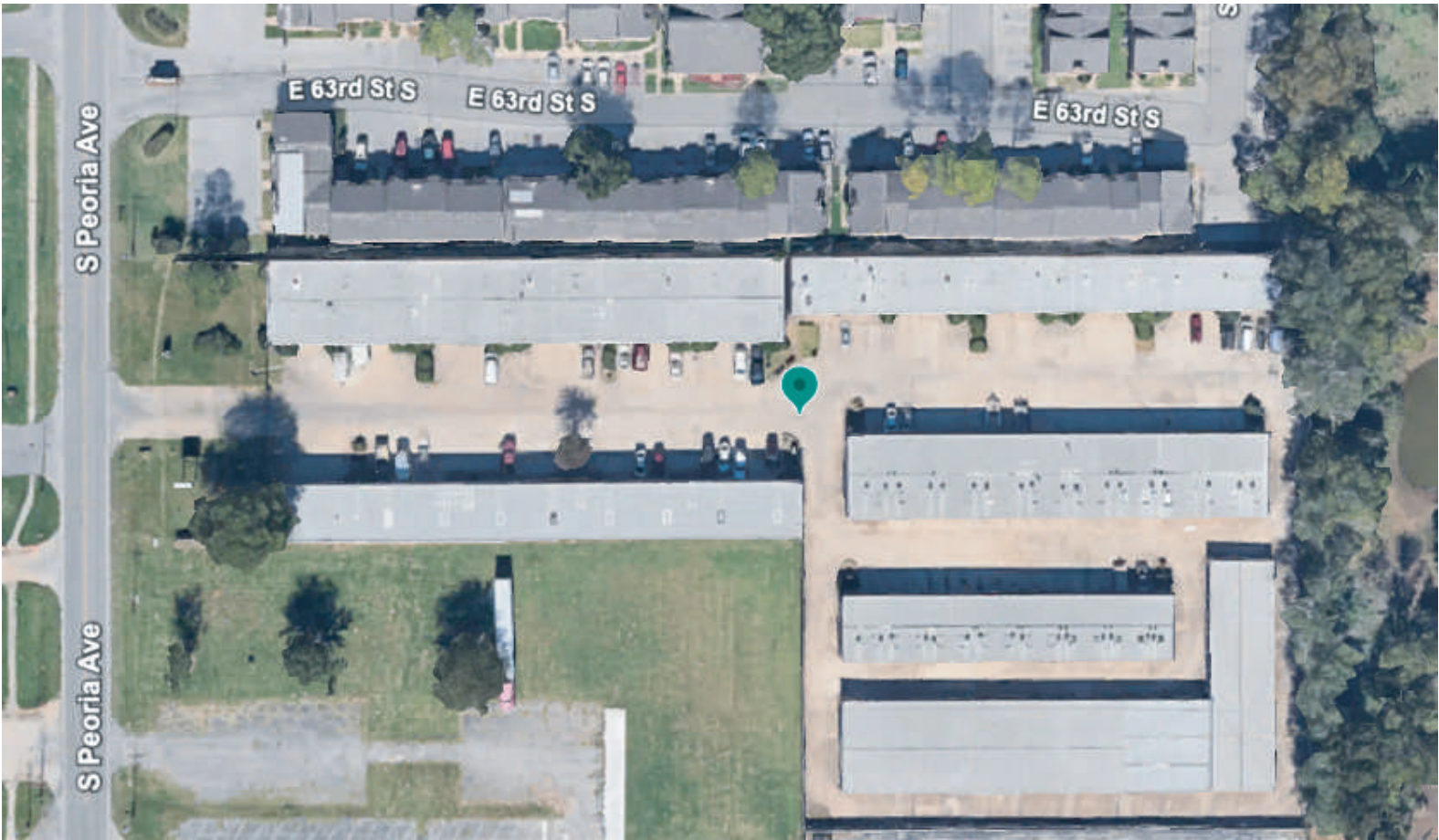
Cap Rate: 6.15%

NOI: \$215,153



Proforma Cap Rate: ~9%

NOI: \$310,480.15



MAP OVERVIEW

MARKETING PROCESS / PROPERTY TOURS

McGraw Commercial Properties is the exclusive agent and advisor on behalf of the property owner. In-depth property tours can be arranged by contacting a member of the listing team. All tours are by appointment only and must be pre-arranged.

DUE DILIGENCE

A comprehensive set of due diligence materials for the property is available to registered investors. All registered investors are strongly encouraged to download and review materials provided in the deal room. Any requests for additional information should be directed to the McGraw Commercial Properties listing agents.

LISTING AGENTS

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ASSET OVERVIEW

TENANT MIX/LOCAL & REGIONAL BUSINESSES

South Tulsa Business Park is home for up to **79 small businesses** across five building types. The tenant base is intentionally diversified — no single tenant exceeds ~8% of gross rental income — providing investors with resilient, distributed cash flow.

Business types include: light manufacturing, electrical contractors, janitorial services, wire & cable supply, custom fabrication, gate automation, property management, and professional services.

NEIGHBORING DESTINATIONS

- **Saint Francis Hospital**
1,112-bed premier healthcare anchor; largest employer in South Tulsa
- **Southern Hills Country Club**
PGA Championship host course; ranked top 100 courses in the world
- **Oral Roberts University**
5,186 students; most diverse college in OK (WSJ Top 10 student experience)
- **Metro Christian Academy**
1,148-student private K-12; one of Tulsa's top academic institutions
- **River Spirit Casino Resort**
27-story, 483-room resort; 30,000 SF convention center & 2,500-seat theater
- **Tulsa Hills Shopping Center**
Lowe's, Target, Dick's, Best Buy, Sam's Club — 2 miles west

PROPERTY SPECIFICATIONS

Property Address:	6333 South Peoria Ave, Tulsa, OK 74136
Year Built / Renovated:	1985
Total Building Square Footage:	+/- 56,440 SF
Number of Buildings:	5 (Buildings 100-500 + Self-Storage)
Construction:	Concrete tilt-up with masonry accents
Lot Size:	+/- 3.23 Acres (Tulsa County Assessor)
Zoning:	CS PUD 352 (Commercial Shopping)
Loading:	Grade-level overhead doors throughout
Ceiling Height:	10'-14' clear height (varies by building)
Security:	Gated with keyless entry system
Parking:	Surface lots throughout campus
Signage:	Street-visible pylon on S. Peoria Ave
Utilities — Electric	PSO / AEP
Utilities — Gas	ONG
Utilities — Water	City of Tulsa
APN	30788-83-06-03601

1,033,157 Tulsa MSA Population	3.60% Unemployment Rate	5.7% Flex Market Vacancy	< 8M SF Flex Supply / Zero New Construction
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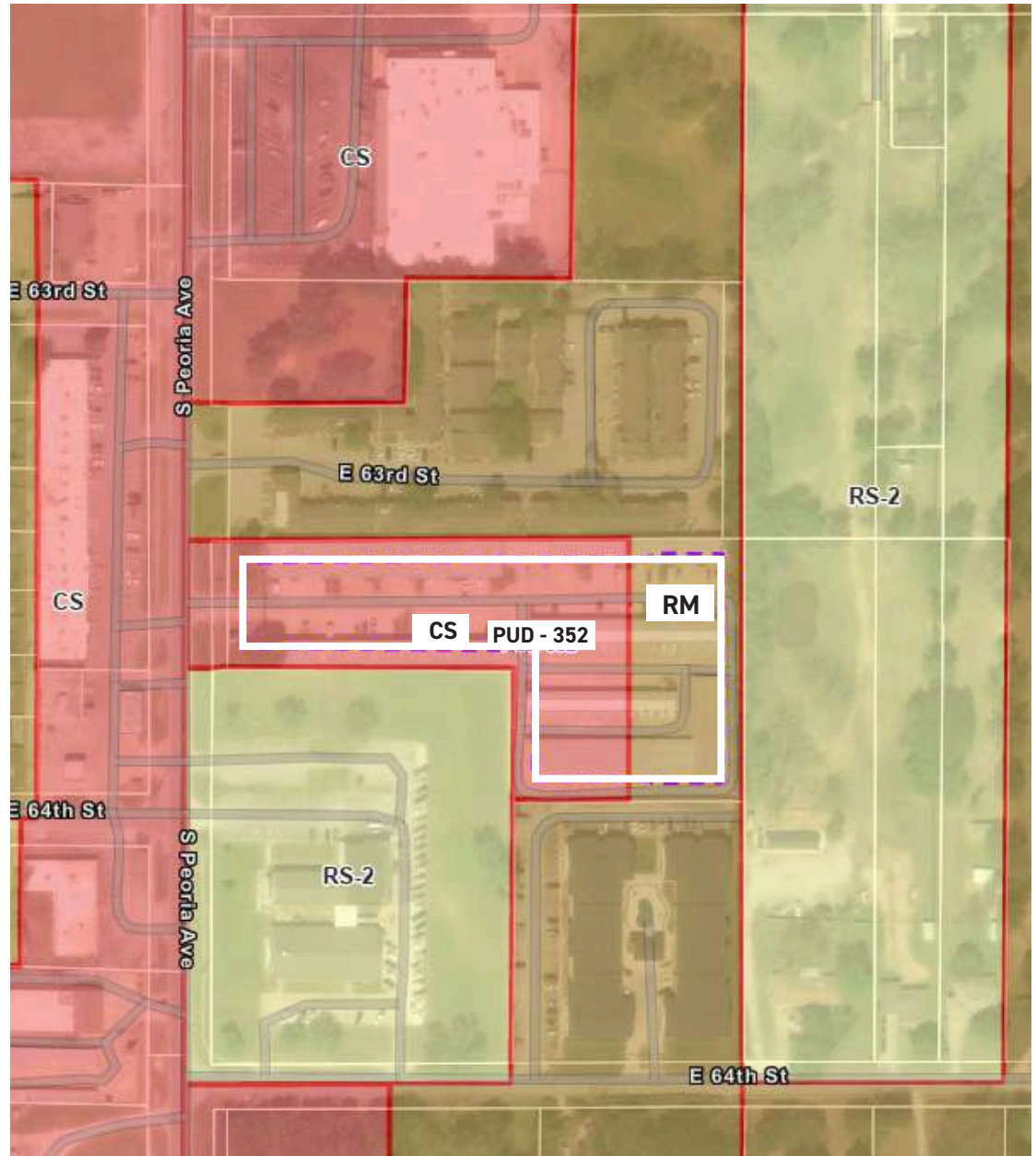
ZONING

CAPITAL IMPROVEMENTS & DEFERRED MAINTENANCE

The current ownership has invested significantly in South Tulsa Business Park during their hold period, addressing the property's highest-priority physical needs and reducing the deferred maintenance burden for the next investor. Key capital improvements include:

- **Building 500 Roof Coating** — Full roof coating application completed on Building 500, extending useful life and protecting against future water intrusion
- **HVAC System Work** — Mechanical upgrades and repairs completed across the property, improving system reliability and reducing future capital exposure for buyers
- **Roll-Up Door Repairs** — Overhead doors serviced and repaired throughout the campus, preserving the core light industrial functionality that drives tenant demand
- **Drainage Improvements** — Site drainage addressed to mitigate standing water and long-term structural risk to the campus
- **Unit Upgrades Upon Turnover** — Ongoing interior improvements completed during tenant turnovers, delivering move-in-ready suites that support faster re-leasing and support market-rate rents

The ownership's proactive reinvestment in the asset means the next buyer is not acquiring a property in need of a major capital infusion — the heavy lifting has already been done.



INVESTMENT SUMMARY



INVESTMENT SUMMARY



PRICE AVAILABLE

\$3,495.000



CAP RATE

6.15%

INVESTMENT

Total RSF:	56,440
Total Acres:	3.23 Acres
NOI: (82.7% Occupancy)	\$215,153
Current Cap Rate:	6.15%
Asking Price:	\$3,495,000

OPERATING EXPENSES

Property Taxes: (2026)	\$25,539
Insurance (Liability & Property): (2026)	\$24,326
CAM: (Excluding Non-recurring capital improvements)	\$10,000
Property Mgmt: (2026)	\$13,690
Utilities: (2026)	\$40,485
Total Expenses: (2026)	\$114,040





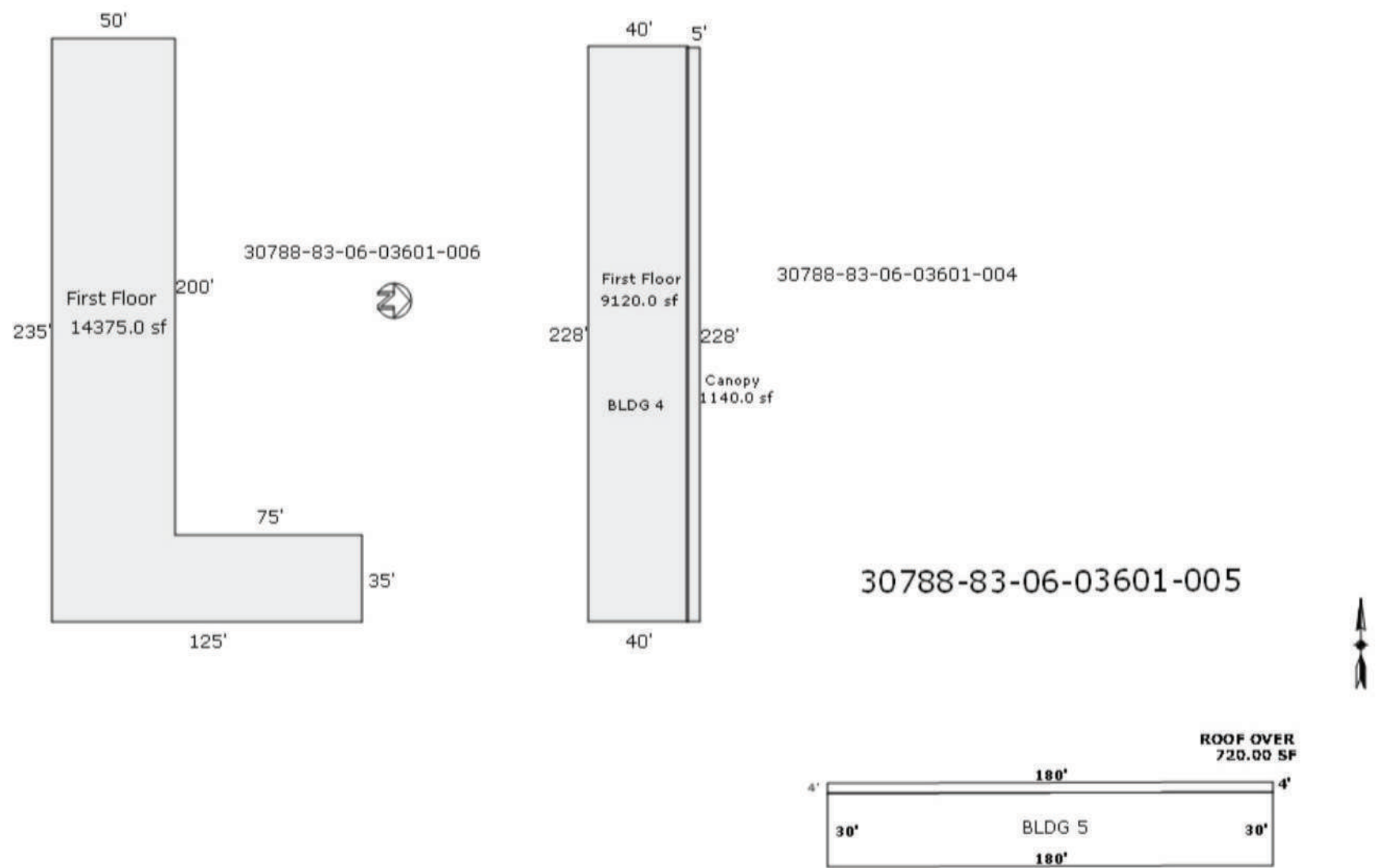
PROPERTY **OVERVIEW**

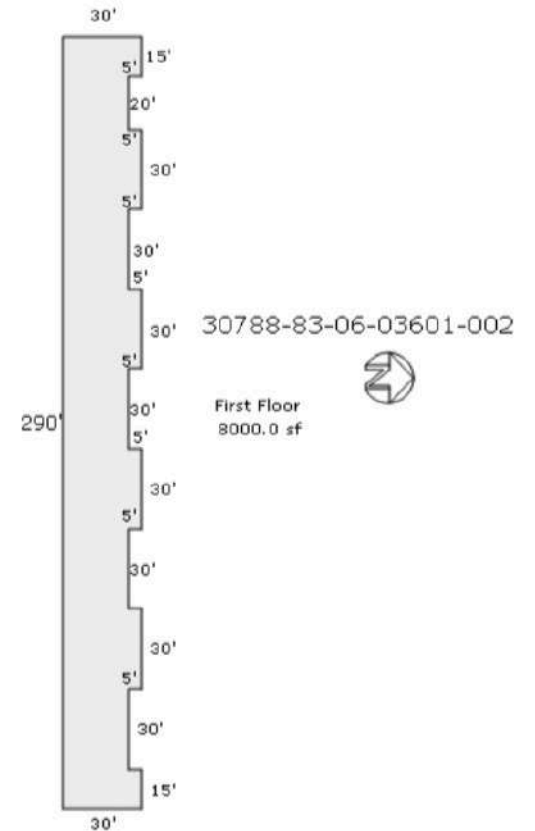
PROPERTY OVERVIEW - PROPERTY PHOTOS



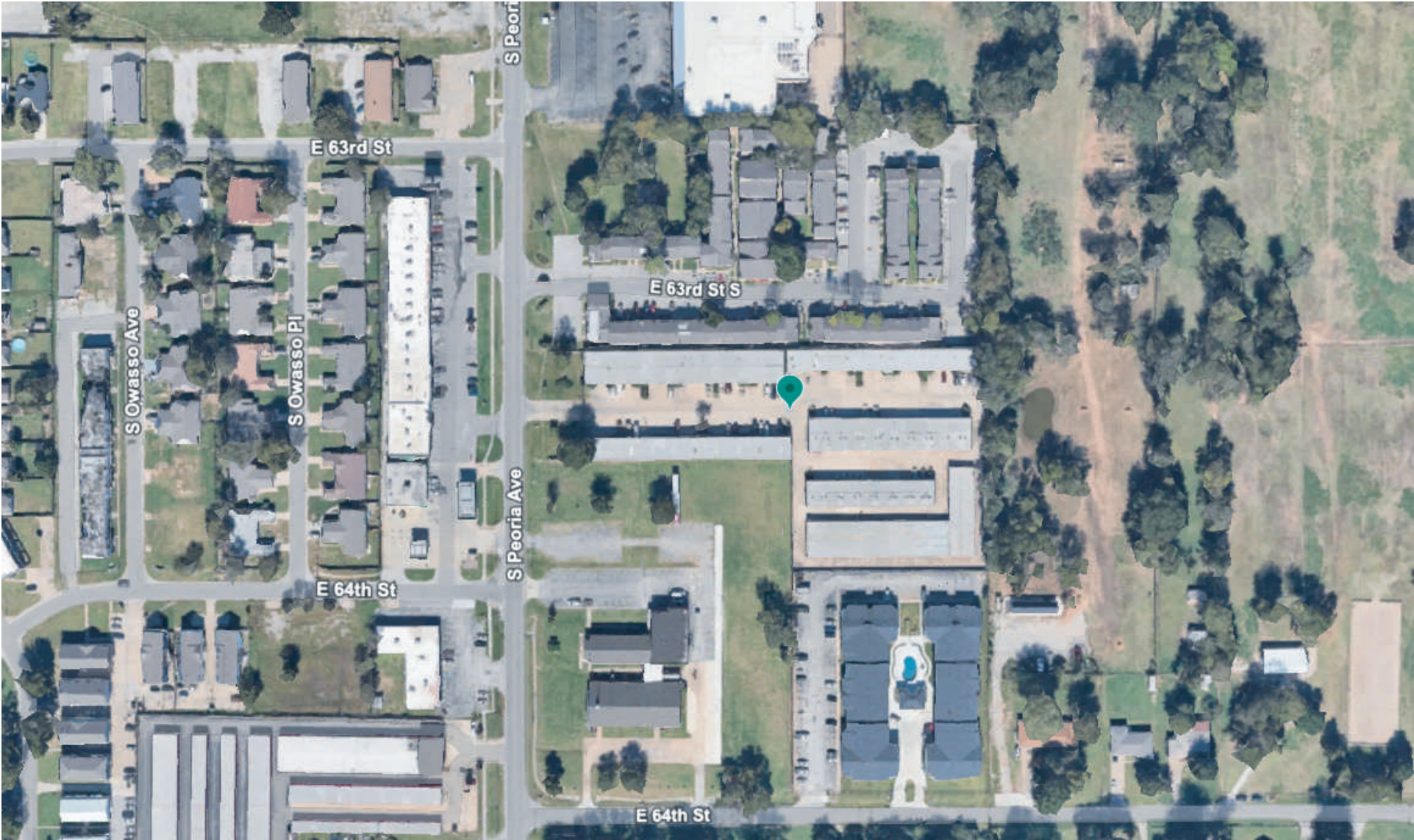


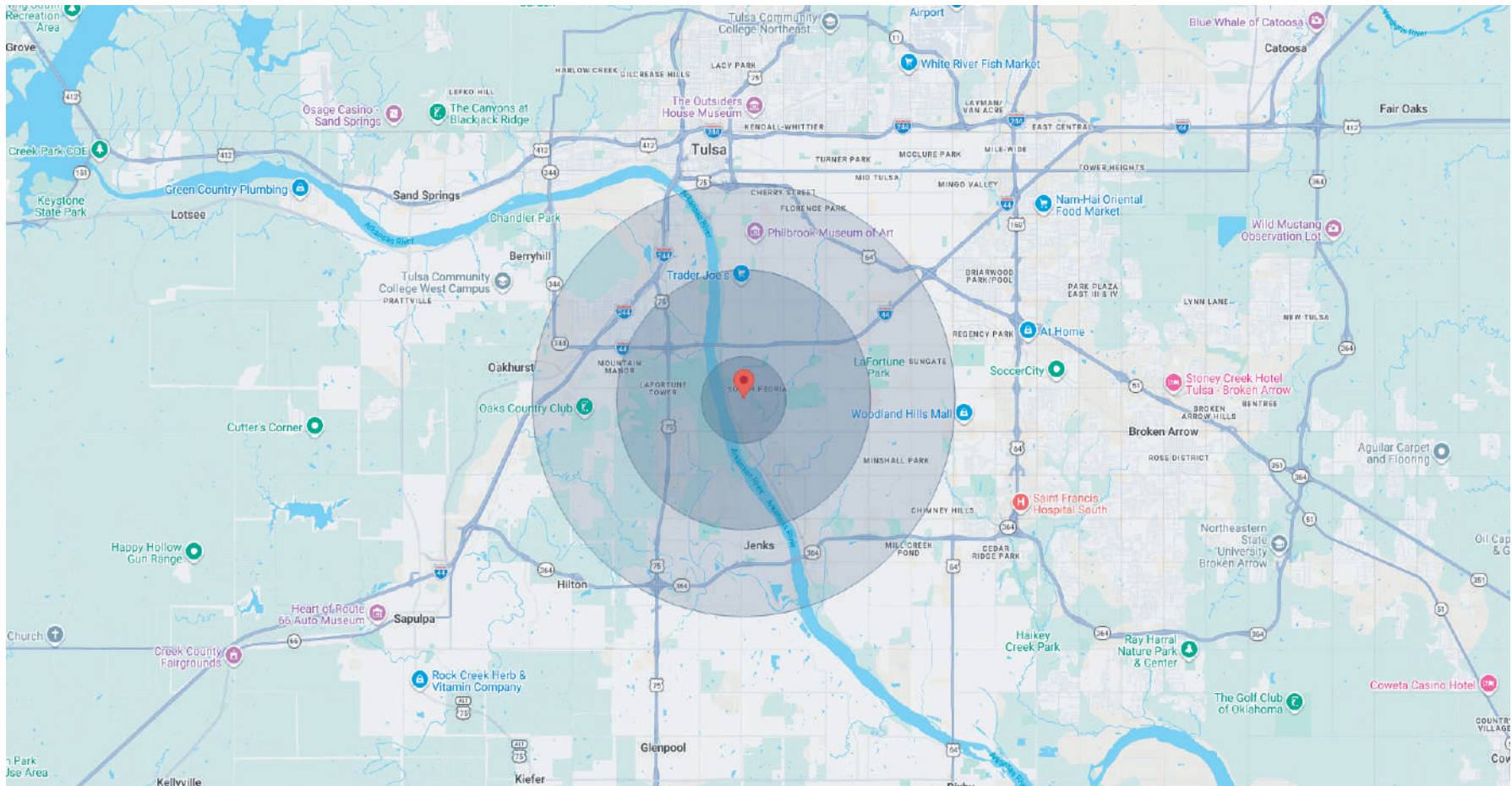
PROPERTY OVERVIEW & BUILDING DIAGRAMS





PROPERTY OVERVIEW - AERIAL MAP





Overview	1 Miles	3 Miles	5 Miles
Total Population:	12,523	70,806	175,314
Average Household Income:	\$53,809	\$96,594	\$110,041
Average House Value:	\$158,430	\$311,893	\$325,685

REGIONAL



OVERVIEW

TULSA IN THE NEWS:

- **#2 most affordable U.S. city for renters.**
(Policygenius, 12/30/2022 - latest available ranking)
- **One of the top 20 growing US Counties where homeownership is still affordable.** (MoneyGeek latest available study)
- **#7 best city for career growth for Black Americans.**
(Travel Noire, 2/22/22 most recent ranking available)
- **Recognized among the most affordable U.S. cities to live** (American Home Shield, 22---latest available report)
- **No. 1 in GDP for mid-sized MSA's.**
(Business Facilities, 7/27/21---benchmark ranking)
- **Top U.S. city for small business climate**
(USA Today, 7/12/20---widely cited ranking)



**Top 15
Emerging Tech-Talent
Cities in North America**
(CBRE, 2021)



**6th Lowest Cost
of Living in the U.S.**
(move.org)



**#1 State with the
Lowest Tax Burden**
(Anderson Economic Group)



**#1 City for Growth
and Inclusion**
(Brookings Institute 2018)



**#6 Most
Recession-Proof City
in the U.S.**
(livability.com)



**MSA Population of
1,033,157**
(censusreporter.com)

DISCLAIMER & CONFIDENTIALITY

The presented Offering Memorandum has been collaboratively prepared by McGraw Commercial Properties ("Listing Broker") on behalf of the "Owner" and is treated as confidential. It is exclusively provided to potential purchasers of the described Property ("Offering") under the conditions stipulated in the Confidentiality Agreement, which has been previously shared with and executed by these potential purchasers. The primary purpose of this Offering Memorandum is to support prospective buyers in evaluating the Property and deciding whether to proceed with its purchase. Any use of this document for purposes other than those specified herein or its disclosure to any other party requires the prior written consent of the Listing Broker.

It is imperative to note that this Offering Memorandum is subject to potential errors, omissions, changes, or withdrawal without prior notice. Moreover, it does not constitute a recommendation or endorsement regarding the Property's value by the Owner/Listing Broker or their respective sources. Financial projections included in this document are provided as reference points and are grounded in assumptions made by the Owner/Listing Broker and their sources. Prospective purchasers are strongly advised to formulate their own projections and arrive at their independent conclusions concerning the Property's value.

Certain sections of this Offering Memorandum serve as summaries or outlines of property information and are not intended to be exhaustive or necessarily accurate descriptions. While prepared based on information available to the Owner/Listing Broker in connection with the Property's sale, this document may not encompass all the details essential for a comprehensive evaluation of the Property. The projected cash flow and other financial information herein are provided for general reference only. Despite the belief in the accuracy and reliability of the information contained in this Offering Memorandum, neither the Owner nor its Listing Broker guarantees its completeness or accuracy. Due to the Property's "As Is" sale condition, prospective purchasers are strongly encouraged to conduct their own independent assessments, investigations, and projections related to the property.

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The Owner assumes responsibility for any commission owed to its Listing Broker in connection with the Property's sale. The Owner is not accountable for any commission claimed by any other agent or broker in relation to the Property's sale. No other party, including the Owner's Listing Broker, is authorized to make representations or agreements on behalf of the Owner. This Offering Memorandum remains the exclusive property of the Owner and its Listing Broker and may only be used by parties approved by them. No part of this Offering Memorandum may be copied, reproduced, or disclosed to anyone except as provided herein and in accordance with the express terms of the Confidentiality Agreement.

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