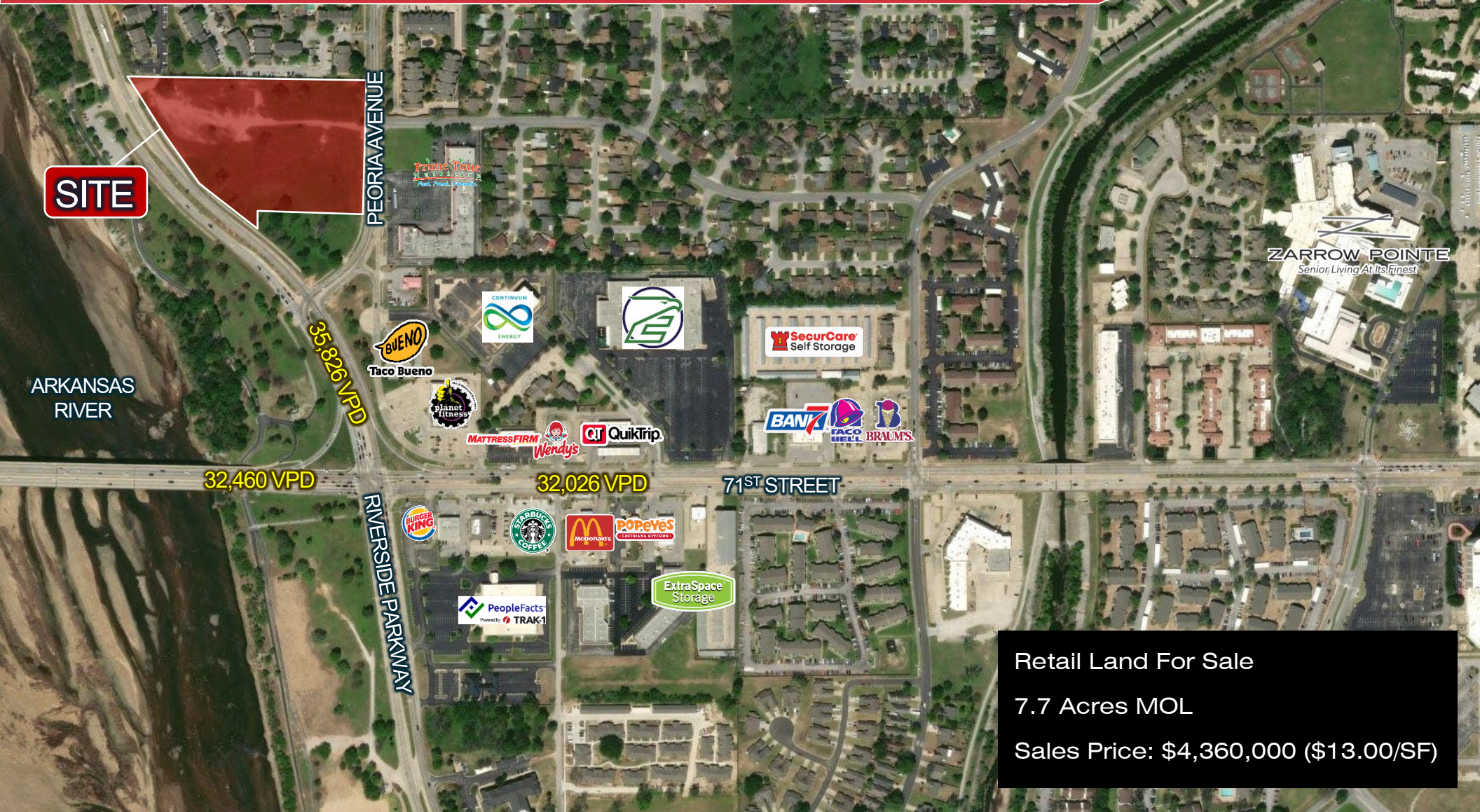


E. 71ST STREET & RIVERSIDE PARKWAY TULSA, OK 74136



Retail Land For Sale

7.7 Acres MOL

Sales Price: \$4,360,000 (\$13.00/SF)



PROPERTY OVERVIEW

LOT SIZE 7.7 ACRES +/-

ZONING RDO 3

DEMOGRAPHICS



POPULATION

1 MILE: 13,467
3 MILES: 70,675
5 MILES: 174,835



AVERAGE HOUSEHOLD INCOME

1 MILE: \$48,754
3 MILES: \$81,108
5 MILES: \$100,857



TOTAL HOUSEHOLDS

1 MILE: 6,677
3 MILES: 32,106
5 MILES: 76,184



DRIVE TIME

1 MILE FROM US-75
2 MILES FROM I-44
2.5 MILES FROM HWY 364
6.5 MILES FROM US-169

PROPERTY HIGHLIGHTS

- Zoned: RDO 3 - River Design Overlay allowing for Most Retail Uses

LOCATION HIGHLIGHTS

- Fronting the Arkansas River
- Adjacent to the Award Winning "River Parks" System

E. 71ST STREET & RIVERSIDE PARKWAY – AERIAL



E. 71ST STREET & RIVERSIDE PARKWAY – WATER / SEWER MAP

