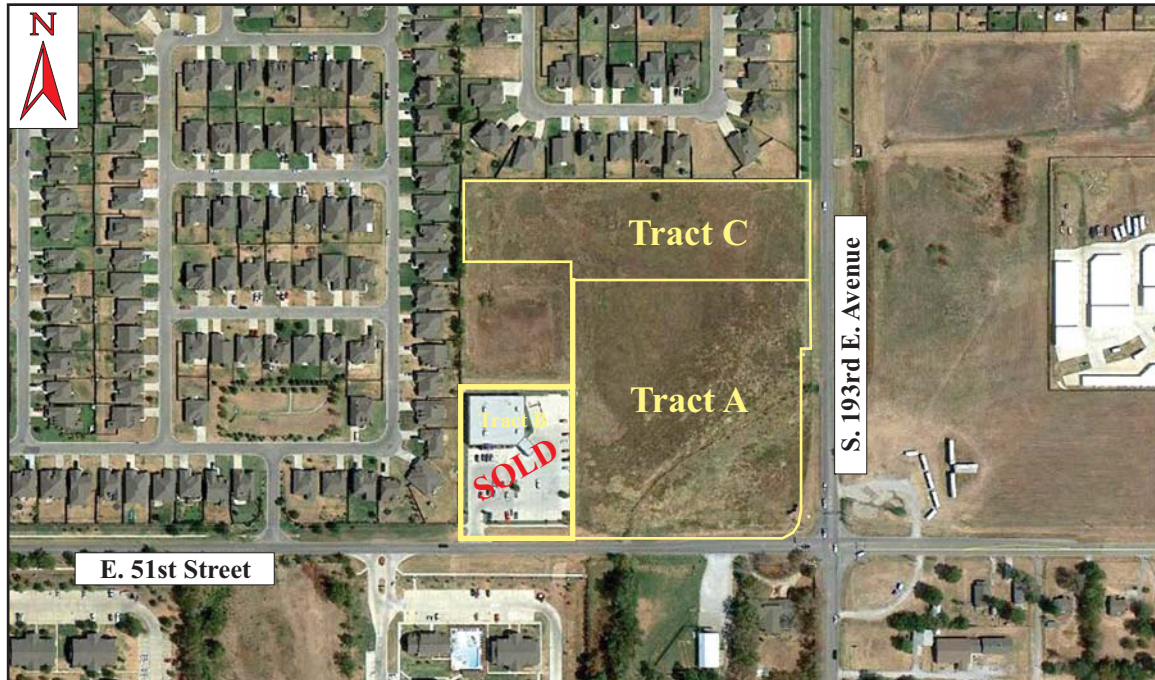


# ***STONE CREEK***

## **Commercial Development Tract**

### **NW/C 51st Street & 193rd E. Avenue**

### **Tulsa, Oklahoma**



#### **Tract A**

- 214,279 sq. ft. (Approx. 4.92 acres)
- 465.85' frontage to S. 193rd E. Avenue
- 467.89' frontage to E. 51st Street
- CS Zoning (Commercial Shopping)
- 30,900 sq. ft. Retail Center Potential

#### **Tract C**

- 162,506 sq. ft. (Approx. 3.73 acres)
- 243.17' frontage 193rd E. Avenue
- Currently in PUD suitable for mini-storage development with underlying office (OL) zoning. Note the concept illustration for 8 buildings comprising a 61,483 sq. ft. mini-storage development.

#### **Demographics:**

<b>2019</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	10,291	41,634	107,120
Households	3,826	14,657	38,536
Avg. HH Income	\$89,090	\$85,459	\$76,835

#### **Traffic Counts:**

**S. 193rd E. Avenue - 16,691 vehicles per day**  
**E. 51st Street - 9,567 vehicles per day**  
(INCOG 2018)

## **BAUER & ASSOCIATES, REALTORS**

***"A Leader in Tulsa Commercial Real Estate Since 1979"***

**COMMERCIAL, INDUSTRIAL, INVESTMENT PROPERTY  
& PROPERTY MANAGEMENT**

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**Phone (918) 665-1210 Fax (918) 665-6462 [www.bauertulsa.com](http://www.bauertulsa.com)**

#### ***Contact:***

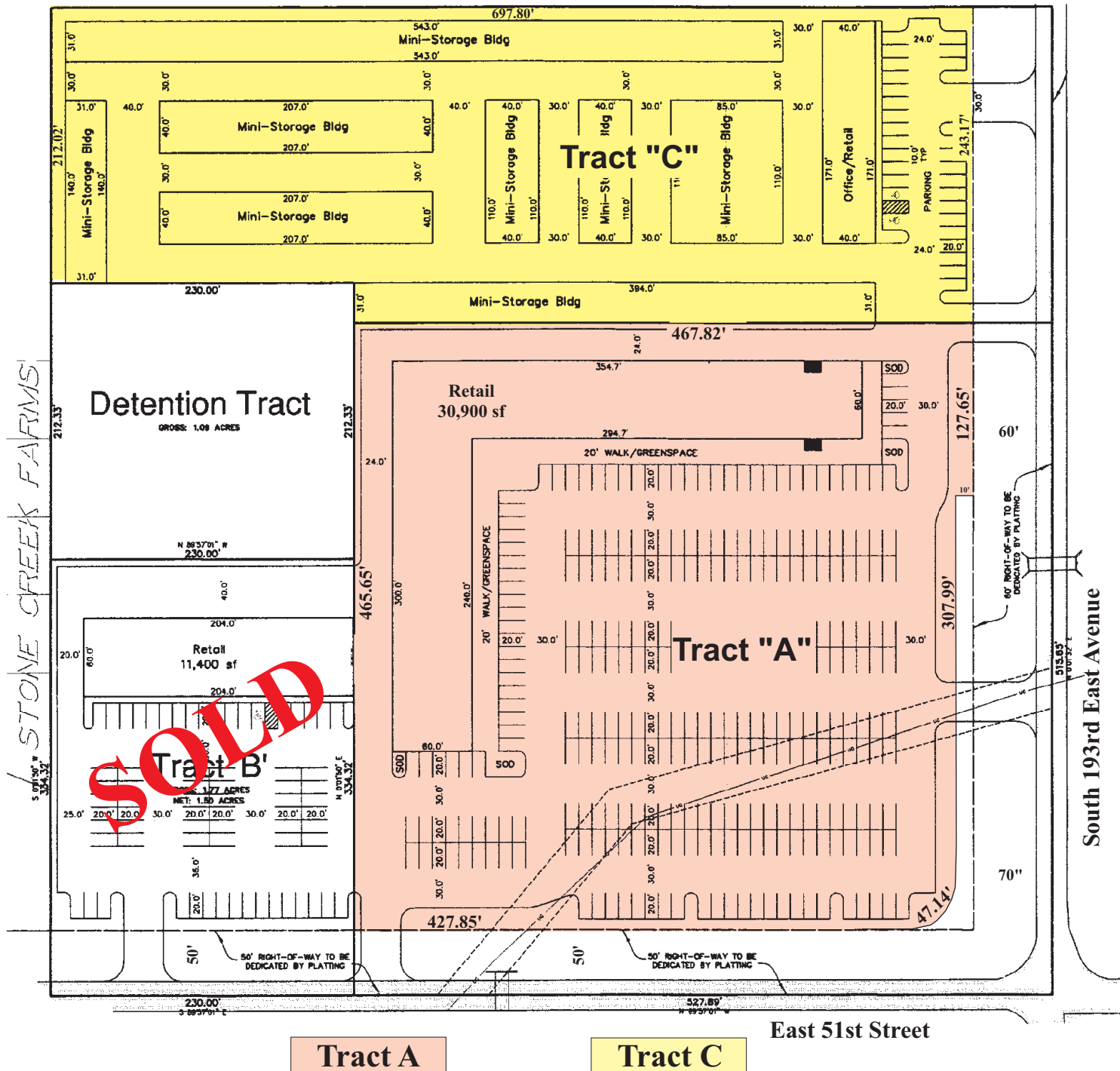
***Grover E. Bauer, CCIM, SIOR***  
**918-665-1210**

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.



Northwest Corner E. 51st Street & S. 193rd E. Avenue  
Tulsa, Oklahoma  
*Possible Site Plan*

STONE CREEK FARMS VILLAGE



Tract A

Tract C

East 51st Street



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S. 177th E. Avenue (Lynn Lane)

E. 41st Street

The Greens  
Apartments

Stone Creek Farms  
Residential Development

Tract B **SOLD**

Tract A

Tract C

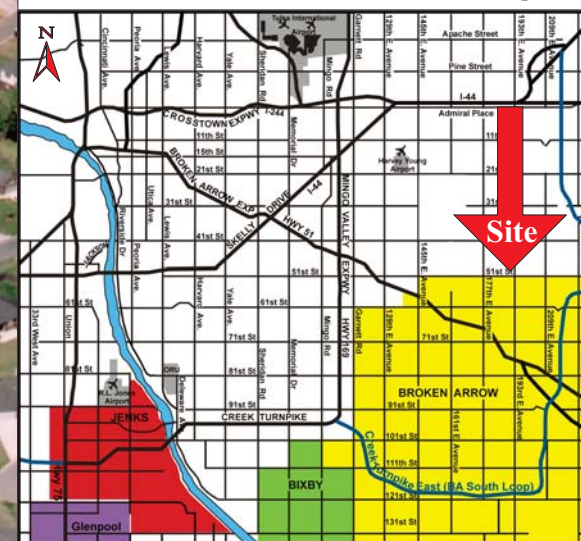
S. 193rd E. Avenue

Tract A = +/- 4.92 acres  
Tract C = +/- 3.73 acres

Eagle Creek  
Subdivision

E. 51st Street

### Greater Tulsa Area Map





## Aerial View Northwest Corner E. 51st St. & S. 193rd E. Avenue Tulsa, Oklahoma



This is a rapidly growing area with single family roof tops in the Stone Creek Farms development soon to approach 1,000. Several other subdivisions are in the process of being developed with many more roof tops scheduled to come on line in the immediate vicinity.