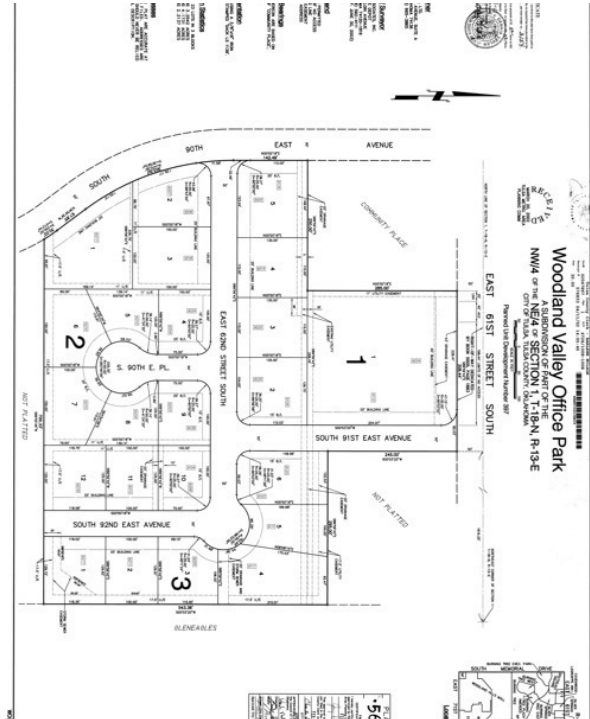


# LAND FOR SALE

## WOODLAND VALLEY OFFICE PARK

9119 & 9117 E 96th St, , Tulsa, OK 74133



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$175,000
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	0.82 Acres
<b>ZONING:</b>	OL
<b>MARKET:</b>	Tulsa
<b>PRICE / SF:</b>	\$4.90

### PROPERTY OVERVIEW

2 office lots sold together or separately in new office complex development at 61st between Mingo and Memorial. 0.82 Acre Lot can be sold as one or can be split according to current lot configuration of 0.51 Acre lot for \$99,000 or 0.32 Acre lot for \$76,000

**TULSA, OK**  
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Tulsa, OK 74137

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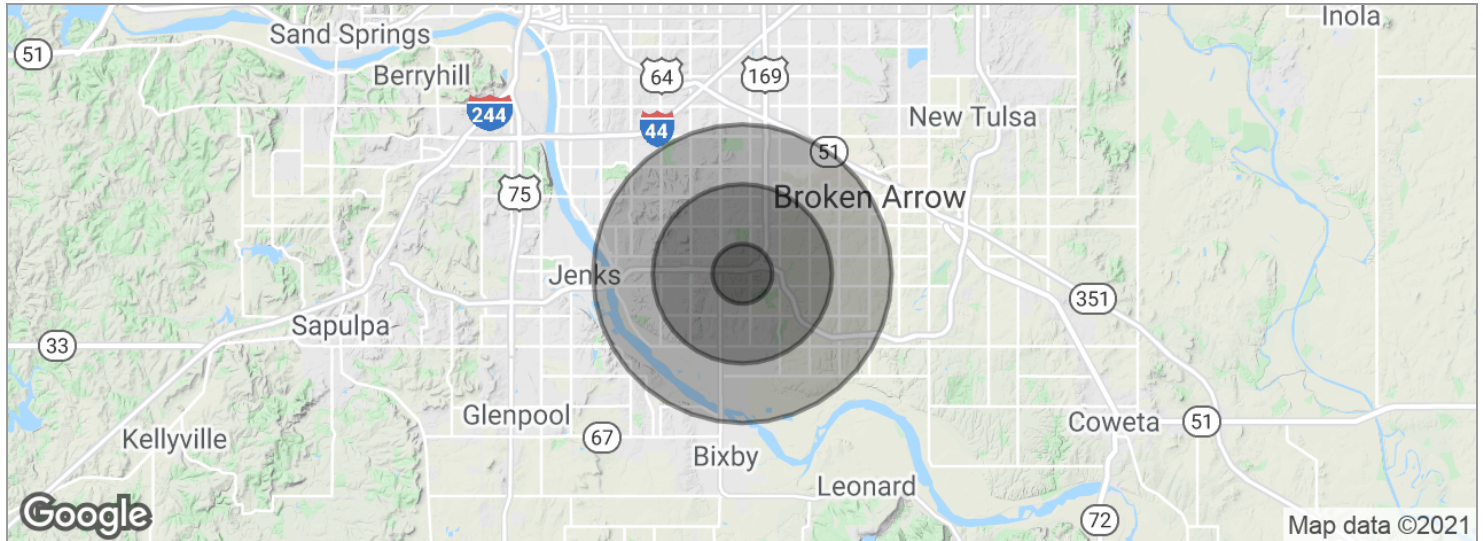
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Each Office Independently Owned and Operated <https://kwcommercialok.com/>

# LAND FOR SALE & LEASE

## WOODLAND VALLEY OFFICE PARK

9119 & 9117 E 96th St, , Tulsa, OK 74133



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,753	73,255	170,050
Median age	34.0	37.4	38.1
Median age (male)	32.5	36.5	37.2
Median age (Female)	34.9	37.9	38.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,778	29,596	68,918
# of persons per HH	2.6	2.5	2.5
Average HH income	\$89,880	\$93,012	\$88,278
Average house value	\$195,936	\$226,077	\$211,966

\* Demographic data derived from 2010 US Census

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