

# COMMERCIAL LAND FOR SALE

9713 E 79TH ST | TULSA, OK 74133



Sale Price	<b>\$1,117,314</b>
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## OFFERING SUMMARY

Lot Size:	1.71 Acres
Price / Acre:	\$653,400
Zoning:	CO (Corridor Commercial District)

## LOCATION OVERVIEW

Located just off the northeast corner of 81st & Mingo which has high traffic counts and retail centers. An existing large single-family residential development lies across Mingo to the west and Hwy 169 to the east.

## PROPERTY HIGHLIGHTS

- Zoning allows for multiple commercial uses
- All utilities available to site
- Located in an area with existing medical users such as Cancer Treatment Center/Southwestern Medical Center, Invictus Healthcare, ClareHouse, dental office, and other professional businesses including insurance companies and an accounting firm
- The parcel sits between two large multi-family complexes with 600+/- units
- This 1.7-acre site is one of the few remaining tracts in the area for commercial development

## FOR MORE INFORMATION CONTACT:

**JULIE BUXTON**

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**NEIL DAILEY, SIOR**

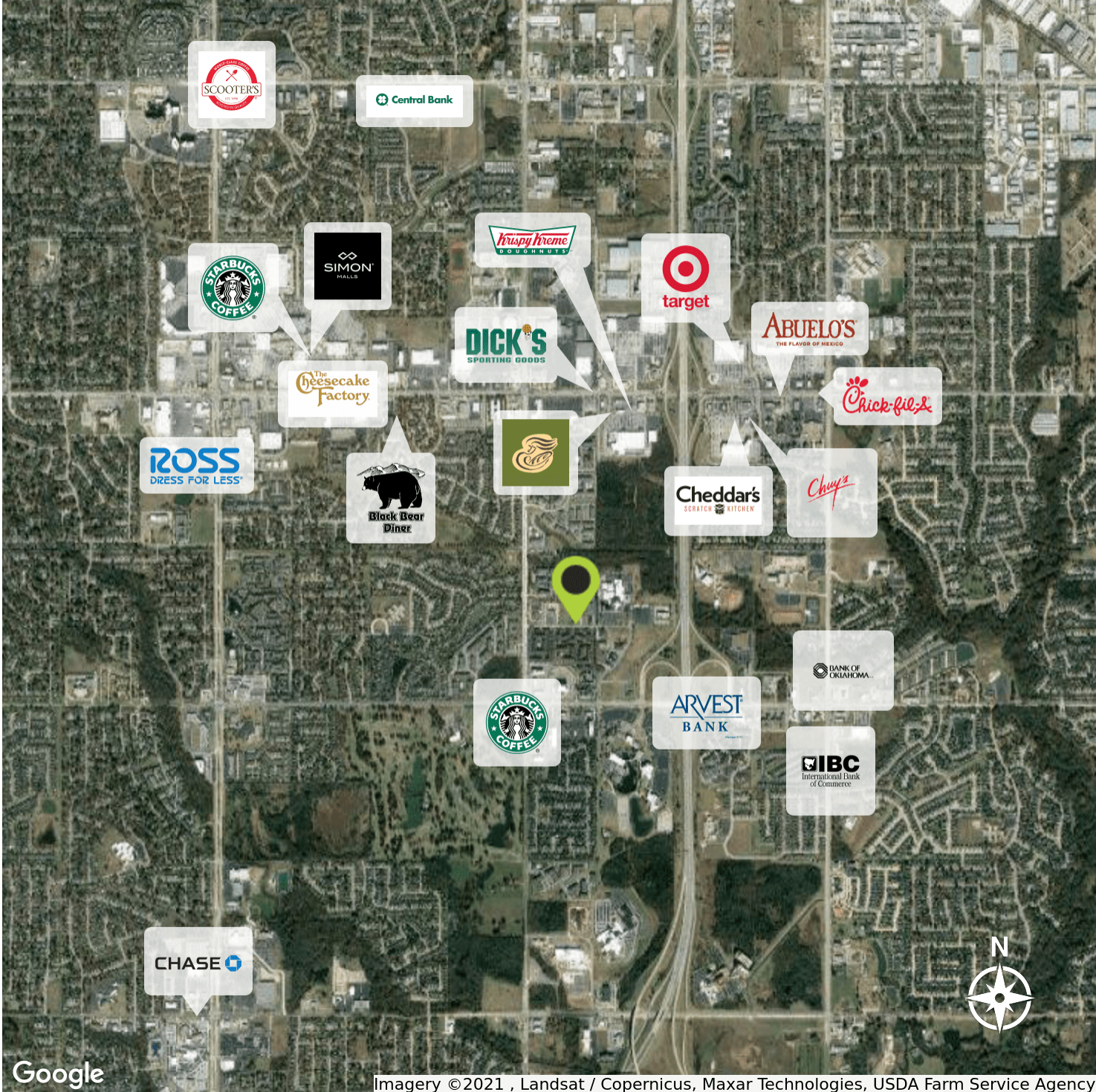
BROKER ASSOCIATE

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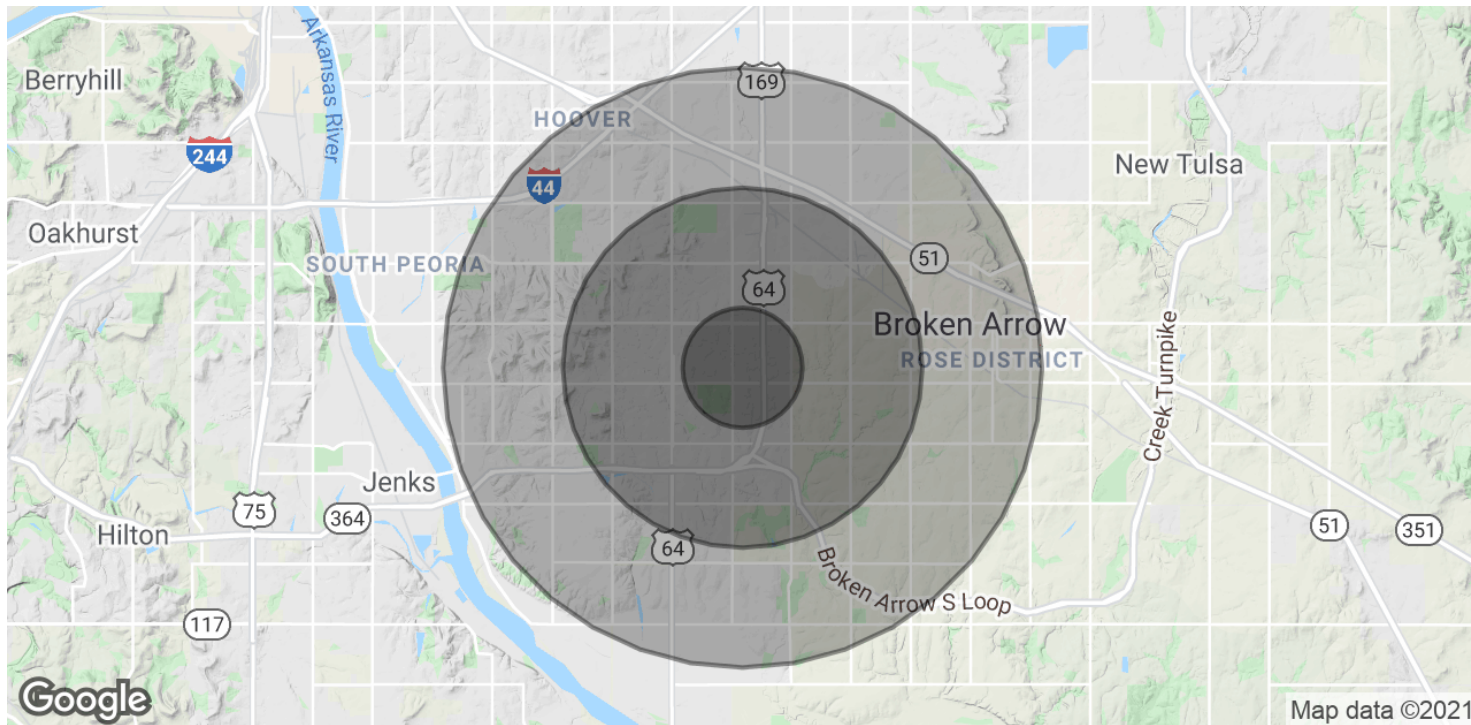
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,419	81,879	204,626
Average age	33.2	36.8	36.9
Average age (Male)	34.0	36.1	35.6
Average age (Female)	31.7	37.2	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,072	33,783	83,219
# of persons per HH	2.1	2.4	2.5
Average HH income	\$65,834	\$76,475	\$76,485
Average house value	\$193,702	\$185,771	\$186,748
<b>TRAFFIC COUNTS</b>			
81st and Mingo	20,910/day		

\* Demographic data derived from 2010 US Census

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