

2.22 ACRES FOR SALE

EAST APACHE ST. & NORTH MARION AVE., TULSA, OK

918-481-8888

www.walmancommercial.com



2.22 Acres across from Tulsa Community College

- Great retail development site
- Across from Tulsa Community College serving 32,000 students
- Easy access to Highway 11 and Highway 75
- Close proximity to Tulsa International Airport

DEMOGRAPHICS

MILE RADIUS	1	3	5
Population:	6,003	54,532	135,316
Households:	2,090	20,616	55,671
H.H. Income:	\$33,143	\$34,516	\$44,206

Traffic Counts—INCOG 2005:

Apache E. of Harvard - 7,700 CPD
Harvard S. of Apache - 9,400 CPD



7060 S. Yale Ave.
Suite 900
Tulsa, OK 74136
Tel: 918.481.8888
Fax: 918.481.8866

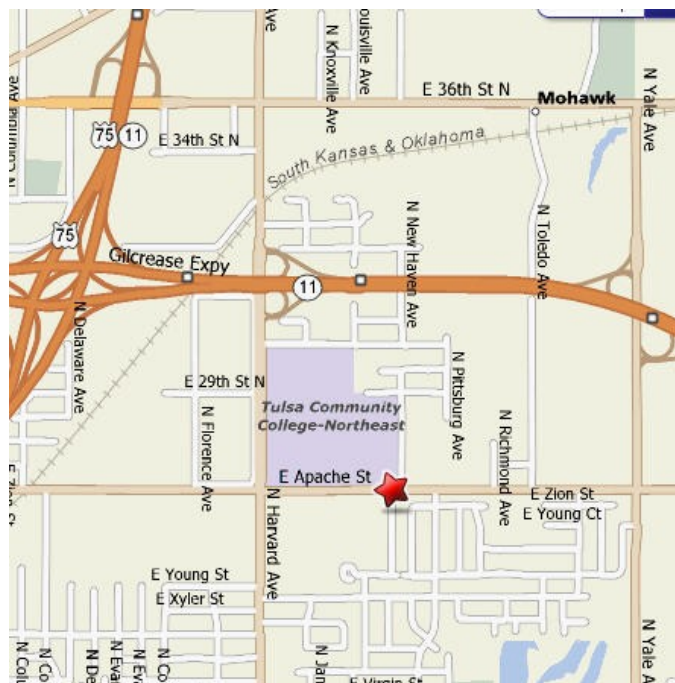
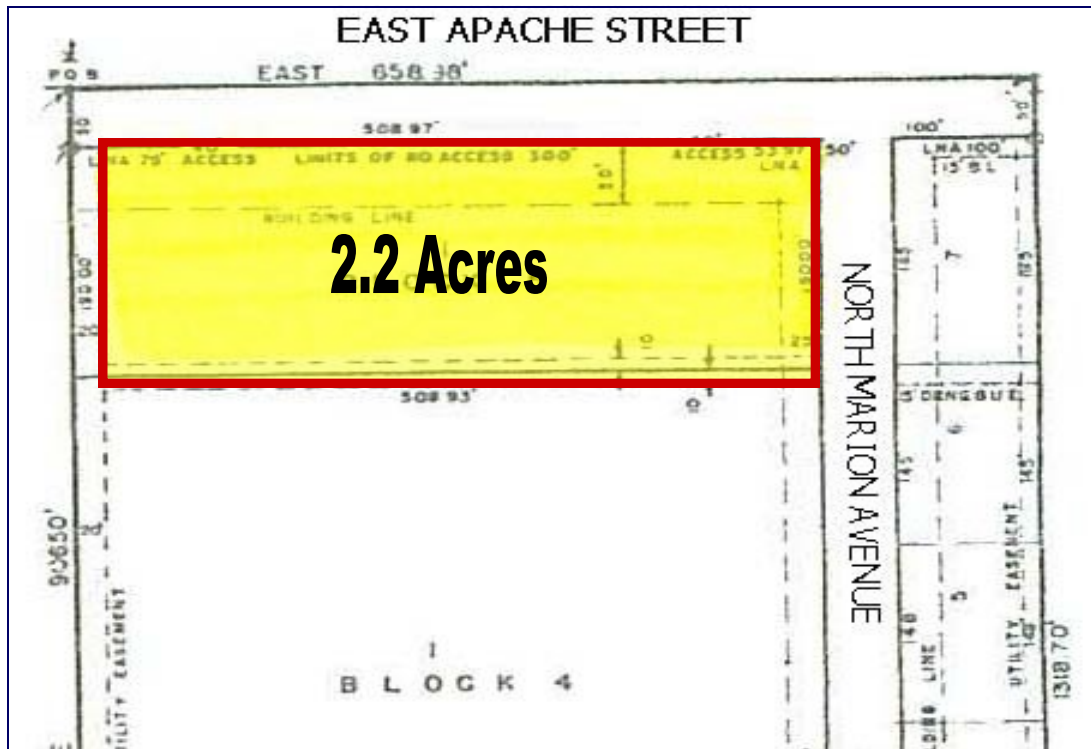
All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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- 55,477 +/- square feet
- 508.97' of frontage by 190' depth
- Zoning: CS (Commercial)
- All utilities available
- Corner Lot



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