

CHEROKEE HILLS
GOLF CLUB



COUNTY LINE RD (18,152 VPD)

WAFLE
HOUSE

412

INTERSTATE
44



spark
by Hilton

GL
REAL ESTATE

BURKHART
DENTAL SUPPLY

HWY 412 (61,600 VPD)

SITE
(5.5 AC)

CATOOSA HILLS
CHRISTIAN CHURCH

18415 E. Admiral Pl. - Land

Catoosa, OK 74015

 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

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Property Summary

Zoning	IL
Lot Size	5.5 AC
Asking Price per SF	\$6.68/SF
Asking Price	\$1,600,000

Property Overview

This 5.5-acre commercial development site is strategically located in Catoosa directly across from Hard Rock Hotel & Casino Tulsa along Highway 412. With approximately 61,600 vehicles passing the property daily, the site offers outstanding visibility in one of the Tulsa metro area's busiest commercial corridors.

The property is currently zoned IL (Light Industrial) and presents strong potential for rezoning to CG (Commercial General), making it well suited for a variety of uses including retail, hospitality, entertainment, restaurants, and other commercial developments.

An existing income-producing billboard provides immediate revenue, offering cash flow while the property is held for future development.

Property Highlights

- Zoned IL
- Billboard included on site (Produces \$10,800 annually, \$135,000 @ 8% Cap Rate)
- Utilities stubbed in from south side of Admiral

Traffic Counts

Street	VPD
N 14th St	14,500
E Hartford Ave	9,700

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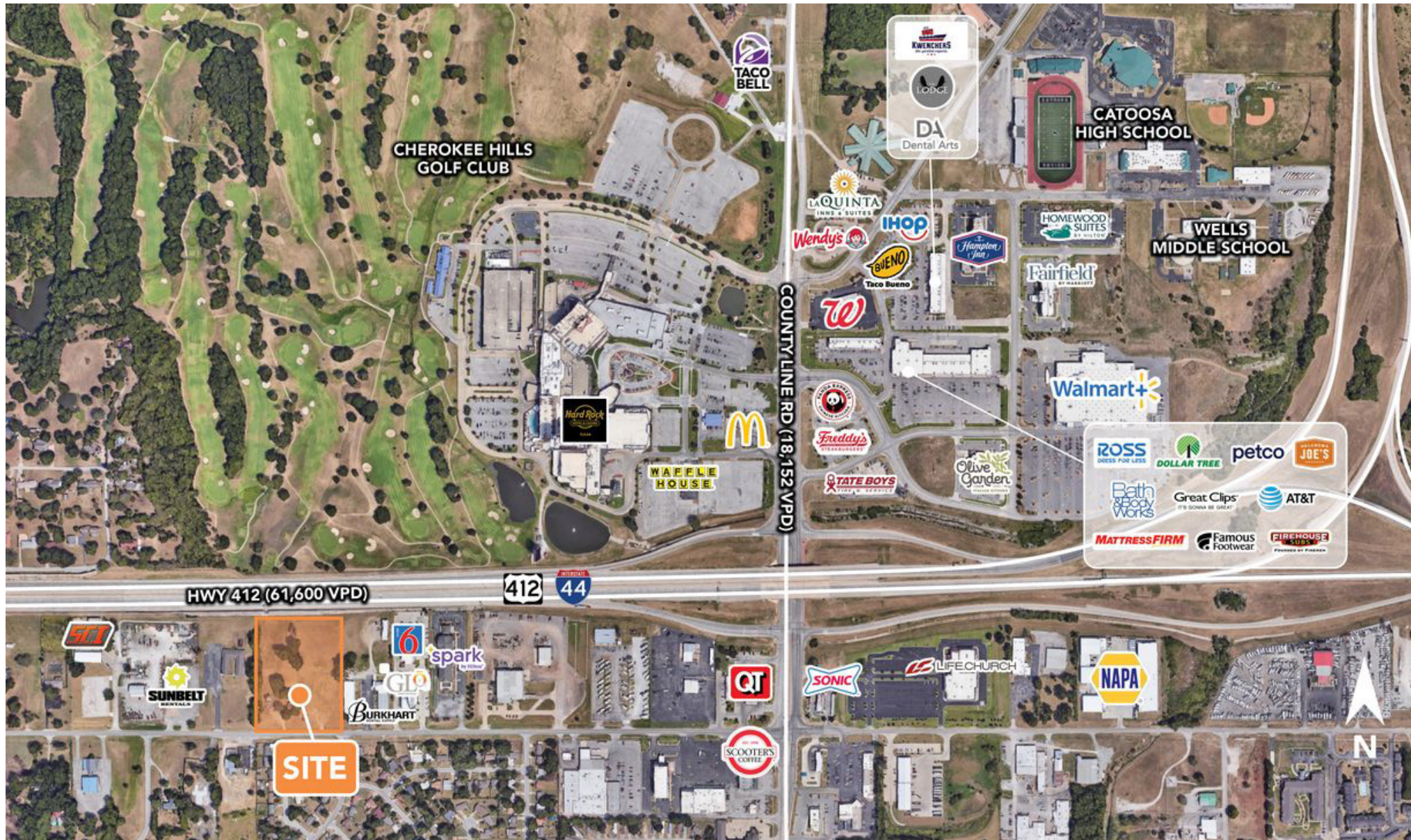
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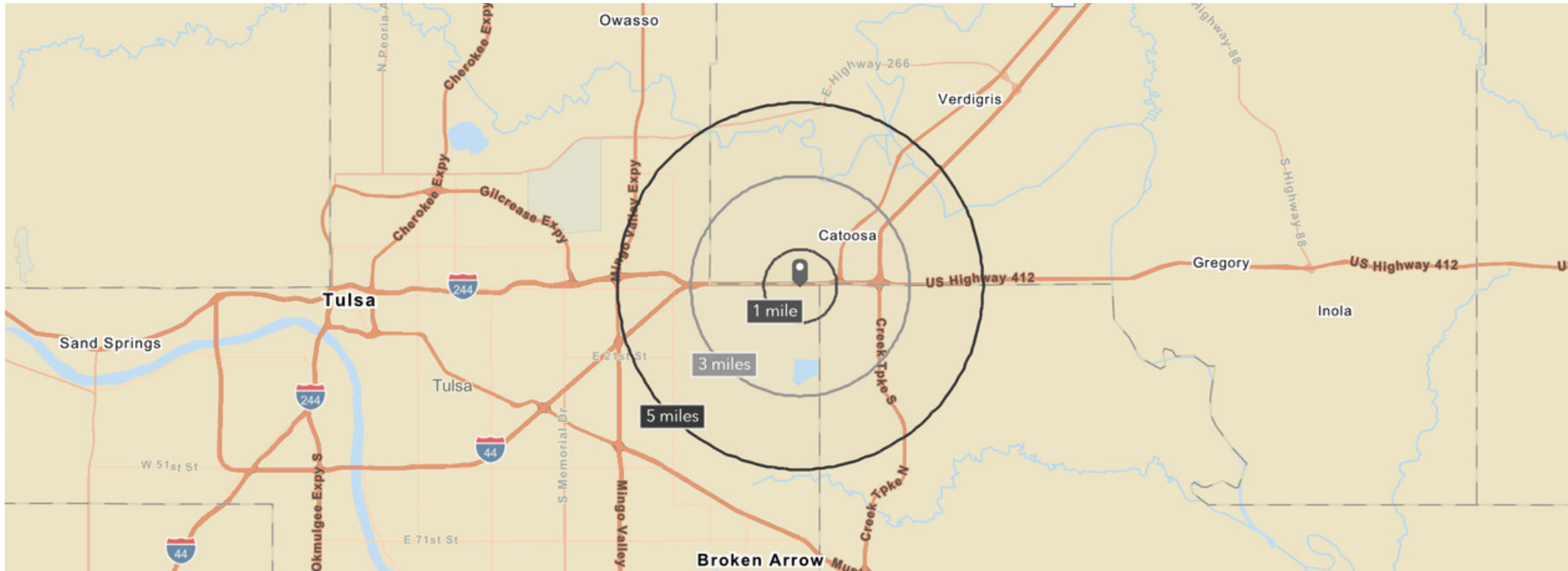
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2026 Demographics

1 Mile

3 Miles

5 Miles

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	2,845	10,939	69,138
Households	1,064	4,203	24,840
Median Household Income	\$70,286	\$76,129	\$76,678
Average Household Income	\$89,217	\$94,204	\$95,273

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