

Tulsa Industrial For Sale

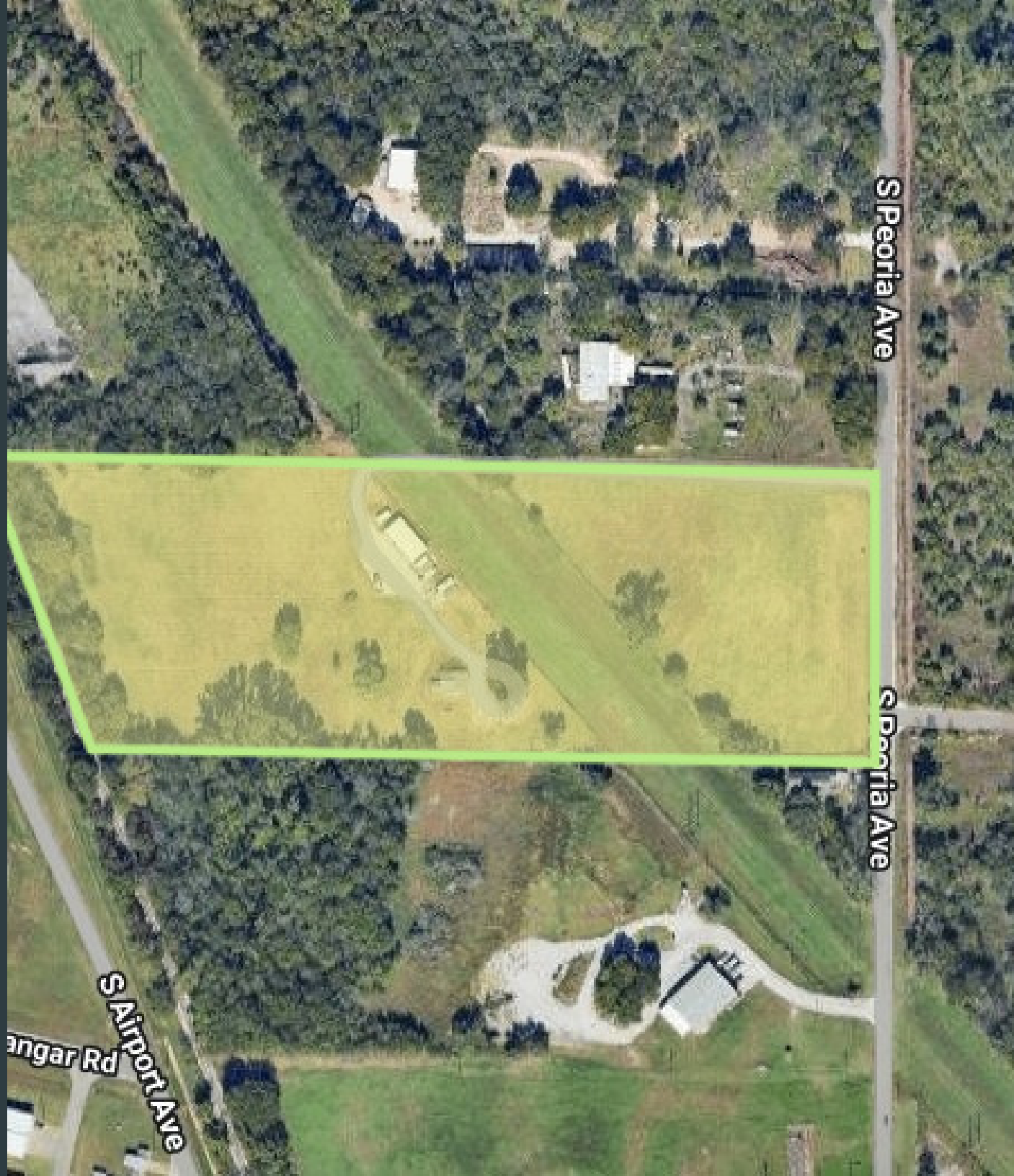
8340 S Peoria Ave
Tulsa, OK 74132

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Property Summary



Property Highlights

- ±10.78 Acres Total Land
- ±9.10 Acres Net Usable Area
- Gently sloping topography
- Access via South Peoria Avenue
- Water and electric available
- Development ready with clearing of existing structures

Offering Summary

Sale Price:	\$740,000
Lot Size:	11.7 Acres
Building Size:	2,985 SF

Property Description

8340 South Peoria Avenue presents a rare large-acreage land opportunity in South Tulsa positioned for future industrial development.

The property consists of approximately 10.78 acres (469,634 SF) located along the South Peoria corridor just north of Jenks. After accounting for right-of-way and flood control levy area, the property provides approximately 9.10 acres of usable land, offering significant development potential.

Currently zoned AG – Agricultural, the property's highest and best use is identified as industrial development upon successful zoning change.

The tract benefits from excellent regional connectivity to Tulsa's industrial and logistics infrastructure, including Highway 75, the Tulsa metro employment base, and nearby industrial corridors. The surrounding area continues to experience steady commercial and industrial growth with stable development activity and land values.

With strong site size, strategic location, and long-term development potential, the property represents an attractive opportunity for developers, owner-users, or investors seeking land in the expanding South Tulsa/Jenks growth corridor.

Industrial Development Potential

Appraisal analysis identifies industrial development as the highest and best use following zoning change, aligning with surrounding industrial activity.

Favorable Market Conditions

The surrounding submarket shows stable development activity, stable vacancy, and stable-to-increasing land values, supporting long-term development potential.

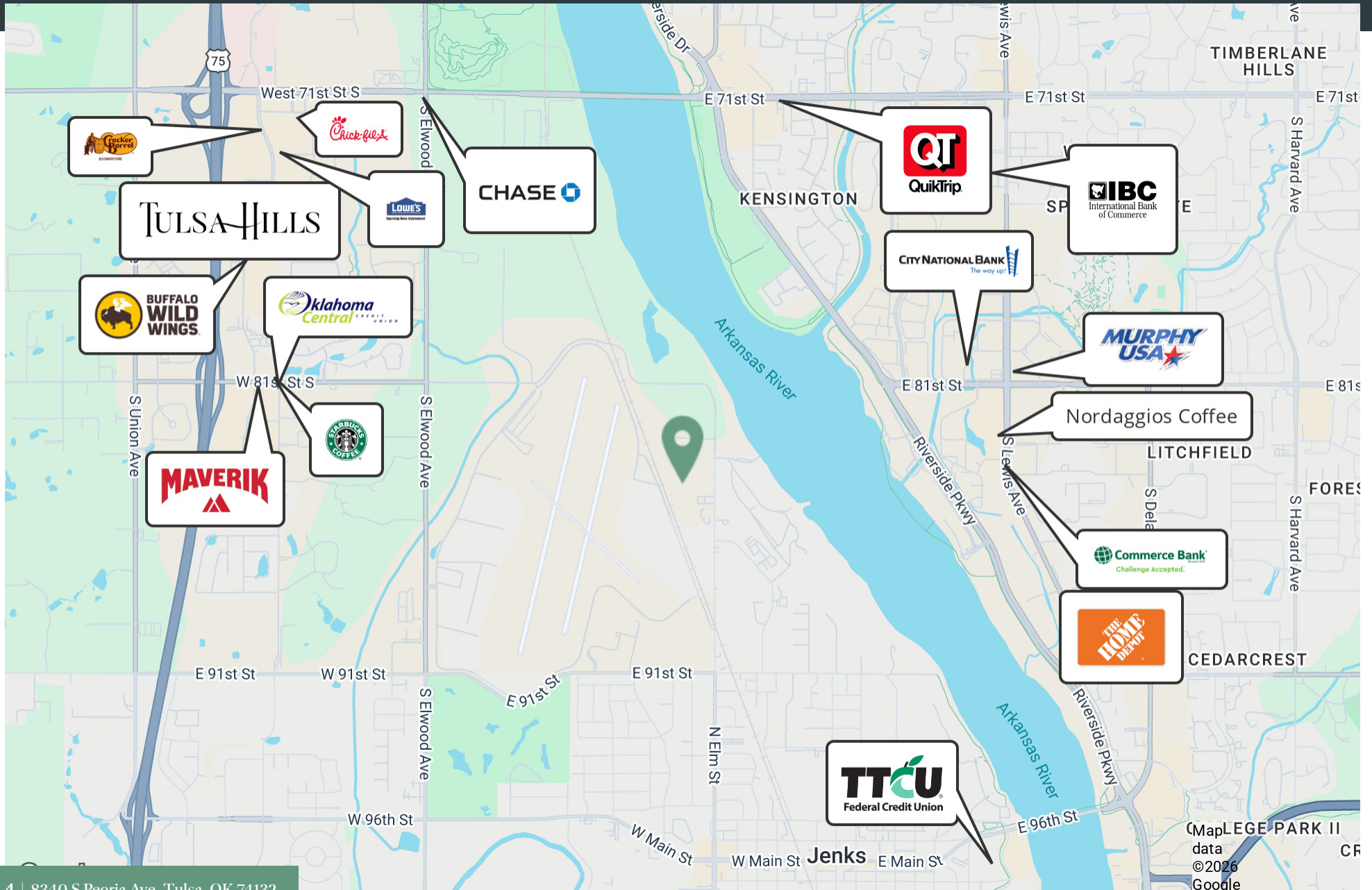
Existing improvements include a single-family residence (1,185 SF) and an older pole barn (approx. 1,800 SF) which are considered non-contributory and expected to be removed for redevelopment.

Flood Zone - Zone X (not in regulatory floodplain)

Additional Photos



Retailer Map

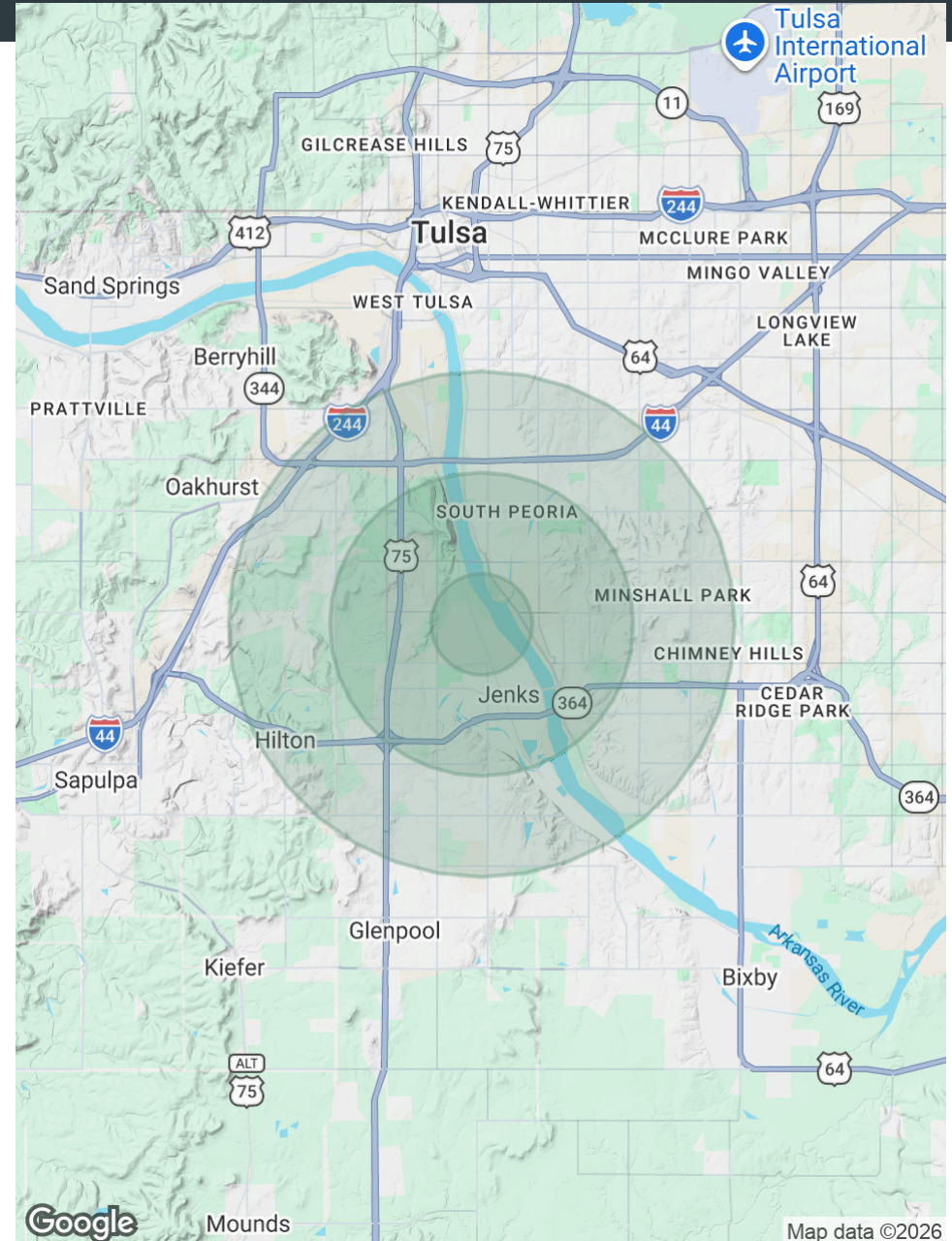


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,515	57,805	156,990
Average Age	32.2	36.3	38.9
Average Age (Male)	31.8	35.6	37.9
Average Age (Female)	32.6	37.1	40.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,328	24,350	66,006
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,871	\$91,539	\$113,003
Average House Value	\$288,336	\$287,807	\$324,267

2023 American Community Survey (ACS)



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