

# Property For Sale

22 South 193rd  
East Avenue,  
Catoosa, OK,  
74108

## Dick Alaback

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# Property Summary



## Property Description

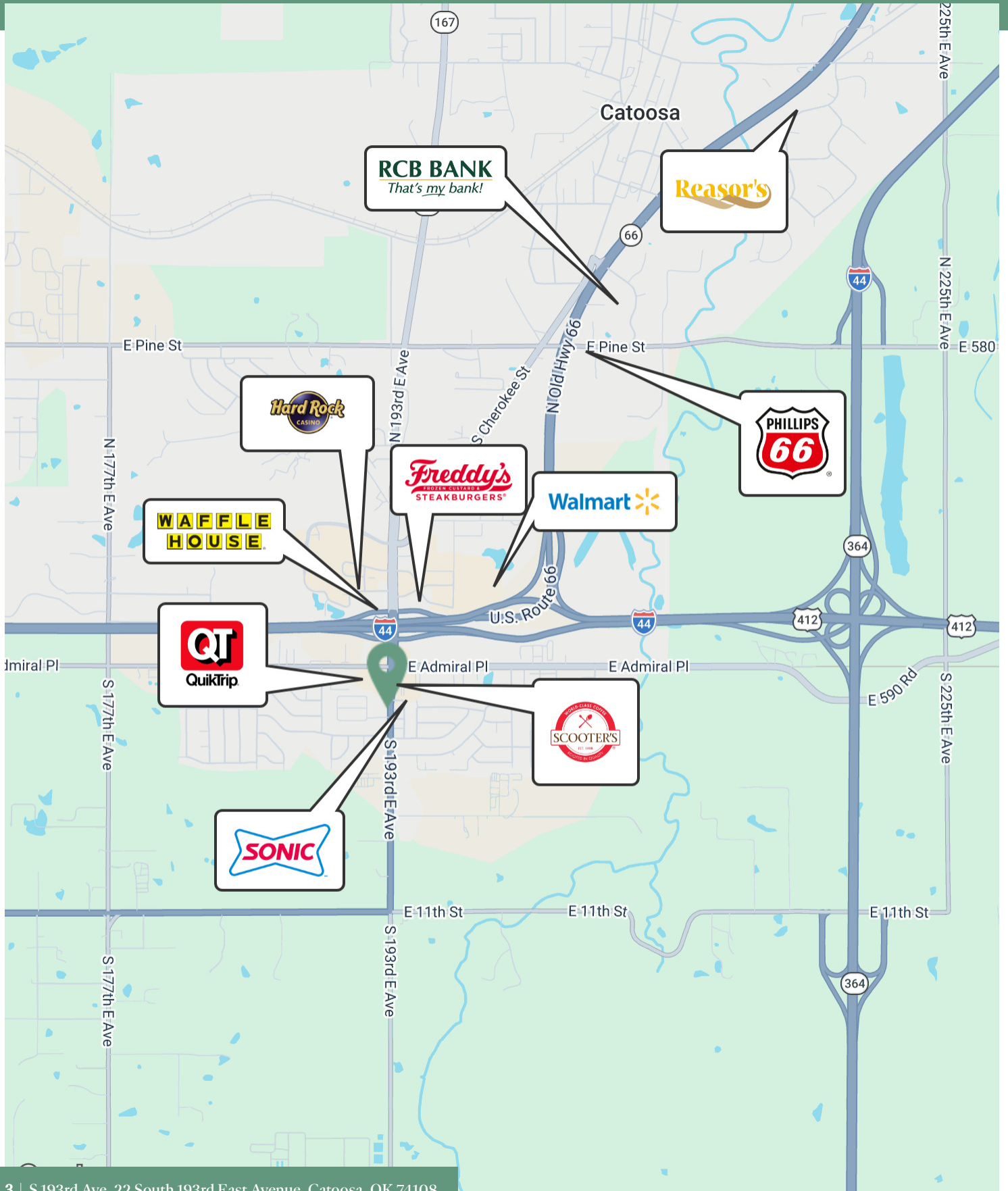
Located just off the I-44 exit in one of the fastest-growing commercial corridors in the Tulsa metro, this highly visible property offers a rare opportunity for an owner-user, investor, or redevelopment play in the heart of Catoosa. Surrounded by national retailers including Scooter's Coffee, QuikTrip, and Dollar Tree, the site benefits from strong traffic counts, excellent accessibility, and outstanding frontage near a major interstate interchange. The property consists of approximately 0.88 acres (38,298 SF) of land with an existing 6,966 SF building onsite, providing flexibility for a variety of retail, service, warehouse, automotive, or redevelopment uses. Its strategic positioning along County Line Road and immediate proximity to I-44 creates exceptional visibility and convenience for customers and tenants alike.

With continued commercial growth in the area and neighboring national brands driving consistent traffic, this property presents a compelling value at an asking price of \$395,000. Whether for investment, repositioning, or owner occupancy, this is an opportunity to secure a well-located commercial asset in a rapidly expanding trade area.

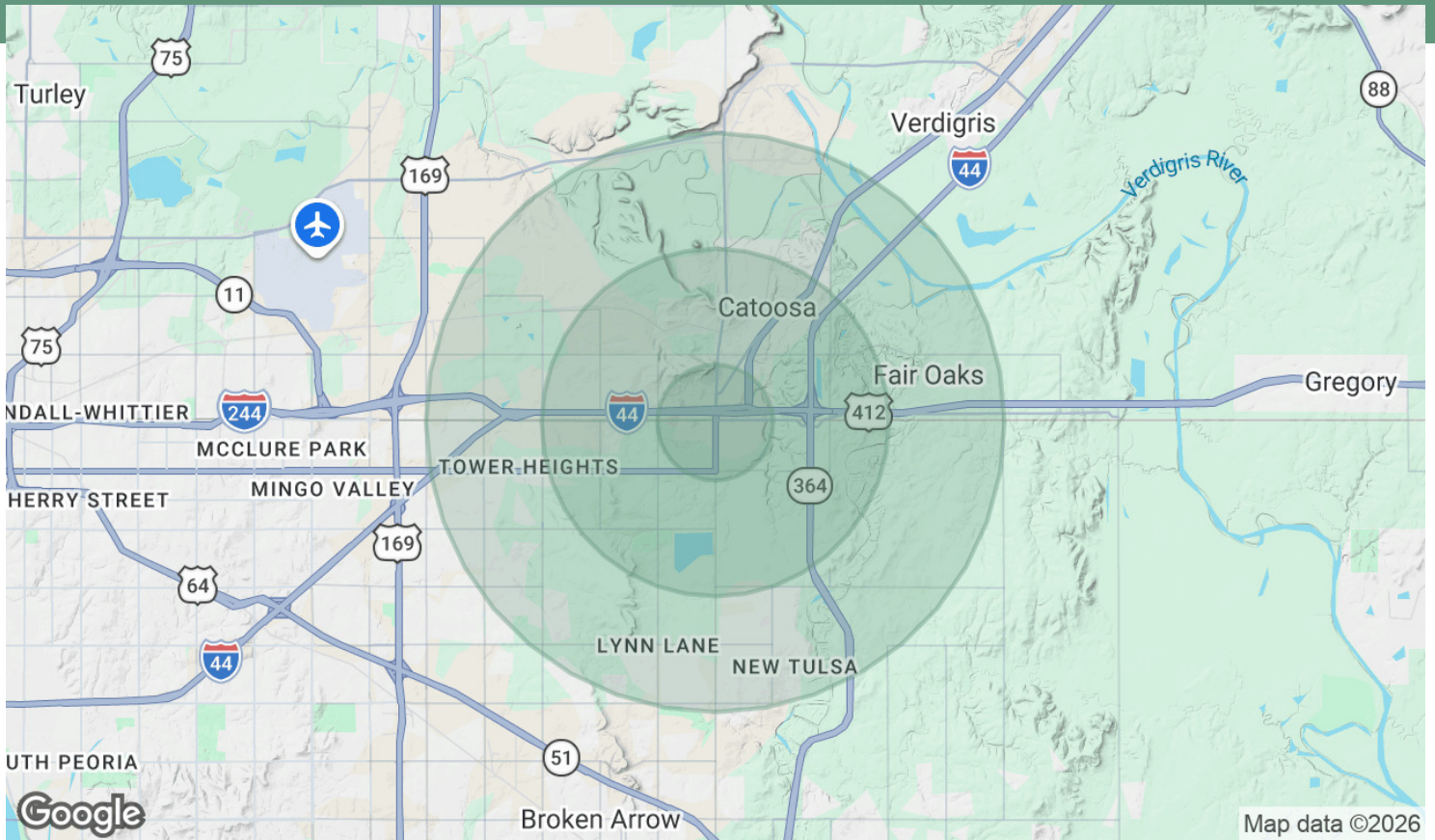
## Offering Summary

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$395,000   |
| <b>Lot Size:</b>   | 0.879 Acres |

# Location Map



# Demographics Map & Report



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 1,986  | 8,158   | 55,401  |
| Average Age          | 36.3   | 38.4    | 35.0    |
| Average Age (Male)   | 34.9   | 36.2    | 34.1    |
| Average Age (Female) | 36.4   | 38.9    | 36.0    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 822       | 3,106     | 19,617    |
| # of Persons per HH | 2.4       | 2.6       | 2.8       |
| Average HH Income   | \$80,894  | \$84,052  | \$90,235  |
| Average House Value | \$131,007 | \$174,153 | \$205,231 |

2023 American Community Survey (ACS)

# Contact

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