Lenapah St | Skiatook | 4 Acres

167 North Lenapah Avenue, Skiatook, OK

OFFERING MEMORANDUM

SVN
OAK REALTY ADVISORS

TABLE OF CONTENTS

SUBMISSIONS

OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied with the purchasers' qualifications to close the transactions.

Dakota Owen| Commercial Advisor
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DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with "target housing" regulation for multifamily housing constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

EXECUTIVE SUMMARY

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SVN Oak Realty Advisors is pleased to present the exclusive offering of a prime 4-acre development site located off Lenapah Avenue in Skiatook, Oklahoma. Positioned right north of United Spaces Storage and featuring excellent access and visibility along the thriving Highway 20 corridor (~15,000 VPD), this level, raw land parcel is uniquely primed for a variety of future projects. Currently zoned Agricultural (AG), the motivated seller is fully open to rezoning the land under contract to accommodate the buyer's proposed purpose, with local municipal dynamics heavily favoring streamlined approval processes.

The property represents a timely investment opportunity to capitalize on Skiatook's strong macroeconomic demand drivers. The town is experiencing steady growth, with a population pushing toward 9,000+, yet it suffers from a significant statewide and localized deficit in affordable housing and multifamily inventory. Consequently, this parcel serves as an ideal canvas for a small-scale multifamily development, traditional small residential neighborhood, or strategic commercial/retail footprint to easily capture strong demand from local residents, commuters, and nearby lake enthusiasts.

Priced attractively at $479,000 ($2.75 per SF), the transaction parameters are highly accommodative, with the owner open to structuring flexible seller financing for a portion of the deal. Feasible rezoning targets include Commercial (C-1/C-2) or Residential (R-3) to comfortably clear the path for projects ranging from storefront retail and restaurants to senior housing or traditional apartment layouts. Surrounded by robust utility off-sites—including electricity, gas, water, and sewer—this development-ready opportunity allows investors to fill a critical market gap while maximizing value in a rapidly expanding submarket.

$479,000
PURCHASE PRICE

4.00 AC
LOT SIZE

$2.75
PRICE / SF

PROPERTY DETAILS

Property Details	
Name of the Property	Lenapah St - Prime 4+/- Acre Development Opp.
Address	167 North Lenapah Avenue, Skiatook, OK 74070
Purchase Price	$479,000
Zoning	AG (Rezoning to C-1/C-2 or R-3 Easily Feasible)
Total Land Area	4.00 AC (174,240 SF)
Price / SF	$2.75
Parcels	570025786, 570025802
Topography	Level
On-Sites	Raw land
Proposed Use	Apartment Units, Apartment Units - Condo, Apartment Units - Dorms, Apartment Units - Senior, Apartment Units - Subsidized, Commercial, Department Store, Fast Food, MultiFamily, Restaurant, Retail, Single Family Development, Storefront Retail/Residential, Storefront, Storefront Retail/Office, Strip Center, Trailer/Camper Park
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning Description	Zoned AG, ideal for interim use. Rezoning to Commercial (C-1/C-2) or Residential (R-3) feasible. Near Hwy 20, supports multifamily, retail, or church.

PROPERTY HIGHLIGHTS

FLEXIBLE ZONING

Currently zoned Agricultural (AG), the property represents an ideal canvas for interim use. The motivated seller is cooperative and prepared to rezone the tract under contract to suit a buyer's proposed purpose, with local zoning dynamics heavily favoring streamlined residential or commercial transitions.

MASSIVE RENTAL DEMAND

Skiatook is experiencing solid population growth, yet the municipal submarket severely lacks dedicated multifamily developments and affordable rental options. This 4-acre site is uniquely positioned to fill a critical housing deficit, presenting a highly attractive canvas for future townhome or apartment projects.

HIGH TRAFFIC LOCATION

Strategically situated off Lenapah Road, the land sits immediately north of United Spaces Storage and directly off Oklahoma Highway 20. It enjoys outstanding regional visibility and access along Highway 20, which captures robust traffic counts of approximately 15,000 vehicles per day.

OWNER FINANCING

To lower the barrier to entry and maximize strategic opportunities for incoming developers, the owner is open to providing seller financing for a portion of the transaction. This flexible structuring makes the $479,000 purchase price highly accessible.

DEVELOPMENT READY

Featuring flat, level topography, this raw land parcel presents a clean and appealing foundation for seamless site engineering and design. Development potential is highly supported by extensive off-site utilities nearby, including water, sewer, gas, and electricity connections.

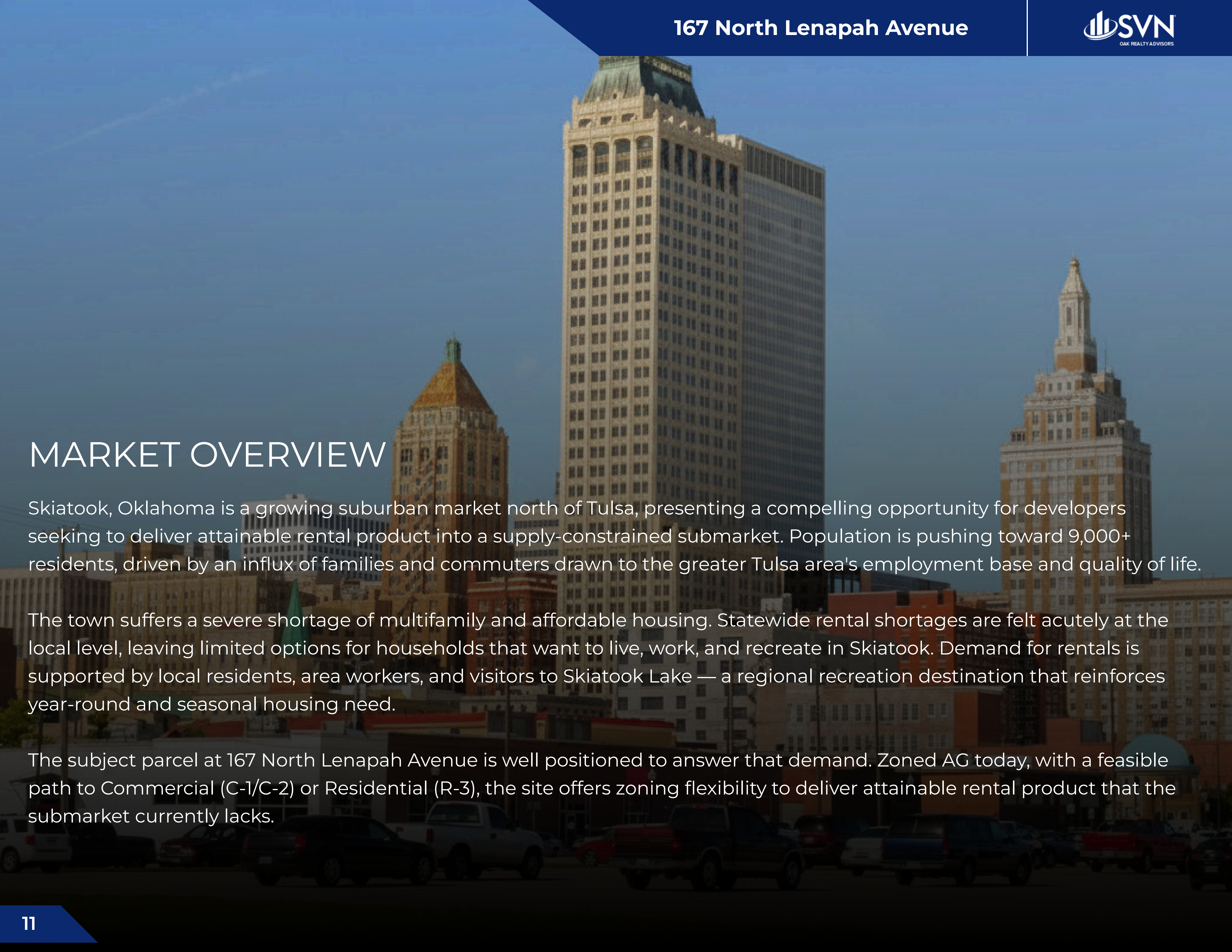
EXCELLENT DEMOGRAPHICS

The surrounding submarket is characterized by an affluent household base, featuring an average household income exceeding $93,900 within a 1-mile radius. This strong economic profile offers developers a reliable, high-quality consumer and tenant base.


167
NORTH LENAPAH AVENUE
SKIATOOK, OK
N3910
N Bighorn St
rier Dr


ATOOK
TULSA
UNITEDSPACES
STORAGE
4 ACRES

MARKET OVERVIEW



MARKET OVERVIEW

Skiatook, Oklahoma is a growing suburban market north of Tulsa, presenting a compelling opportunity for developers seeking to deliver attainable rental product into a supply-constrained submarket. Population is pushing toward 9,000+ residents, driven by an influx of families and commuters drawn to the greater Tulsa area's employment base and quality of life.

The town suffers a severe shortage of multifamily and affordable housing. Statewide rental shortages are felt acutely at the local level, leaving limited options for households that want to live, work, and recreate in Skiatook. Demand for rentals is supported by local residents, area workers, and visitors to Skiatook Lake — a regional recreation destination that reinforces year-round and seasonal housing need.

The subject parcel at 167 North Lenapah Avenue is well positioned to answer that demand. Zoned AG today, with a feasible path to Commercial (C-1/C-2) or Residential (R-3), the site offers zoning flexibility to deliver attainable rental product that the submarket currently lacks.

MARKET HIGHLIGHTS

PROXIMITY TO EMPLOYMENT HUB

Skiatook is strategically located just north of Tulsa, offering seamless access to major metro employers. Residents benefit from an easy commute to major employment centers, including the Tulsa International Airport hub and regional aerospace facilities.

EASY ACCESS TO TRANSPORTATION

The property is exceptionally well-connected through State Highway 20, linking directly to US Highway 75 and the broader Tulsa network. Tulsa International Airport sits just a convenient 31-minute drive away.

EXPANDING LOCAL EMPLOYERS

The local economy is anchored by a stable, expanding footprint of retail, school district, and municipal employers. Nearby commercial drivers, including a local Walmart, support solid job growth and community stability.

GROWING LOCAL POPULATION

Skiatook is experiencing consistent, steady population growth, with the current community pushing toward 9,000+ residents. The area continues to see a sustained influx of commuters and families attracted to its high quality of life.

SAFE, COMMUNITY-ORIENTED LIVING

Known for its close-knit municipal feel, Skiatook offers an exceptionally secure and peaceful suburban lifestyle. The town's low-stress environment and abundant outdoor recreation near Skiatook Lake make it highly desirable for families.

GREAT SCHOOL QUALITY

The property is served by the Skiatook Public School District, which is highly regarded for its academic programs. The local schools are recognized for their strong commitment to student performance, safety, and community involvement.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2026 Population	314	5,850	11,200
2031 Population	335	6,100	11,650
Pop Growth 2026-2031	6.70%	4.30%	4.00%
2026 Average Age	44	41	39
Households			
2026 Households	124	2,240	4,250
2031 Households	132	2,335	4,420
Household Growth 2026-2031	6.50%	4.20%	4.00%
Median Household Income	$78,450	$71,200	$68,900
Average Household Size	2.5	2.6	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	$295,231	$245,500	$228,400
Median Year Built	1998	1994	1991

MAJOR EMPLOYERS

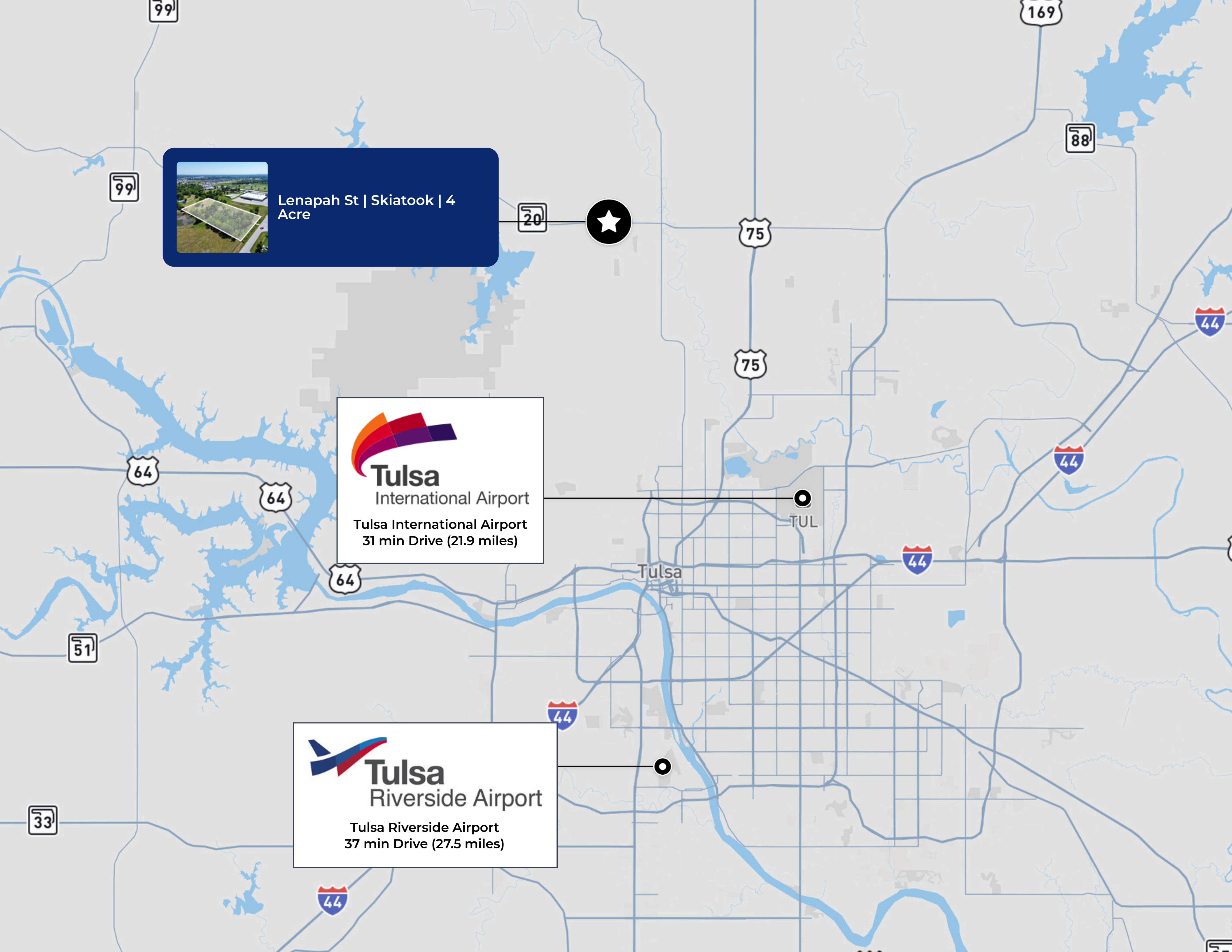
The property is strategically positioned to benefit from the Tulsa metropolitan area's diverse and resilient employment landscape. The local economy is anchored by a formidable presence in non-cyclical sectors such as healthcare, led by major institutions like Saint Francis Hospital and Ascension St. John Medical Center, which provide a stable employment base.

This stability is complemented by a significant concentration in the high-wage aerospace and advanced manufacturing industries, with key employers including Spirit AeroSystems and the American Airlines maintenance base. The recent addition of major logistics and distribution centers, such as the Amazon TUL2 facility, further diversifies the economic ecosystem and signals sustained growth. This powerful mix of established and emerging industries underpins long-term housing demand, ensuring a consistent and qualified tenant pool for assets in the surrounding submarkets.

Employer	Industry	Employees	Distance
Saint Francis Hospital	Healthcare	7,000	30.2 mi
American Airlines Tech Ops	Aviation & Aerospace	5,000	21.5 mi
Ascension St. John Medical Center	Healthcare	3,000	24.0 mi
Hillcrest Medical Center	Healthcare	2,000	23.7 mi
Amazon Fulfillment Center TUL2	Logistics	1,500	22.3 mi
Spirit AeroSystems	Aerospace	1,500	21.6 mi

EMPLOYERS MAP

AMENITIES MAP



Lenapah St | Skiatook | 4 Acre
Tulsa International Airport
Tulsa International Airport
31 min Drive (21.9 miles)
Tulsa Riverside Airport
Tulsa Riverside Airport
37 min Drive (27.5 miles)
TUL
Tulsa
99
20
75
169
88
64
44
51
33

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