

PRIME TULSA LOCATION & LOTS

Property contact:
Tony Isler
918-332-9923
tony@islerco.com
91elwood.com

Pad ready lots
Zoned CG - City of Tulsa
Will divide
Purchase / Build-to-Suit



91ELWOOD.COM

918-332-9923

Property contact:

Tony Isler
918-332-9923
918-232-5281
tony@islerco.com
91elwood.com

Legend

Jenks NW
Elementary
K-4 = 1000+

Titan Sports Complex

Riverside Airport

- RVS is home to 350 employees
- Takeoffs / landings totaled 199,880 in 2018
- RVS is the busiest airport in the state
- Top 60 busiest airports in the nation
- Six flight schools
- Over 500 aircraft based at RVS

Through traffic on
Maybelle Ave.

Jenks West
Intermediate
5-6 = 1000+

Miller
Swim School

28,000 AADT
at signalized
intersection

Tulsa Tech
Center

Jenks West
Elementary
K-4 = 2000

South Lakes
Golf Course

Jenks
High School
3,500+

Scheels Sports Complex

Google Earth

2000 ft





Google Earth

Image © 2025 Airbus
Image Landsat / Copernicus

3000 ft



91st & Elwood – Trade Area Demographics (2024)
Site Plan Demographic Summary | Tulsa, OK 74132

SITE OVERVIEW

Location: **NWC of 91st and Elwood Avenue**

Traffic Access: Direct access to Highway 75, and quick connection to Creek Turnpike and Tulsa Hills.

Use Potential: Fuel + C-Store, Car Wash, QSR, Multi-Tenant Retail, Medical, Professional Office

1 Mile Radius

Population: 2,781

Households: 1,071

Median HH Income: \$84,979

Median Home Value: \$268,326

3 Mile Radius

Population: 49,727

Households: 20,483

Median HH Income: \$56,203

Median Home Value: \$241,990

5 Mile Radius

Population: 129,953

Households: 54,322

Median HH Income: \$61,832

Median Home Value: \$254,210

91st and Elwood intersection:

- 2024 Average Annual Daily Traffic (AADT) Count 28,000 vehicles
- Oklahoma's Busiest airport
- South Lakes GC
- Tulsa Tech Campus
- Border between Tulsa and Jenks

GROWTH + CONSUMER PROFILE

Population Growth ('24 → '29): +3.0% to +3.5% across all radii

Average Age: 36–39

Vehicles per Household: 2.0

Housing Stock: 1981–2001

KEY TAKEAWAYS FOR SITE PLANNING

- Strong incomes within 1 mile enable premium fuel & retail concepts.
- Expanding rooftops south/east support multi-tenant retail & service bays.
- Excellent ingress/egress allows flexible site design.
- 5-mile radius provides strong population depth for daily-needs retail.



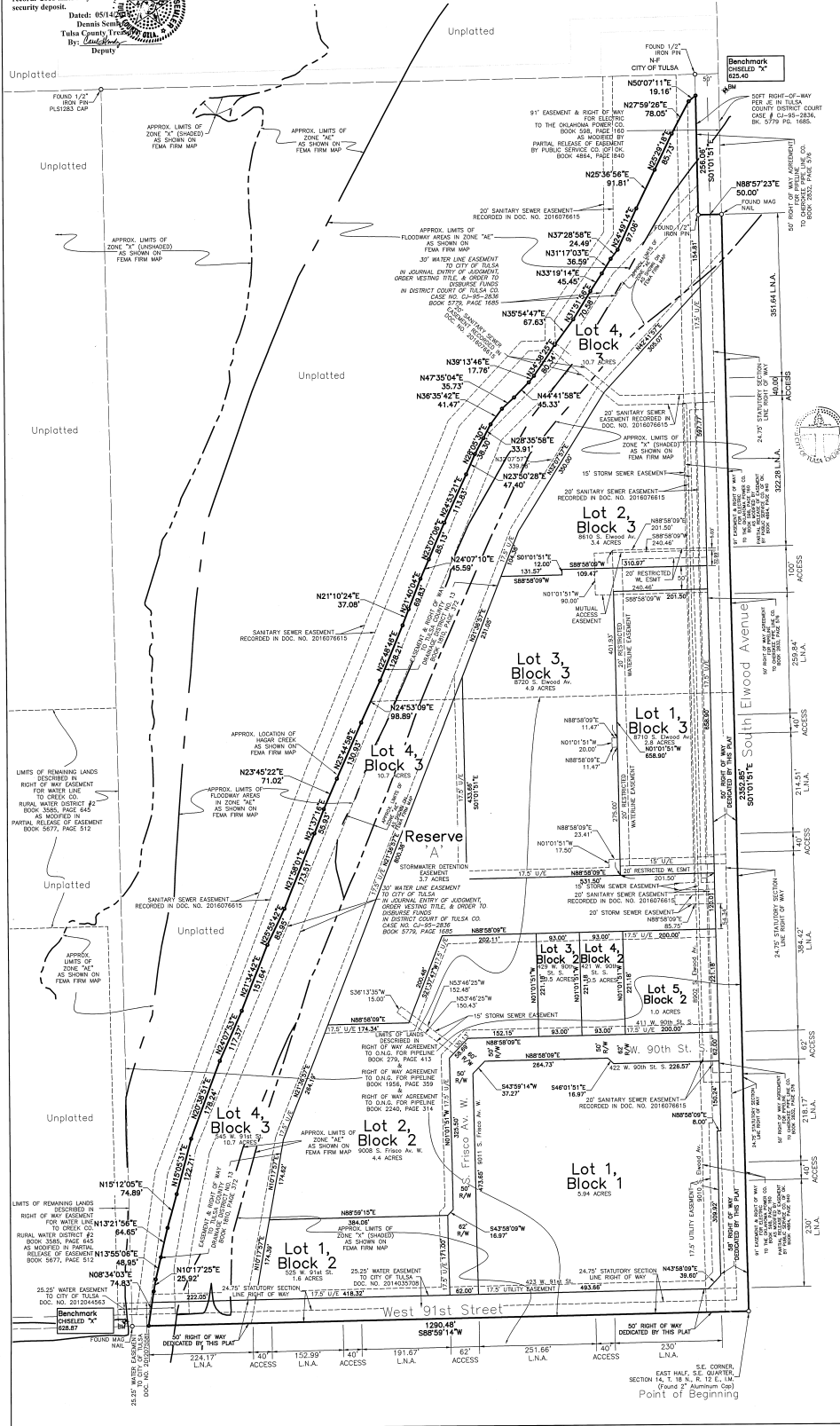
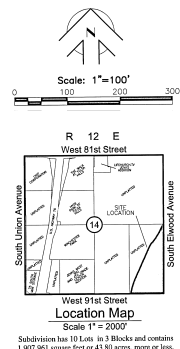
91st & Elwood

A Part of The East Half of the Southeast Quarter (E/2 SE/4) of Section Fourteen (14), Township
Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian,
City of Tulsa, Tulsa County, State of Oklahoma.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$50,000.00 per trust receipt was issued to be applied to 2018 taxes. This certificate is NOT to be construed as payment of 2018 taxes and is given in order that this plat may be recorded. 2018 taxes may exceed the amount of security deposit.

Dated: 05/14/2018
Deanna Semel
Tulsa County, Oklahoma
By: *Deanna Semel*
Deputy



FINAL PLAT ENDORSEMENT OF APPROVAL
Tulsa Metropolitan Area Planning Commission
Approval Date: **APR 18 2018**
Susan Miller
TMAPC/MCOG
CITY ENGINEER
Council of the City of Tulsa, Oklahoma
Approval Date: *[Signature]*
CHAIRMAN
10/11/2003
[Signature]
MAYOR
Attest: *[Signature]*
CITY CLERK
[Signature]
CITY ATTORNEY

OWNER
ELWOOD PROPERTY, L.L.C.
1001 SOUTH YALE AVENUE
SUITE 200, TULSA, OKLAHOMA 74137
918-299-5544
brett@elwoodproperty.com

OWNER
MILLER SWIM SCHOOL PROPERTIES, L.L.C.
6415 SOUTH WINDY ROAD
TULSA, OKLAHOMA 74133

SURVEYOR
BENNETT SURVEYING, INC.
P.O. BOX 648
Chattanooga, TN 37457
Phone: (423) 476-7484
Fax: (423) 476-7485
Oklahoma SA #4652
Sophia Lane 208-2019
wcb@bennettsurveying.com

ENGINEER
WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC.
200 EAST MATTHEW BRUSH STREET
Tulsa, OK 74103
Phone: (918) 568-5528
Oklahoma SA #1600
Sophia Lane 208-2019
dpm@wallaceinc.com

BASIS OF BEARING
THE BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83-NORTH ZONE 5001) USING A BEARING OF 89°59'57" S 01°01'51" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14.

HORIZONTAL AND VERTICAL DATUM
THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GRS DATA (NAD83).

LEGEND
BM = BENCHMARK
L.N.A. = LIMITS OF NO ACCESS
R/W = RIGHT OF WAY
U/E = UTILITY EASEMENT
● = SET 3/4" IRON PIN WITH CAP

ADDRESS DISCLAIMER NOTE:
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LOCAL DESCRIPTION.

AVIGATION NOTICE
Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above this plat of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, over, across, adjacent to, above and in the vicinity of this plat of land. The lawful operation of aircraft is known to generate noise, vibration, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which result directly or indirectly from the operations of aircraft or the airport, now and in the future, including but not limited to, ground and flight operations of aircraft at, over, on or in the vicinity of the airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operation may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FARs), including but not limited to FAR Part 77, may limit the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said object.

91ST & ELWOOD
SHEET 1 OF 2
DATE OF PREPARATION: APRIL 17, 2018