

221 S MAIN STREET



CBRE



PROPERTY DESCRIPTION

- › 1.86± Acres*
- › Zoned IM - Moderate Industrial (Rezoning Possible)
- › 333' Frontage on E Morrow Rd
- › All Utilities to Site
- › Excellent Redevelopment Opportunity
- › Located on the NE Corner of S Main St & E Morrow Rd:
 - 5,270 VPD on S Main St
 - 10,383 VPD on E Morrow Rd
 - 36,464 VPD on Hwy 412

*Source: Assessor

SAND SPRINGS OVERVIEW

Incorporated in 1912, Sand Springs is located just 6 miles to the west of Tulsa and is home to nearly 20,000 residents. Located on Highway 412 and Highway 97, Sand Springs serves residents of West Tulsa, as well as residents to the west, north and south, encompassing the areas around Keystone Lake, Mannford and other smaller communities.

As part of its comprehensive economic development plan, the Sand Springs City Council distributed a city-wide survey to the residents in 2015. One of the questions posed to citizen in the survey revolved around which future developments are most important to the future of Sand Springs. Out of 2,393 responses, 541 respondents answered in favor of additional retail/restaurants, 383 responded with increased recreational activities, while 416 respondents cited hospitality and entertainment as the most important developments for Sand Springs.

Sand Springs has begun to transform its image from Industrial to Retail - which the City views as a strategic long-term development strategy. Accordingly, Sand Springs has attracted several regional and national retails as part of their economic plan including Starbucks, GameStop, RibCrib, IHOP, CVS, Holiday Inn Express and a host of others, with more on the way. Based on the current economic and social environment, the opportunity exists for this property to serve as a primary retail attraction for the Sand Springs community.

Additionally, due to Sand Springs proximity to downtown Tulsa, the opportunity exists to create an attraction that could draw residents of Tulsa to this area.



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