

# FOR SALE / LAND

Walnut Creek Office Park | 3126 ,3208, 3220 E. 81st Street South, Tulsa, OK, 74137

## Office & Commercial



### Lot Information

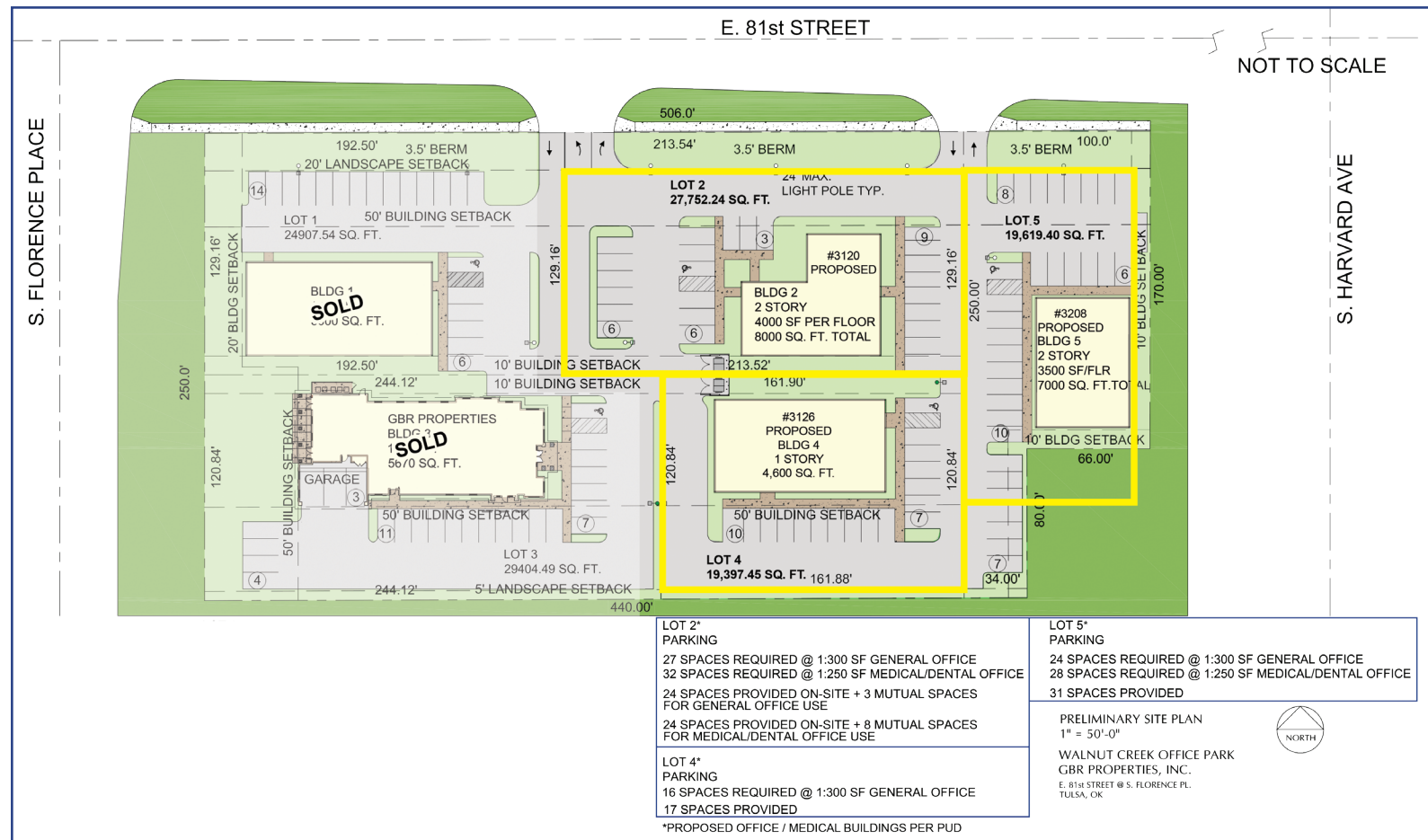
LOT	Land Area	Potential Bldg Size
2	27,752 SF	8,000 SF (2Story)
4	19,397 SF	4,600 SF
5	19,619 SF	7,000 SF (2Story)

### Lots Disposition

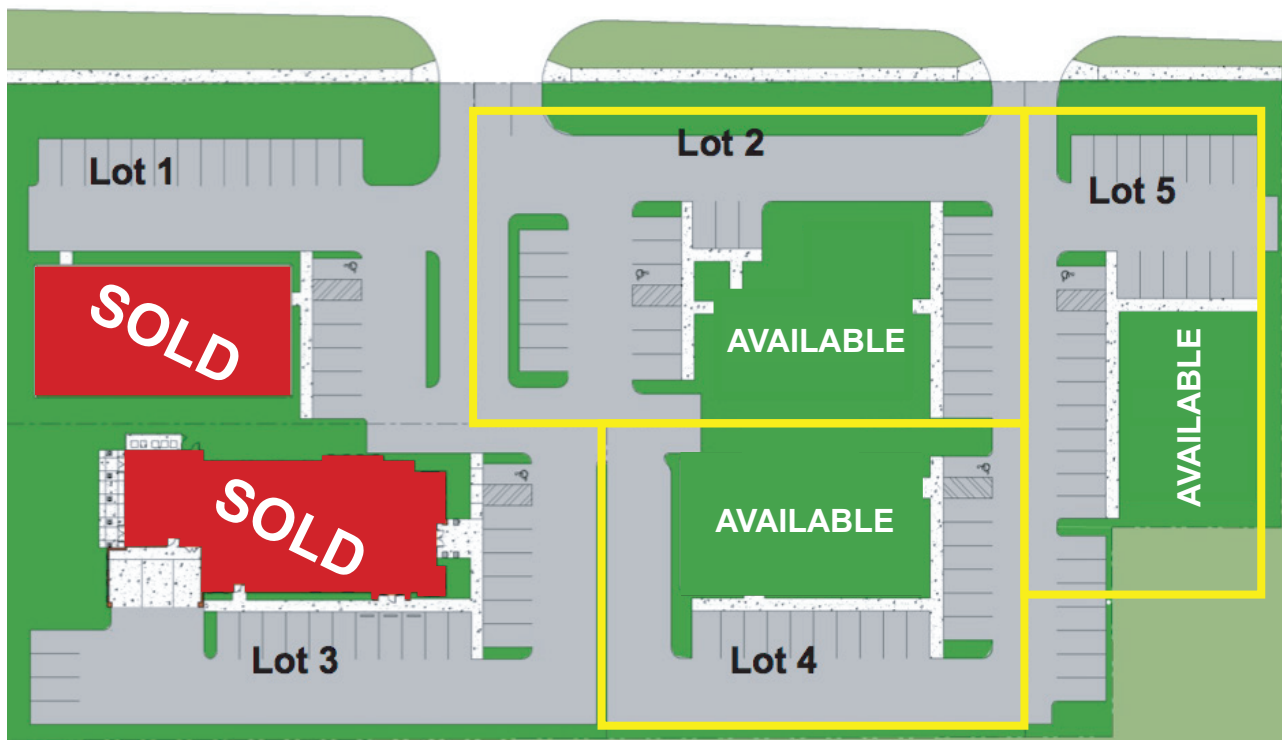
LOT	Price	\$ Per SF
2	\$277,000	\$10
4	\$175,000	\$9
5	\$196,000	\$10
All Lots	\$535,000	\$8

- Mutual access park and drive
- Owners Association
- PUD 651
- Permitted uses per PUD:
  - Lot 2 & 4: office, medical, dental
  - Lot 5: office, medical, dental, retail/restaurant, drive-in restaurant
- Use units: 10, 11, 12, 13, 14, 18, CS by special exception

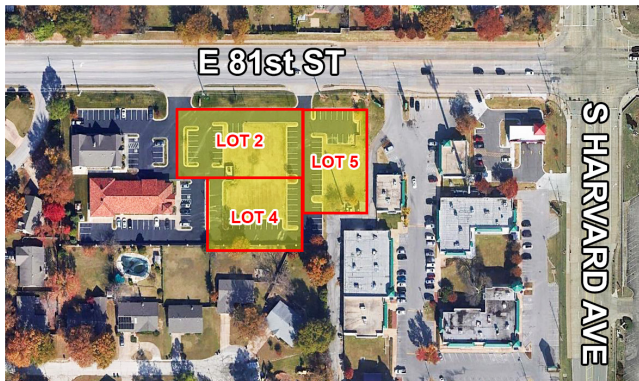
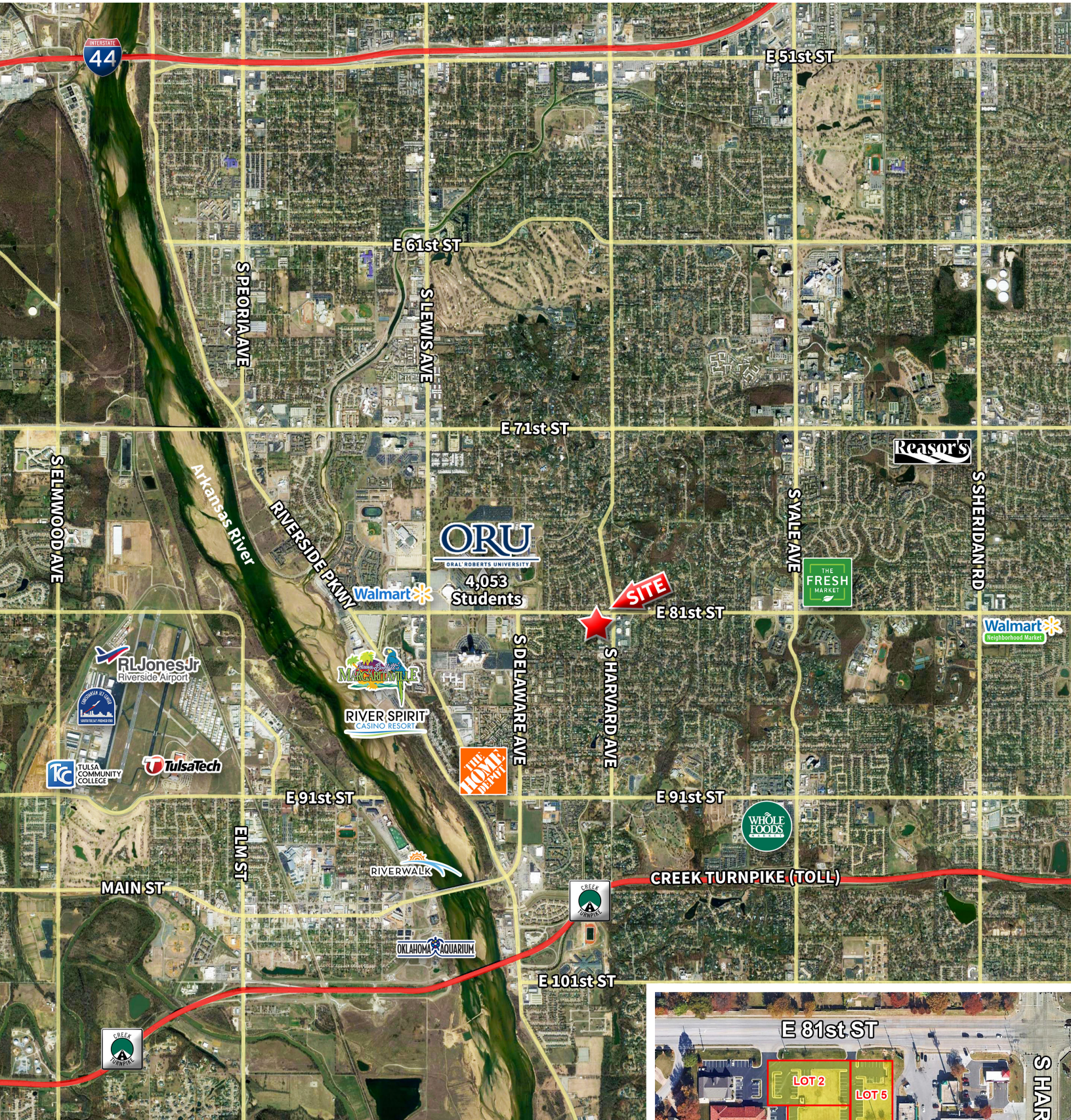
# SITE PLAN



## 81st Street









## DISCLAIMER

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All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs.

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