

6332 East Archer Street North

TULSA, OK



OFFERING MEMORANDUM

KW COMMERCIAL

2651 E. 21st Street, Ste. 100

Tulsa, OK 74114

PRESENTED BY:

JEREDITH DUVALL

Agent

O 918.712.2252

C 918.770.6117

jeredit@kw.com

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TULSA, OK

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6332 EAST ARCHER STREET NORTH

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE:	\$780,000
PRICE PER UNIT:	-
CAP RATE:	.0%
LOT SIZE:	1.37 Acres
BUILDING SIZE:	21,890 SF
GRADE LEVEL DOORS	4
DOCK HIGH DOORS:	0
CEILING HEIGHT:	22.0 FT
YEAR BUILT:	2005
RENOVATED:	2016
ZONING:	IL - Light Industrial
CROSS STREETS:	I-244 And Sheridan

PROPERTY OVERVIEW

Owner/Occupant Investment Opportunity. Three buildings with frontage on I-244 at Sheridan less than 2 miles from Tulsa International Airport. Includes leased rental property. Offered at 9.0% cap.

PROPERTY FEATURES

- Offering includes two industrial buildings, newly renovated apartment on second floor, and one residential property.
- Front industrial property has three OH drive-in doors with three lifts.
- Two reception rooms with built-in reception desk. Includes offices, coffee bar with sink and 2 restrooms. Built-in cabinets have inset tool drawers and pulley system on I-beam.
- Newly renovated apartment on second floor has separate entrance, full modern kitchen and bath, living room and bedroom with walk-in closet.
- Current tenants of industrial and residential are long time lessees.

Property Description



PROPERTY OVERVIEW

Owner/Occupant Investment Opportunity. Three buildings with frontage on I-244 at Sheridan less than 2 miles from Tulsa International Airport. Includes leased rental property. Offered at 9.0% cap.

LOCATION OVERVIEW

Located on SWC of I-244 and Sheridan less than 2 miles from Tulsa International Airport. Great visibility from I-244.



Property Details

PROPERTY NAME:	Archer Street
STREET ADDRESS:	6332 East Archer Street North
CITY, STATE, ZIP:	Tulsa, OK 74115
PROPERTY TYPE:	Industrial
APN:	
LOT SIZE:	1.37 AC
BUILDING CLASS:	
ZONING:	IL - Light Industrial
RAIL ACCESS:	N/A
PARKING SPACES:	
PARKING RATIO:	
BUILDING FRONTAGE:	
CROSS STREETS:	I-244 and Sheridan
YEAR BUILT:	2005
CONSTRUCTION TYPE:	
NUMBER OF STORIES:	2
FOUNDATION:	
WALLS:	
MEZZANINE:	
NUMBER OF UNITS:	
CEILINGS:	
POWER:	
HVAC:	
COLUMN SPACE:	
ELEVATORS:	



Complete Highlights

PROPERTY HIGHLIGHTS

-



Additional Photos



6332 EAST ARCHER STREET NORTH

LOCATION INFORMATION

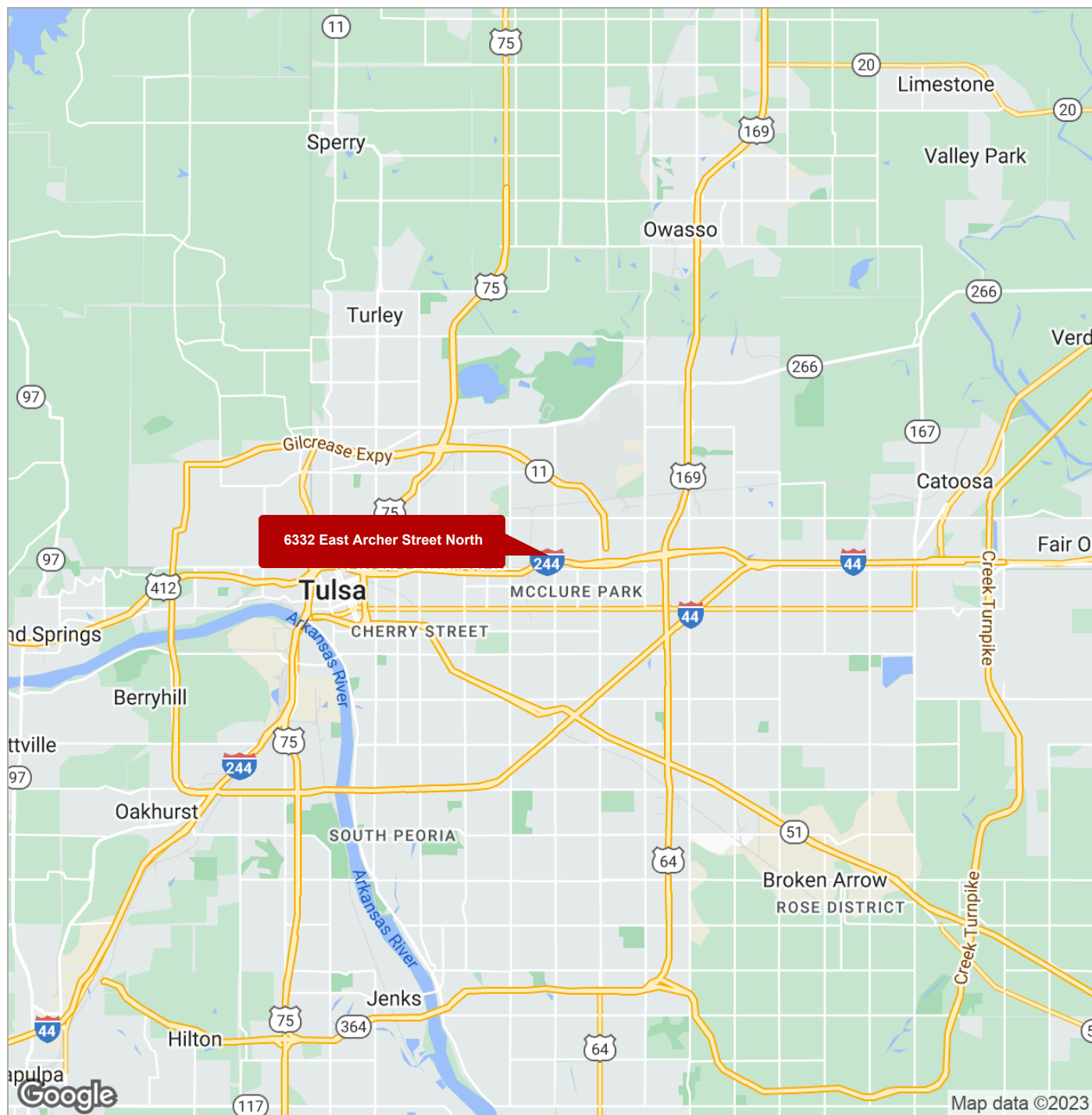
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REGIONAL MAP

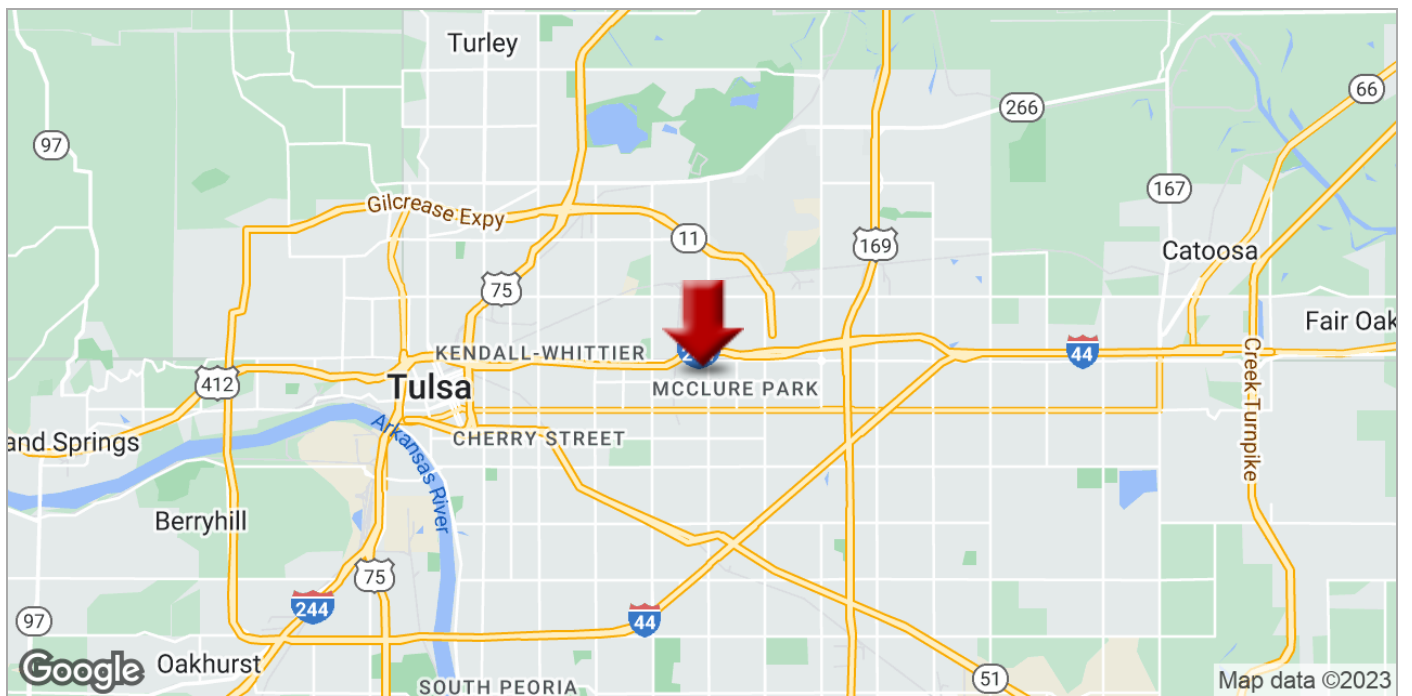
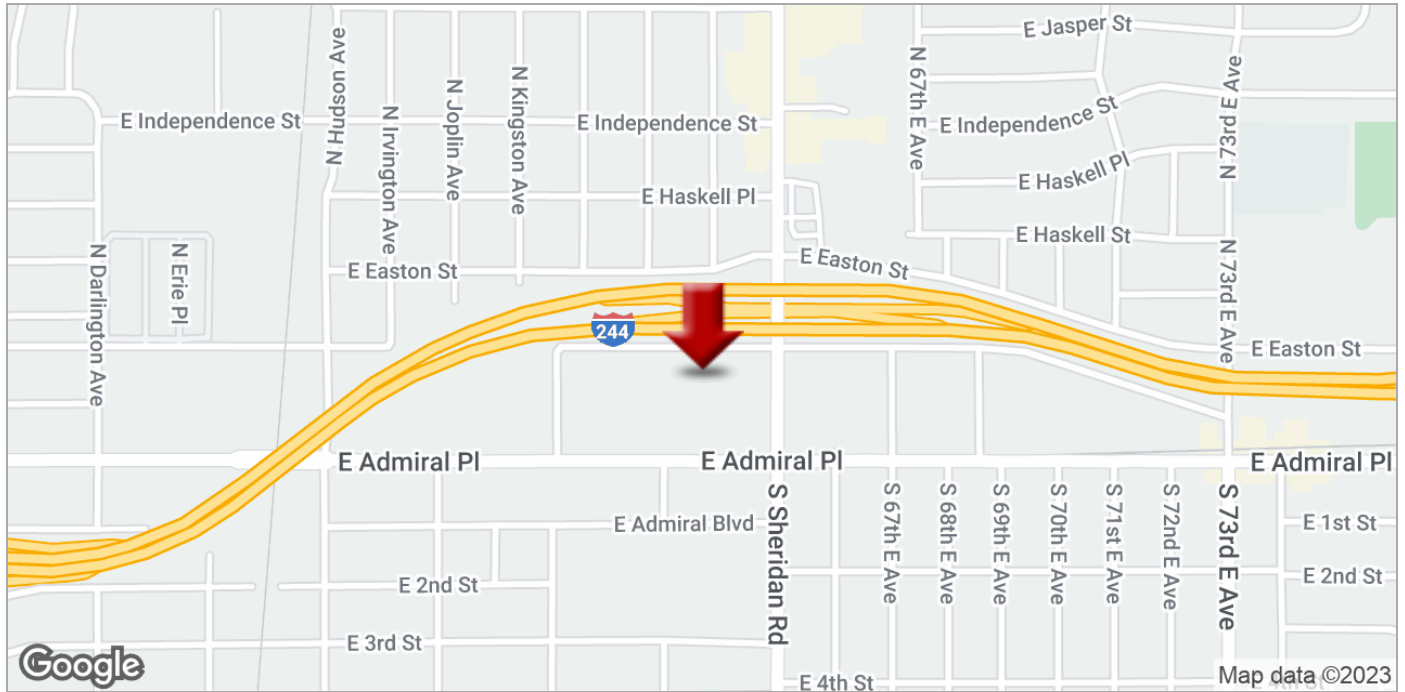
LOCATION MAPS

AERIAL MAP

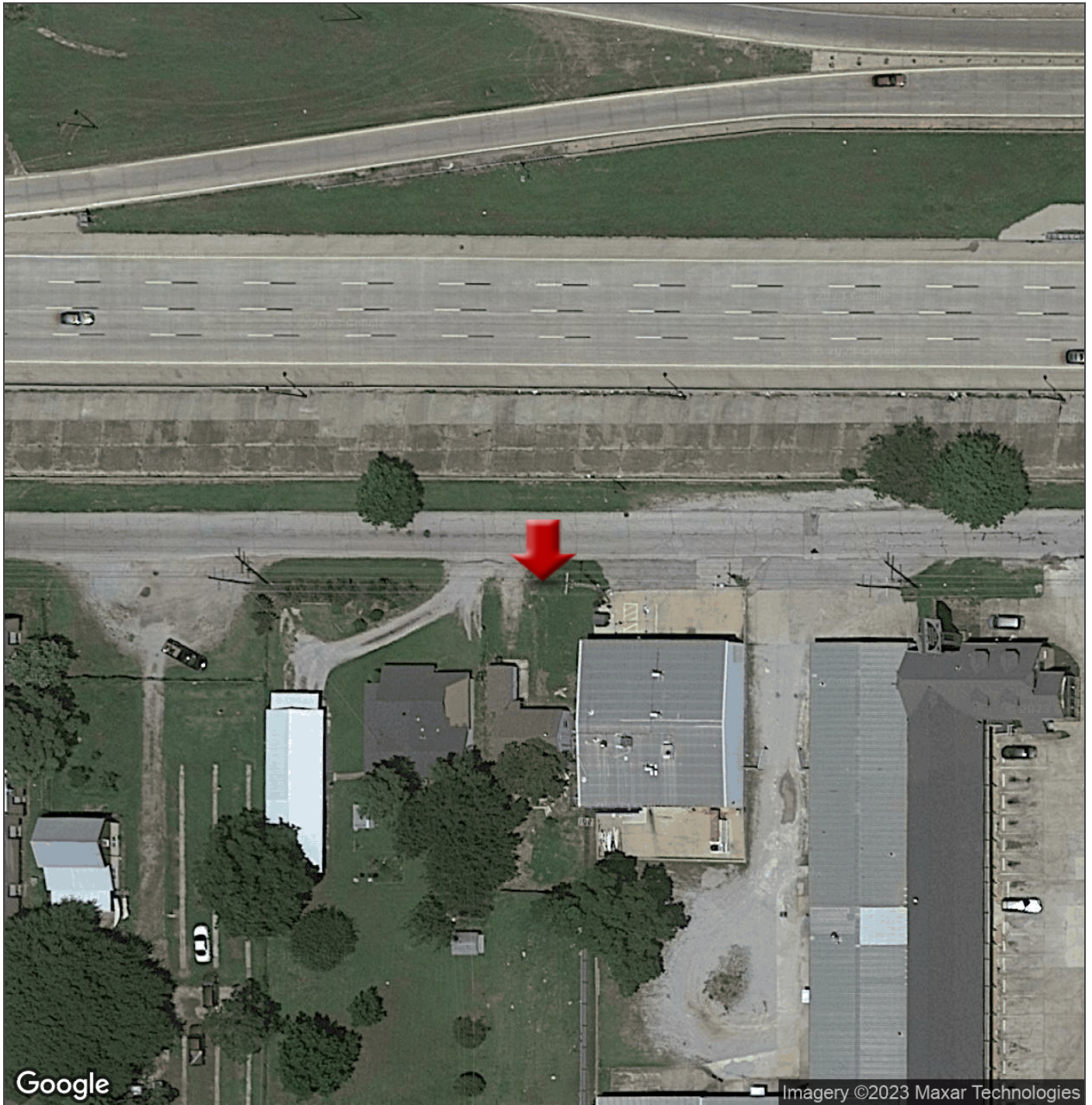
Regional Map



Location Maps



Aerial Map



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DEMOGRAPHICS

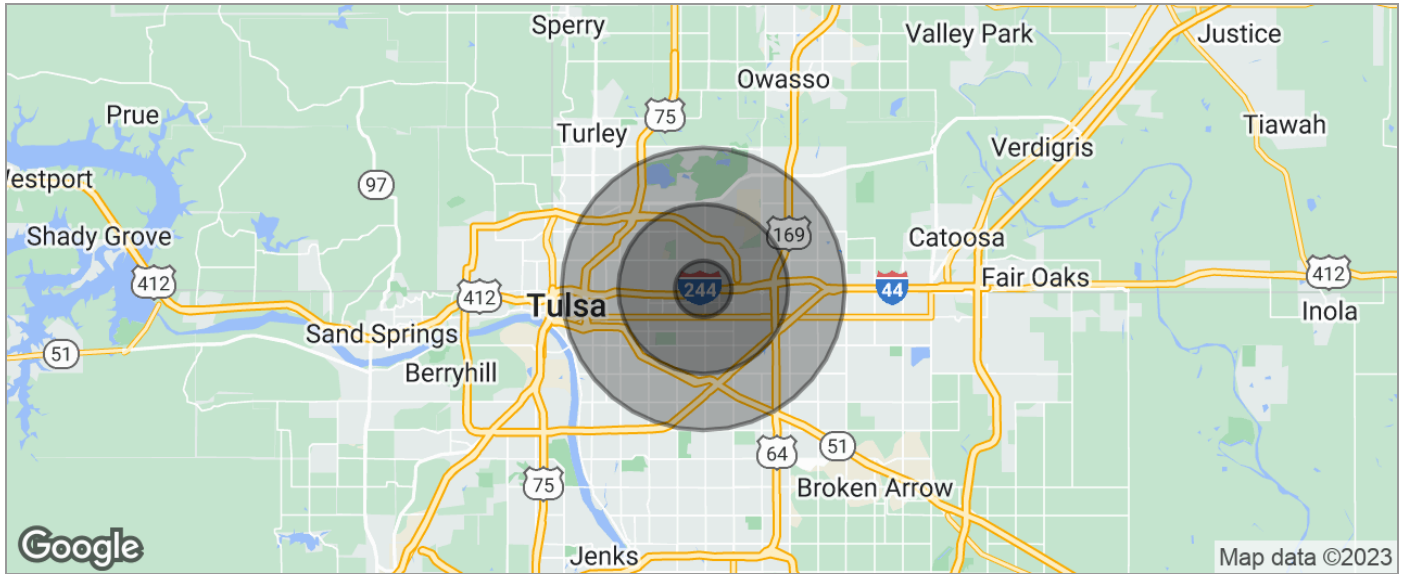
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DEMOGRAPHICS MAP

RETAILER MAP

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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,261	76,462	181,639
MEDIAN AGE	31.6	33.9	34.6
MEDIAN AGE (MALE)	29.9	32.5	32.8
MEDIAN AGE (FEMALE)	32.9	35.2	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,984	31,078	75,150
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$40,010	\$43,645	\$49,532
AVERAGE HOUSE VALUE	\$68,492	\$82,963	\$138,002
RACE	1 MILE	3 MILES	5 MILES
% WHITE	65.6%	67.3%	67.5%
% BLACK	9.8%	11.5%	12.9%
% ASIAN	0.2%	0.7%	1.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	5.9%	5.7%	5.4%
% OTHER	10.7%	7.9%	7.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	27.4%	19.1%	18.4%

* Demographic data derived from 2020 ACS - US Census

Retailer Map



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