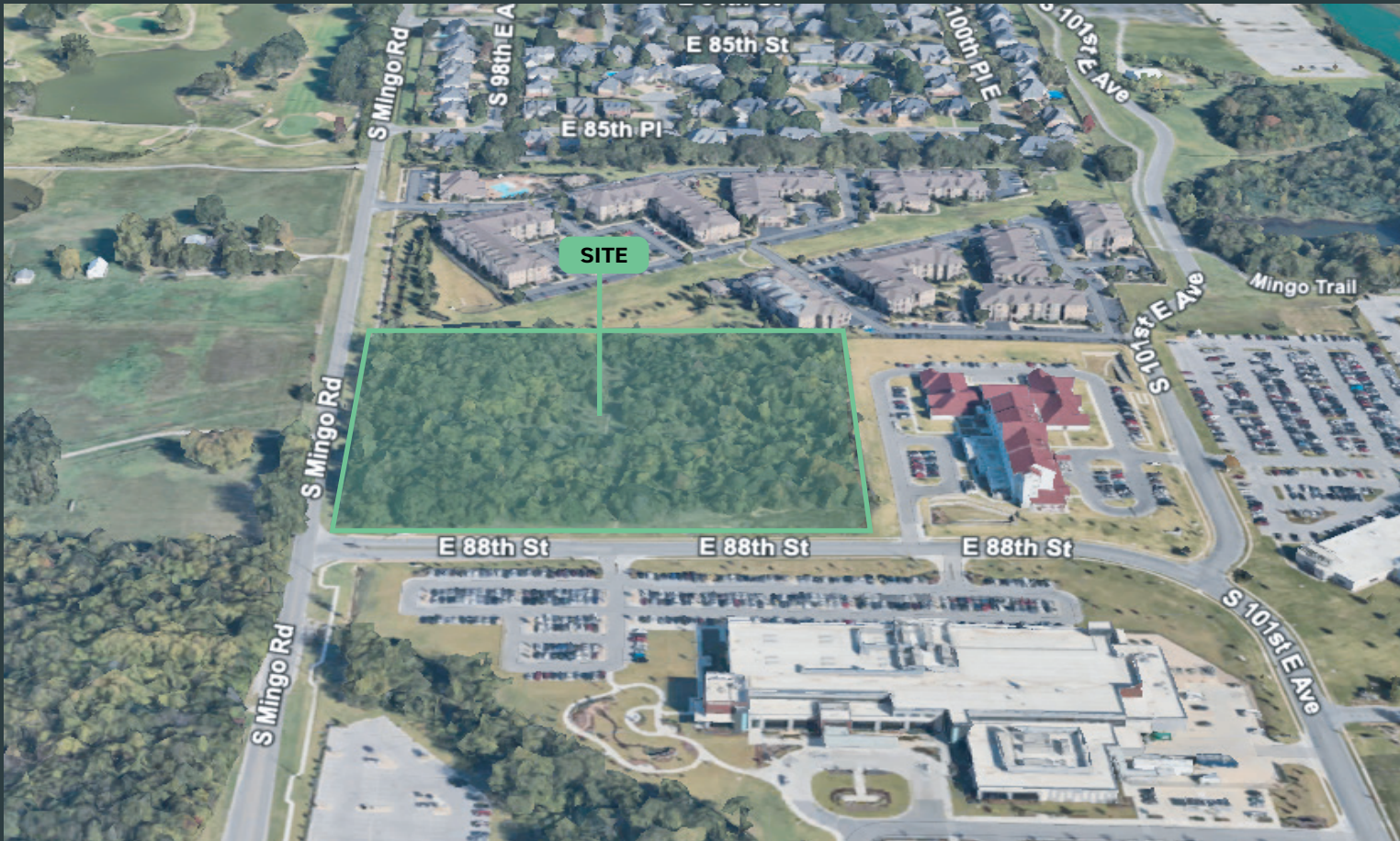


MCGRAW COMMERCIAL PROPERTIES PRESENTS

MEDICAL | INSTITUTIONAL | CAMPUS SITE FOR SALE

8.56 Acres



88th & Mingo,
Tulsa, OK 74133

MCP

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TABLE OF CONTENTS

04

Executive Summary

05

Property Overview

07

Demographics

09

Investment Summary

14

Regional Overview

16

Confidentiality and
Statement of Disclaimer

EXECUTIVE SUMMARY

THE OFFERING

McGraw Commercial Properties is pleased to present the exclusive offering of approximately ±8.56 acres located at the intersection of Mingo Road and East 88th Street in South Tulsa.

Situated within one of Tulsa's most established and rapidly growing corridors, this fully entitled, campus-scale development site presents a rare opportunity for single-user or institutional ownership. The property is ideally suited for:

- **Healthcare systems**
- **Corporate headquarters**
- **Government agencies**
- **Institutional users seeking long-term real estate control**

The site is governed by an existing Planned Unit Development (PUD), providing development certainty without rezoning risk. Permitted uses include:

- **Medical**
- **Office**
- **Institutional**

This offering combines premier South Tulsa location advantages with flexible development potential for a wide range of professional and institutional uses.

Asking Price:	\$5,850,000
Lot Size:	8.56 Acres



PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY OVERVIEW

The subject property is strategically located in South Tulsa with immediate access to the Broken Arrow Expressway to the east and the Creek Turnpike to the south, providing strong regional connectivity throughout the Tulsa metropolitan area.

The site benefits from proximity to an established medical and institutional corridor, with nearby facilities including St. Francis Hospital South, the Ernest Childers VA Outpatient Clinic, Southcrest Medical Clinic, Tulsa Skilled Nursing Facility, and a concentration of additional medical and office users.

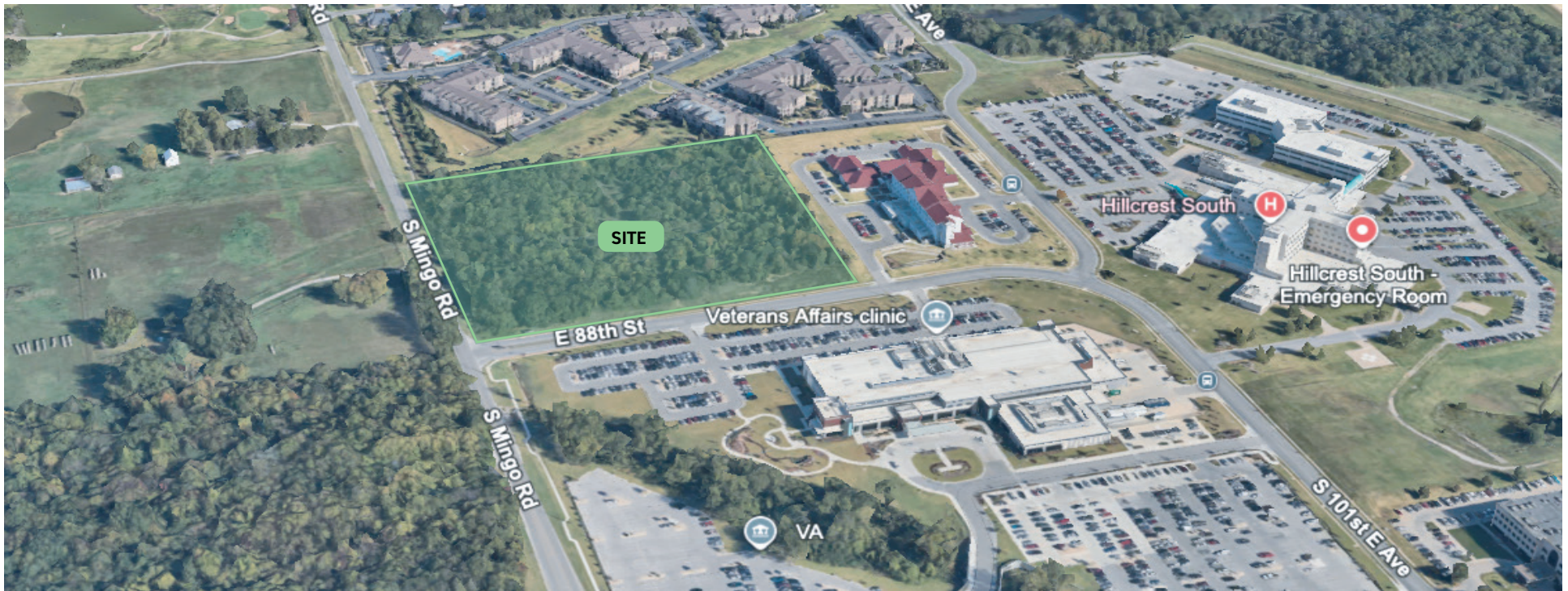
The property is positioned within a dense residential submarket supported by strong surrounding population bases and significant daytime employment drivers from nearby healthcare and commercial uses.

SITE CHARACTERISTICS

- 8.56 Acres
- Land is shovel-ready with utilities available to the site
- Strong visibility and access from Mingo Road & Highway 169
- Architectural plans available for potential behavioral health development subject to verification and approvals
- City-approved before the PUD-559

MARKET CONTEXT

- Located within a growing South Tulsa medical and office corridor - St. Francis, Hillcrest, Cherokee.
- Supported by high daytime population density from surrounding healthcare and employment centers
- Surrounded by established residential neighborhoods contributing to consistent demand drivers



DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,598	91,585	215,510
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

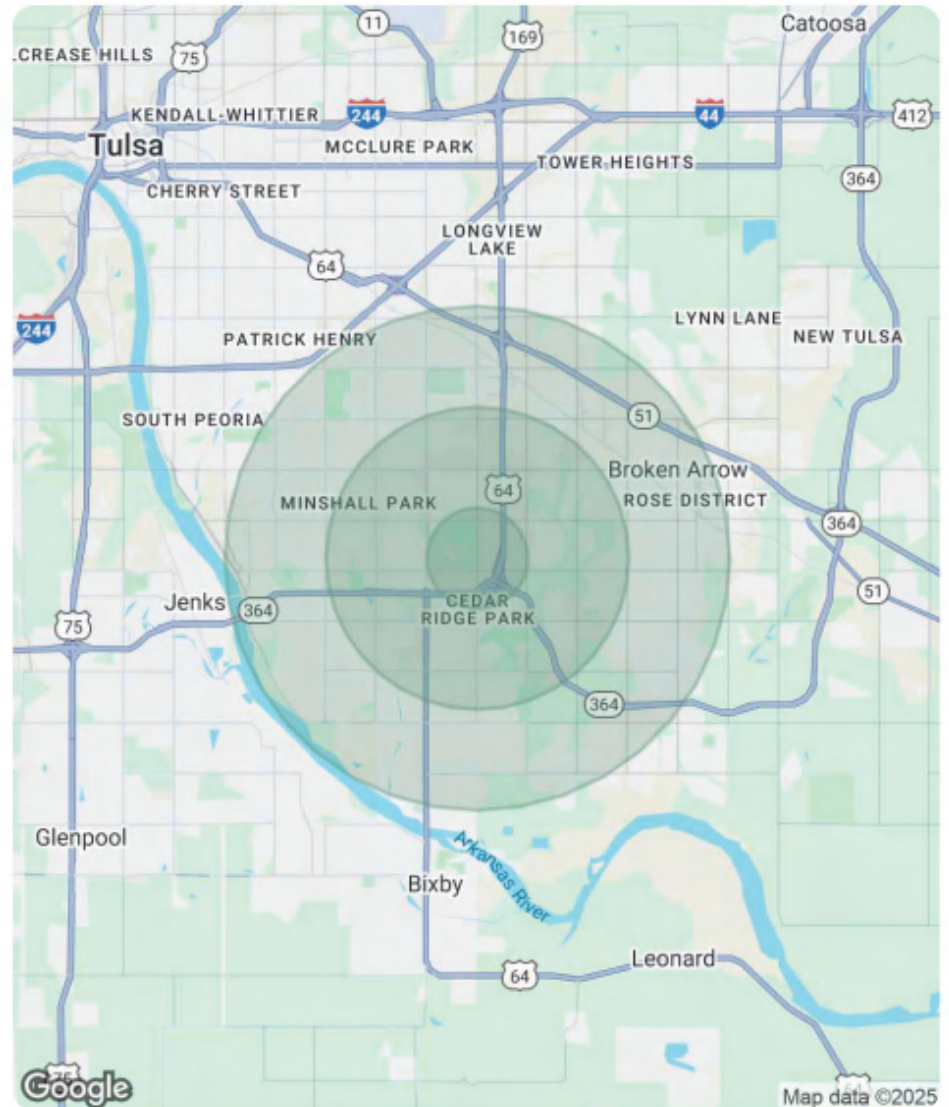
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,680	36,483	87,098
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$98,028	\$115,674	\$107,648
Average House Value	\$275,557	\$307,330	\$305,740

Demographics data derived from AlphaMap

Key demographic and market drivers include:

- Strong population density with continued residential growth in South Tulsa
- High average household incomes that support professional and healthcare services
- Immediate access to major arterial corridors, including Mingo Road, Memorial Drive, and U.S. Highway 169
- Proximity to premier retail, dining, and lifestyle destinations
- Established daytime population driven by surrounding office, medical, and commercial users
- Centrally positioned to serve the broader South Tulsa and Broken Arrow markets
- Located within a highly desirable corridor for healthcare, corporate, and institutional investment.

The property's existing Planned Unit Development (PUD) zoning further enhances the opportunity by allowing medical, office, and institutional uses without rezoning risk offering certainty and speed to development



OFFERING SUMMARY

OFFERING SUMMARY

±8.56 ACRES | MINGO ROAD & E. 88TH STREET

McGraw Commercial Properties is pleased to present the opportunity to acquire approximately ±8.56 acres of fully entitled development land located in the highly desirable South Tulsa corridor near Mingo Road and East 88th Street.

The property is governed by an established Planned Unit Development (PUD-559) permitting a focused range of institutional and office uses, including hospital and medical facilities, general office, government and civic services, and daycare operations. The entitlement framework creates a controlled and predictable development environment while protecting long-term asset value through the restriction of incompatible uses.

The seller will consider subdividing the property or providing a build-to-suit opportunity for the right buyer.

Strategically located within an established growth corridor surrounded by residential density, medical services, and commercial development, the site offers strong accessibility, visibility, and scalability for organizations seeking long-term operational control and brand presence.

The property is ideally suited for:

- Healthcare systems and outpatient operators
- Corporate or regional headquarters users
- Government and public-sector facilities
- Educational and institutional campuses
- Non-profit and religious organizations

OFFERING DETAILS

Property Type:	Development Land
Location:	Mingo Road & E. 88th Street, Tulsa, Oklahoma
Site Size:	±8.56 Acres
Zoning:	Planned Unit Development (PUD)
Permitted Uses:	<ul style="list-style-type: none">- Hospital / Medical Facilities- Office (All Subcategories)- Government & Civic Uses



LOCATION OVERVIEW

LOCATION OVERVIEW

SOUTH TULSA CORRIDOR OVERVIEW

The 88th & Mingo site is strategically positioned within the center of South Tulsa's primary north-south growth corridor, connecting several of the city's most active commercial, medical, retail, and residential districts. Mingo Road serves as a major arterial route linking the established retail and employment centers along 71st Street, 81st Street, 91st Street, and 101st Street.

REGIONAL CONNECTIVITY

The corridor benefits from immediate access to:

- **U.S. Highway 169**
- **Creek Turnpike**
- **Memorial Drive**
- **South Tulsa and Broken Arrow residential growth areas**

KEY CORRIDOR CHARACTERISTICS

- **71st & Mingo** — Established regional retail and commercial corridor anchored by major shopping, dining, and service-oriented businesses, with strong daily traffic counts and consumer activity.
- **81st to 91st & Mingo** — A transition area characterized by expanding office, medical, multifamily, and professional-service development, supported by dense surrounding residential neighborhoods.
- **88th & Mingo** — Centrally positioned within the corridor, offering convenient access to surrounding retail, healthcare, and employment centers while maintaining flexibility for campus-style office or institutional development.
- **91st & Mingo** — A growing mixed-use and healthcare-oriented corridor with continued commercial investment and strong connectivity to Memorial Drive and U.S. Highway 169
- **101st & Mingo** — One of South Tulsa's fastest-growing areas, featuring new residential growth, retail expansion, healthcare services, and continued commercial development extending toward the Broken Arrow market.

ESTABLISHED SOUTH TULSA CORRIDOR

The subject property is strategically located near the intersection of Mingo Road and East 88th Street in South Tulsa, one of the city's most established and consistently performing commercial and residential corridors.

The surrounding area is characterized by a strong concentration of:

- **Established residential neighborhoods**
- **Medical and healthcare facilities**
- **Professional office development**
- **Retail and service amenities**
- **Institutional and community-oriented uses**

This combination creates an ideal environment for organizations seeking long-term operational stability within a mature and highly accessible trade area.

IMMEDIATE NEIGHBORHOOD

The surrounding corridor has experienced continued investment in healthcare, office, and service-oriented development, reinforcing the area's reputation as a preferred destination for professional and institutional users.

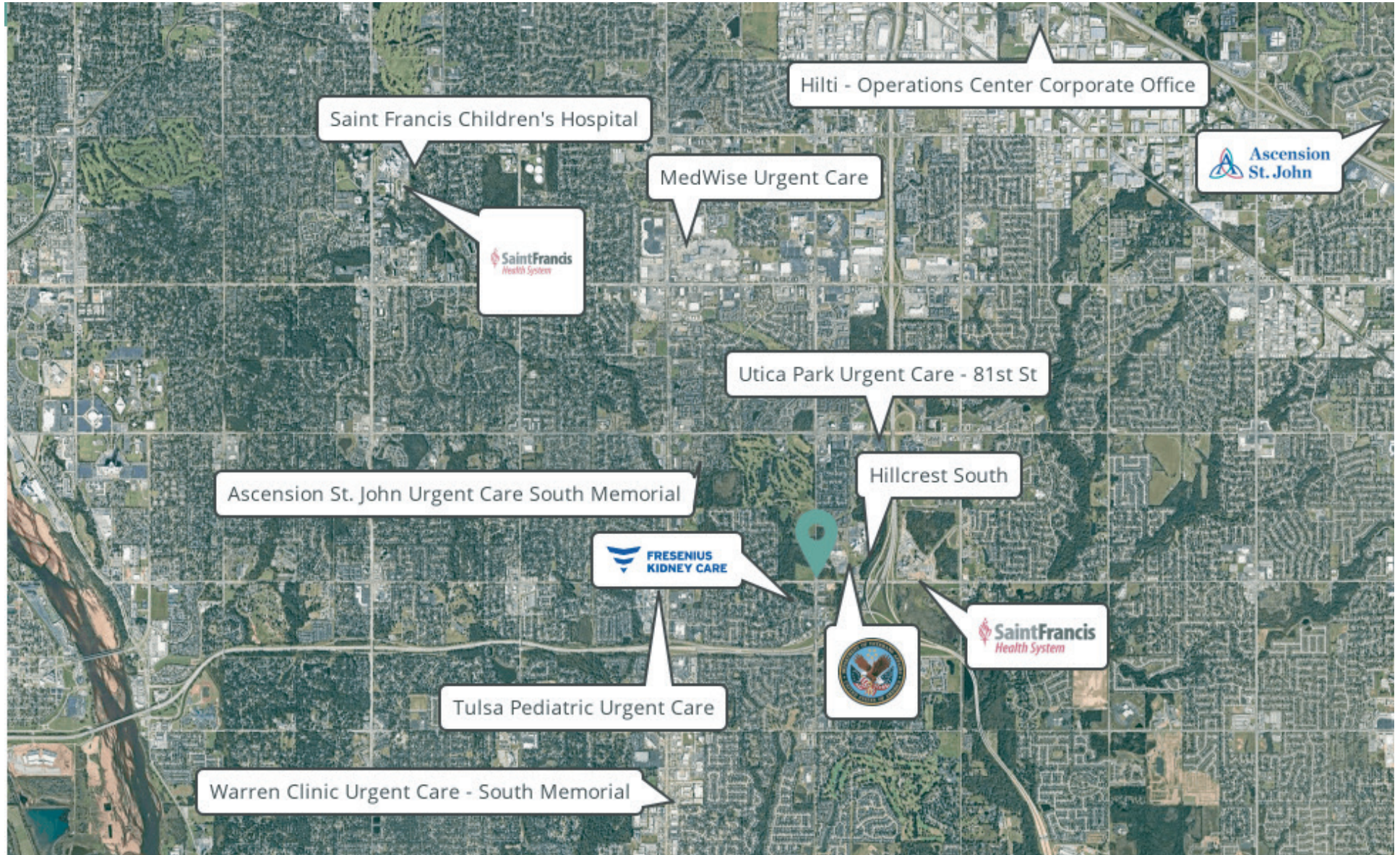
This established environment is particularly attractive for:

- **Outpatient healthcare operators**
- **Specialty medical groups**
- **Corporate office users**
- **Government and civic services**

The existing character of the area supports long-term value retention and operational compatibility for future development.

LOCATION OVERVIEW

MAP OVERVIEW



REGIONAL



OVERVIEW

TULSA IN THE NEWS:

- **No. 1 state in America for Cost of Doing Business** (CNBC, 2024)
- **Housing and rental costs remain below national averages** (U.S. Census ACS 2023 / BEA 2024)
- **Tulsa continues to attract investment across aerospace, tech and advanced manufacturing** (Regional Economic Data, 2025)
- **Strong employment growth and sustained multifamily demand across the metro** (MMG Real Estate Advisors, 2024)
- **One of the more affordable major metro areas for renters in the U.S.** (WalletHub Housing Affordability Analysis, 2026)



Top 15 Emerging Tech-Talent Cities in North America

(CBRE Scoring Tech Talent Report, 2024)



Cost of living 17% below average

(PayScale Cost of Living Calculator, updated 2026)



#1 State with the Lowest Tax Burden

(WalletHub Tax Burden Study, April 2024)



A growing regional economy

(CNBC America's Top States for Business, 2024)



long-term economic resilience in the U.S.

(Tulsa Regional Economic Overview, 2025)



MSA Population of 1.06 million residents

(U.S. Census Bureau Population Estimates, 2024)

DISCLAIMER & CONFIDENTIALITY

The presented Offering Memorandum has been collaboratively prepared by McGraw Commercial Properties ("Listing Broker") on behalf of the "Owner" and is treated as confidential. It is exclusively provided to potential purchasers of the described Property ("Offering") under the conditions stipulated in the Confidentiality Agreement, which has been previously shared with and executed by these potential purchasers. The primary purpose of this Offering Memorandum is to support prospective buyers in evaluating the Property and deciding whether to proceed with its purchase. Any use of this document for purposes other than those specified herein or its disclosure to any other party requires the prior written consent of the Listing Broker.

It is imperative to note that this Offering Memorandum is subject to potential errors, omissions, changes, or withdrawal without prior notice. Moreover, it does not constitute a recommendation or endorsement regarding the Property's value by the Owner/Listing Broker or their respective sources. Financial projections included in this document are provided as reference points and are grounded in assumptions made by the Owner/Listing Broker and their sources. Prospective purchasers are strongly advised to formulate their own projections and arrive at their independent conclusions concerning the Property's value.

Certain sections of this Offering Memorandum serve as summaries or outlines of property information and are not intended to be exhaustive or necessarily accurate descriptions. While prepared based on information available to the Owner/Listing Broker in connection with the Property's sale, this document may not encompass all the details essential for a comprehensive evaluation of the Property. The projected cash flow and other financial information herein are provided for general reference only. Despite the belief in the accuracy and reliability of the information contained in this Offering Memorandum, neither the Owner nor its Listing Broker guarantees its completeness or accuracy. Due to the Property's "As Is" sale condition, prospective purchasers are strongly encouraged to conduct their own independent assessments, investigations, and projections related to the property.

Additionally, although certain prospective purchasers may receive supplementary materials, such as engineering, environmental, or other reports, these parties are advised to consult their own experts in the respective fields. Reliance on materials provided by the Owner or Listing Broker should be exercised with caution, and professional guidance from engineering, environmental, legal, accounting, and other experts is recommended for a thorough and informed evaluation.

The Owner, Listing Broker, and any of their respective officers, advisors, agents, shareholders, or principals do not provide, and will not provide, any representations or warranties, whether express or implied, regarding the accuracy or completeness of the Offering Memorandum or its contents, including electronically received information. No legal commitment or obligation shall arise from the Offering Memorandum or its contents. The analysis and verification of information within the Offering Memorandum are the sole responsibility of the prospective purchaser.

The Owner expressly retains the right, at its sole discretion, to reject any offer to purchase the Property or terminate negotiations with any party at any time, with or without notice. The Owner does not incur any legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement is fully executed and delivered, and all conditions of the Owner's obligations therein are satisfied or waived.

The Owner assumes responsibility for any commission owed to its Listing Broker in connection with the Property's sale. The Owner is not accountable for any commission claimed by any other agent or broker in relation to the Property's sale. No other party, including the Owner's Listing Broker, is authorized to make representations or agreements on behalf of the Owner. This Offering Memorandum remains the exclusive property of the Owner and its Listing Broker and may only be used by parties approved by them. No part of this Offering Memorandum may be copied, reproduced, or disclosed to anyone except as provided herein and in accordance with the express terms of the Confidentiality Agreement.