



DOWNTOWN PARKING LOT FOR SALE

BLOCK 39: Entire 100 Block of North Boulder & Cheyenne Avenue Tulsa, OK 74103



OVERVIEW

Located in the heart of Tulsa's Arts District, a booming downtown neighborhood, this complete city block presents a unique opportunity for both passive income and future mixed-use redevelopment. Block 39 currently serves as the primary parking venue for the historic Tulsa Theater as well as dozens of other nearby commercial properties. This site qualifies for considerable federal and local funding incentives, including opportunity zone, new market tax credits, TIF district, downtown redevelopment fund and other programs.

With 300 feet of frontage on all four sides, and over \$400 million of recent or soon to be completed development within walking distance, this 2.06 acre lot is well suited for a mixed use development. Nearby development projects include, the View Apartments, Vast Bank headquarters, Holburton School Tulsa, OKPop Museum, Davenport Lofts, 21 Greenwood, 222 N. Detroit and many more.

HIGHLIGHTS

- Nearly 300 parking spots as currently striped.
- Millions in local incentive funding currently available for redevelopment.
- Located in Federal Opportunity Zone and OK Priority Enterprise Zone.
- Annualized current revenue of \$228,000 with opportunity for increase.



Sale Price:
\$5,830,000



Lot Size:
89,733 SF (AC)



Zoning:
CBD

OUR NETWORK IS YOUR EDGE

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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