

FOR SALE

- ±1.6 acres (±69,721 sf)
- Easy access to Hwy 75 (43,863 AADT), Broken Arrow Expressway (OK 51), and I-244
- Frontage on E 7th St and E 8th St
- Located east of corner of E 7th St and S Elgin Ave
- Excellent visibility and exposure
- CBD Zoning
- Opportunity Zone
- Located near numerous downtown restaurants, retail, and entertainment

*Information is deemed reliable but not guaranteed. Buyer to verify all information.



Samson Commercial

Real Estate Services, LLC

1603 S. 101st E. Ave., Ste. 101 Tulsa, OK 74128

Mike Lester, CCIM

918.284.0700

mlester@samsonecreek.com

Grant Lester

918.946.1035

glester@samsoncreek.com

Downtown Tulsa Lot

416 E. 7th St., Tulsa, OK 74120



Great Development Opportunity





- A. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "X" (1-800-522-6043) BEFORE DIGGING!
- B. TRACT A DESCRIBED HEREON CONTAINS 0.981 ACRES OR 427.13 AC.
- C. TRACT B DESCRIBED HEREON CONTAINS 0.620 ACRES OR 27.03 SQ. FT.
- D. THE BEARING FOR THIS SURVEY IS ASSUMED USING THE NORTH LINE OF
LINE 169 AS NORTH 66°42'00" EAST.
- E. THE PROPERTY DESCRIBED HEREON CONSISTS OF STRIPPED PARKING SPACES.
- F. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR
FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR
COUNTY OF LOS ANGELES, CALIFORNIA.
- G. ALL EASEMENTS OR RIGHTS-OF-WAY AS CONTAINED IN LOWER TIER TITLE INSURANCE
CORPORATION COMMITMENT FOR TITLE INSURANCE, CASE NO. 2-169946,
WITH EFFECTIVE DATE OF FEBRUARY 8, 2006, AND REVISION NO. 2, DATED
MAY 28, 2008, ARE HEREBY NOTED HEREON.



✓ TRACT A:

ALL OF LOTS THREE (3) AND EIGHT (8), BLOCK ONE HUNDRED SIXTY-NINE (169) AND PART OF LOTS TWO (2) AND NINE (9) AND PART OF THE ALLEY LYING WITHIN BLOCK ONE HUNDRED SIXTY-NINE (169), ORIGINAL TOWN, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT EIGHT (8), BLOCK ONE HUNDRED SIXTY-NINE (169); THENCE EASTWARD ALONG THE NORTHERLY LINE OF LOT EIGHT (8) AND NINE (9) TO THE EAST LINE OF SAID LOT NINE (9) A DISTANCE OF 147.10 FEET; THENCE SOUTHEASTWARDLY A DISTANCE OF 300.15 FEET TO A POINT IN THE SOUTH LINE OF LOT TWO (2) OF SAID BLOCK ONE HUNDRED SIXTY-NINE (169) SAID POINT BEING 37.65 FEET EASTWARDLY FROM THE SOUTHWEST CORNER (3) OF SAID LOT TWO (2); THENCE ALONG SAID SOUTH LINE THEREOF; THENCE WESTWARDLY ALONG THE SOUTH LINE OF LOTS TWO (2) AND THREE (3) OF SAID BLOCK ONE HUNDRED SIXTY-NINE (169), 137.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT THREE (3); THENCE NORTHWESTWARDLY ALONG THE WESTERLY LINE OF SAID LOTS THREE (3) AND EIGHT (8), 300.15 FEET TO THE NORTHWEST CORNER OF SAID LOT EIGHT (8);

✓ TRACT B:

ALL THAT PART OF LOTS ONE (1), TWO (2), NINE (9) AND TEN (10), BLOCK ONE HUNDRED SIXTY-NINE (169), AND PART OF THE ALLEY LYING WITHIN BLOCK ONE HUNDRED SIXTY-NINE (169), ORIGINAL TOWN , NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 50.00 FEET WEST OF THE NORTHEAST CORNER OF LOT 12 (10); THENCE SOUTHEASTERLY, PARALLEL TO THE WEST LINE OF LOT 10 A DISTANCE OF 150.00 FEET; THENCE SOUTHWESTERLY, PARALLEL TO THE SOUTH LINE OF LOT 10 A DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY, PARALLEL TO THE WEST LINE OF LOT 1 A DISTANCE OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 77.35 FEET; THENCE NORTHWESTERLY A DISTANCE OF 300.15 FEET TO A POINT ON THE NORTH LINE OF LOT 9; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 9 A DISTANCE OF 102.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND THAT IS PART OF THE VACATED ALLEYWAY BETWEEN LOTS ONE (1) AND TEN (10) IN BLOCK ONE HUNDRED SIXTY-NINE (169) OF THE ORIGINAL TOWNSITE OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF LOT ONE (1) FOR 15.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT ONE (1) FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY PARALLEL WITH THE WESTERLY LINE OF LOT ONE (1) FOR 0.80 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT ONE (1) FOR 35.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF LOT ONE (1) FOR 0.80 FEET; THENCE WESTERLY ALONG THE CENTERLINE OF SAID VACATED ALLEYWAY AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT ONE (1) FOR 35.00 FEET TO THE POINT OF BEGINNING.

ALTA/ACSM Land Title Survey

Lots 2, 3, 8 & 9, Block 169

Part of Lots 1 & 10, Block 169

Part of Vacated Alleyway, Block 169

Original Town

Now City of Tulsa, Tulsa County, Oklahoma

Surveyor's Certification

WE, SISEMORE WEISZ & ASSOCIATES, INC. DO HEREBY CERTIFY TO
TULSA PARTNERS I LLC, A DELAWARE LIMITED LIABILITY COMPANY
LAWYERS TITLE INSURANCE CORPORATION
GUARANTY ABSTRACT COMPANY

[illegible]

WITNESS MY HAND AND SEAL, THIS 17TH DAY OF APRIL, 2006

SSEMORE WISZ & ASSOCIATES, INC.

BY: D. Robin 7-26-06
DEAN ROBINSON
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1146

© 2004 SCS. All rights reserved. SCS, the SCS logo, and the SCS logo with the text "Sustainable Chemical Systems" are registered trademarks of Sustainable Chemical Systems, Inc. in the U.S. and other countries. All other trademarks are the property of their respective owners.



Stobbe Weiss & Associates, Inc.
601 EAST 32nd PLACE PHONE (918) 665-3600

NA TULSA, OKLAHOMA 74103 FAX: (918) 600-8000
C.A. NO. 2421 EXP. DATE: 6/30/01

FILE: 1912.0100	SURVEY BY: JOHNG	DATE: 4/17/06
-----------------	------------------	---------------

ORDER: 15324.01	DRAWN BY: AGM	SCALE: 1"=20'
-----------------	---------------	---------------

BOOK: 1170/58	CHECKED BY: EDR	SHEET 1 OF 1
---------------	-----------------	--------------