



601 e. apache street

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E. Apache Street Tulsa, OK

Name	E. Apache Street
Location	601 E. Apache Street Tulsa, OK
County	Tulsa County
Square Feet	± 6,942 SF
Price	\$298,000
Potential Uses	office, retail



PROPERTY DESCRIPTION

6,942 square foot+/- building is located on E. Apache Street. The building sits on 1.28 +/- acres with an asphalt parking lot including 84 regular and 4 handicap parking spaces, 2 of which are van-designated. The building features five (5) drive-thru stations and a teller window. The interior holds a main work area, a reception area, conference room, offices, restrooms, two employee break rooms, a vault, and an elevator to the basement. It has direct physical access to E Apache St and East 26th Pl N Street with a traffic volume of over 30,000 +/- vehicles per day. It is also within walking distance of Crawford Park. Originally suited for a bank, it has many potential office, professional, or retail uses in this suburban area.

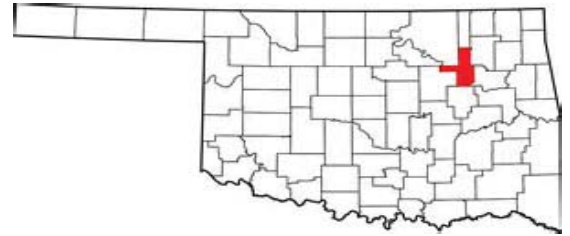
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TULSA

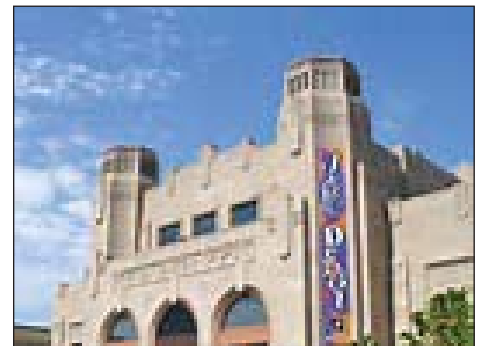
TULSA COUNTY



Tulsa County is a county located in the U.S. state of Oklahoma. As of the 2010 census, the population was 603,403, making it the second-most populous county in Oklahoma, behind only Oklahoma County. Founded at statehood, in 1907, it was named after the previously established city of Tulsa. Before statehood, the area was part of both the Creek Nation and the Cooweescoowee District of Cherokee Nation in Indian Territory.

Tulsa is the second-largest city in the state of Oklahoma and 47th-most populous city in the United States. As of July 2015, the population was 403,505, an increase of 11,599 over that reported in the 2010 Census. It is the principal municipality of the Tulsa Metropolitan Area, a region with 981,005 residents in the MSA and 1,151,172 in the CSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties.

The Tulsa Metropolitan Area, or the region immediately surrounding Tulsa with strong social and economic ties to the city, occupies a large portion of the state's northeastern quadrant. It is informally known as "Green Country", a longstanding name adopted the state's official tourism designation for all of northeastern Oklahoma (its usage in relation to the Tulsa Metropolitan Area can be traced to the early part of the 20th century).



LARGEST EMPLOYERS:

Tulsa World
Warren Petroleum
Conoco Phillips
BOK Financial Corporation

Tulsa has diversified to capitalize on its status as a regional hub with substantial innovation assets. Products from Tulsa manufacturers account for about 60% of Oklahoma's exports and in 2001, the city's total gross product was in the top one-third of metropolitan areas, states, and countries, with more than \$29 billion in total goods, growing at a rate of \$250 million each year. In 2006, Forbes magazine rated Tulsa as second in the nation in income growth, and one of the best cities in the country to do business with. Usually among the lowest in the nation in terms of cost of doing business, the Tulsa Metropolitan Area in 2005 was rated among the five lowest metro-

politan areas in the United States for that category.

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OKLAHOMA



Oklahoma is a state in the South Central region of the United States. It is the 20th-most extensive and the 28th-most populous of the 50 United States. The state's name is derived from the Choctaw words *okla* and *humma*, meaning "red people." It is also known informally by its nickname, "The Sooner State," in reference to the non-Native settlers who staked their claims on the choicest pieces of land before the official opening date and the Indian Appropriations Act of 1889, which opened the door for white settlement in America's Indian Territory. The name was settled upon statehood. Oklahoma Territory and Indian Territory were merged and Indian was dropped from the name. On November 16, 1907, Oklahoma became the 46th state to enter the union. Its residents are known as Oklahomans," or informally "Okies", and its capital and largest city is Oklahoma City.

Oklahoma is host to a diverse range of sectors including aviation, energy, transportation equipment, food processing, electronics, and telecommunications. Oklahoma is an important producer of natural gas, aircraft, and food. The state ranks third in the nation for production of natural gas, is the 27th-most agriculturally productive state, and also ranks 5th in production of wheat. Four Fortune 500 companies and six Fortune 1000 companies are headquartered in Oklahoma, and it has been rated one of the most business-friendly states in the nation, with the 7th-lowest tax burden in 2007.

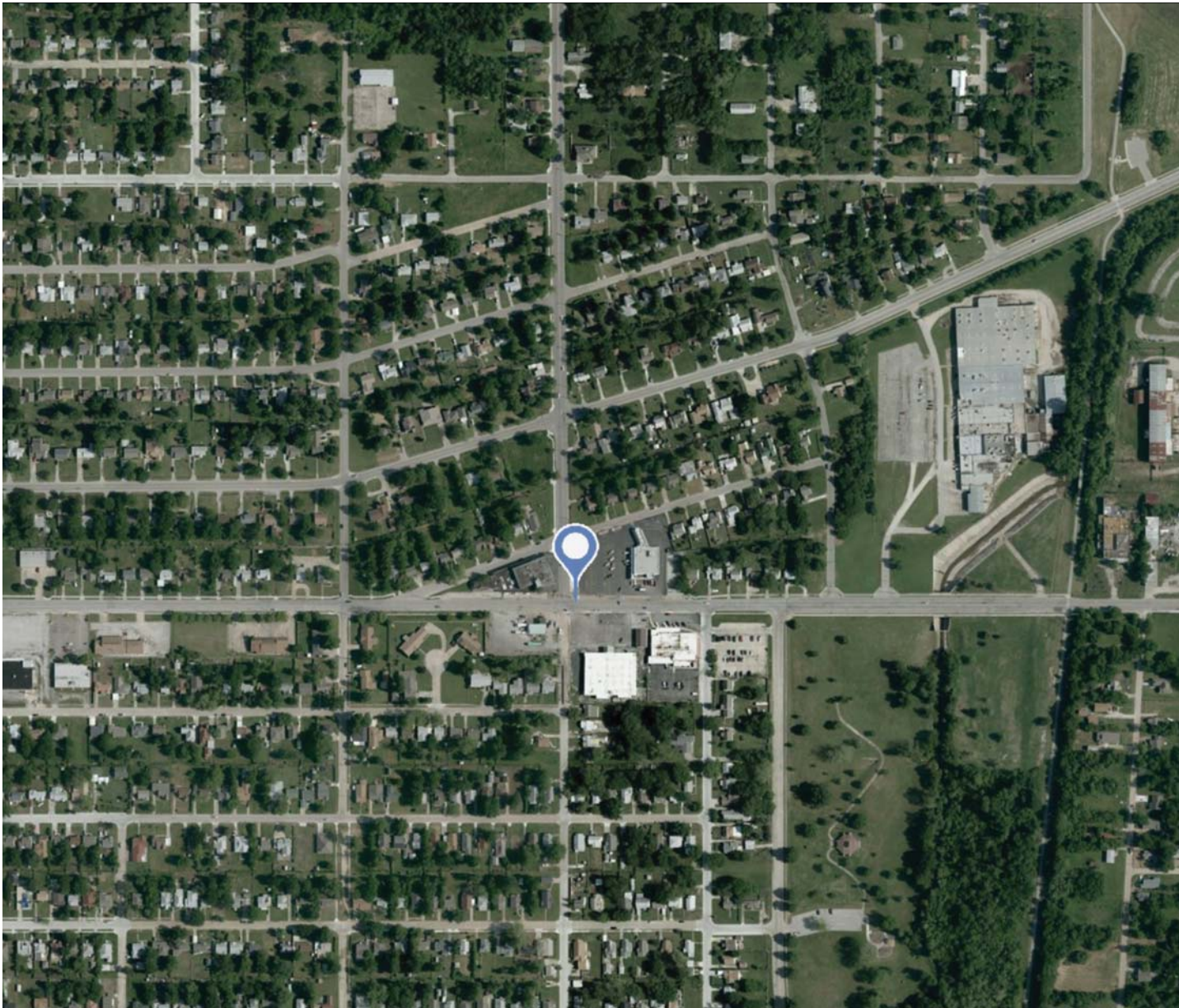
In 2010, Oklahoma City-based Love's Travel Stops & Country Stores ranked 18th on the Forbes list of largest private companies, Tulsa-based QuikTrip ranked 37th, and Oklahoma City-based Hobby Lobby ranked 198th in 2010 report. Oklahoma's gross domestic product grew from \$131.9 billion in 2006 to \$147.5 billion in 2010, a jump of 10.6 percent. Oklahoma's gross domestic product per capita was \$35,480 in 2010, which was ranked 40th among the states.

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AERIAL MAP

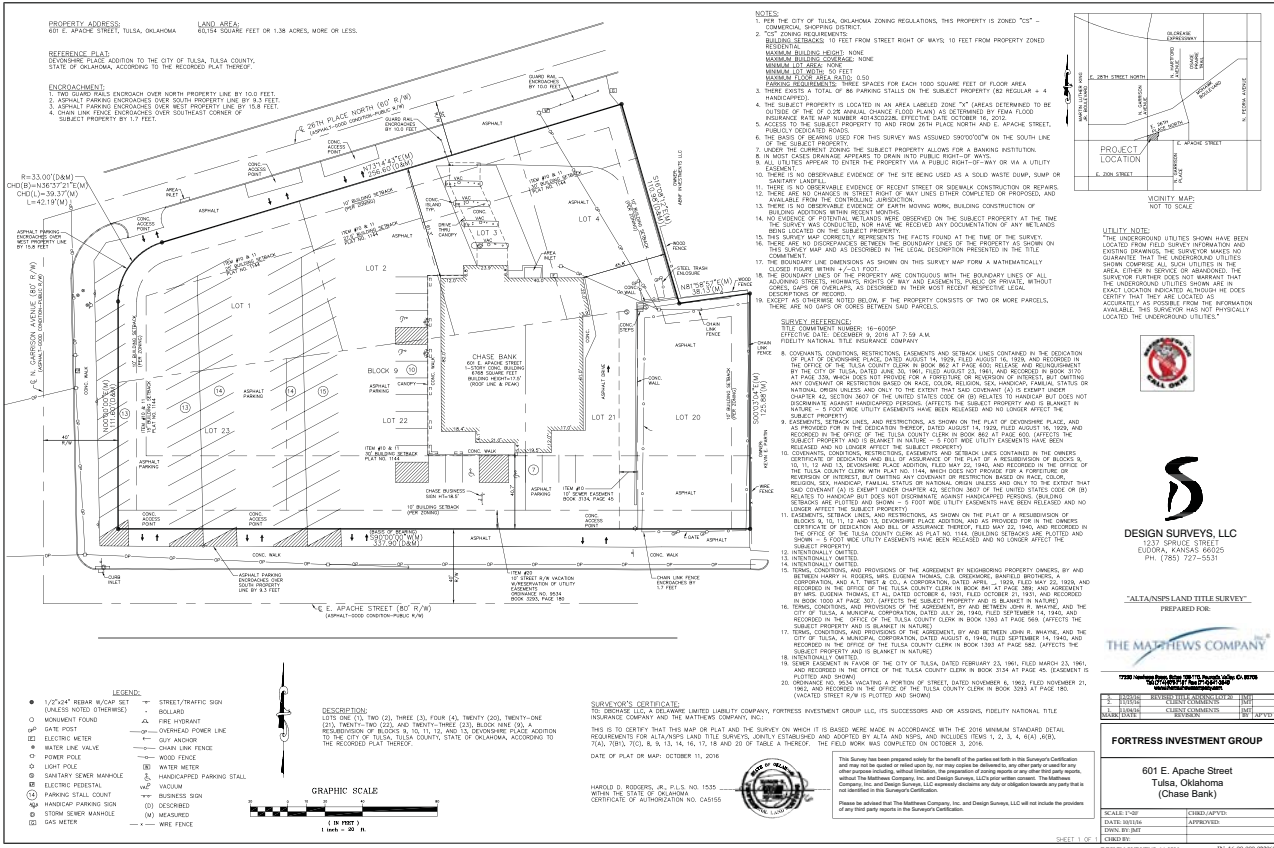


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SURVEY



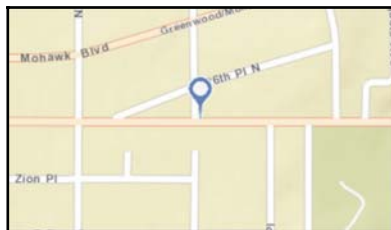
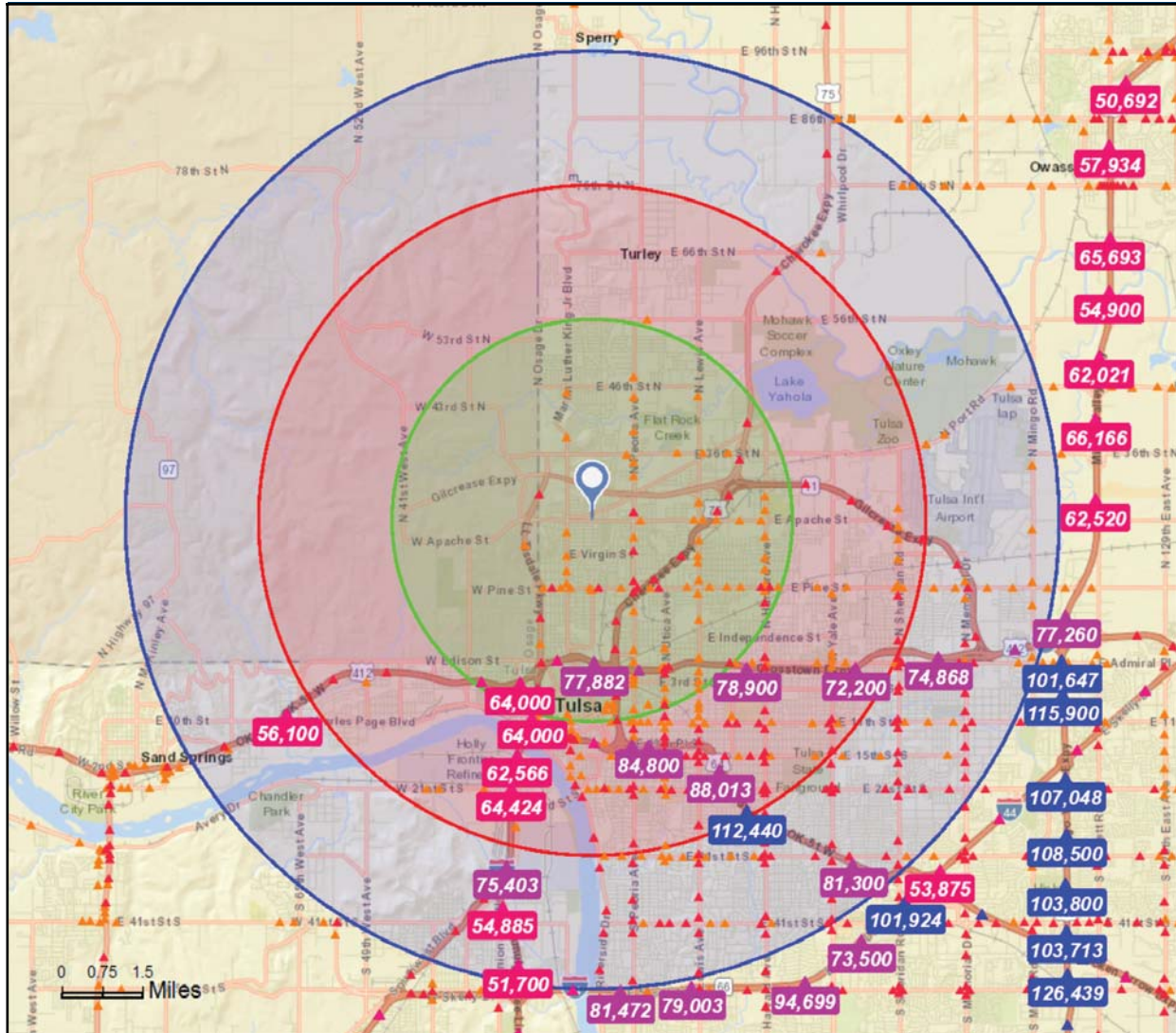
TRAFFIC COUNT



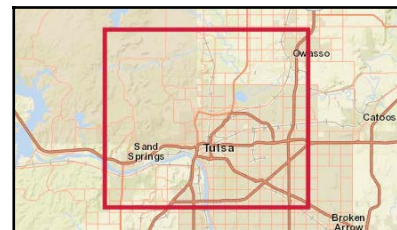
Traffic Count Map

601 E Apache St, Tulsa, Oklahoma, 74106
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 36.19149
Longitude: -95.98659



- Average Daily Traffic Volume**
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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EXECUTIVE SUMMARY



Executive Summary

601 E Apache St, Tulsa, Oklahoma, 74106
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 36.19149
Longitude: -95.98659

	3 miles	5 miles	7 miles
Population			
2000 Population	56,749	124,550	195,795
2010 Population	53,769	116,586	186,167
2016 Population	54,995	119,920	192,359
2021 Population	56,837	124,497	200,320
2000-2010 Annual Rate	-0.54%	-0.66%	-0.50%
2010-2016 Annual Rate	0.36%	0.45%	0.52%
2016-2021 Annual Rate	0.66%	0.75%	0.81%
2016 Male Population	48.7%	49.5%	49.1%
2016 Female Population	51.3%	50.5%	50.9%
2016 Median Age	33.3	34.6	36.1

In the identified area, the current year population is 192,359. In 2010, the Census count in the area was 186,167. The rate of change since 2010 was 0.52% annually. The five-year projection for the population in the area is 200,320 representing a change of 0.81% annually from 2016 to 2021. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	26.3%	47.5%	56.8%
2016 Black Alone	51.9%	29.9%	21.1%
2016 American Indian/Alaska Native Alone	4.6%	6.1%	6.6%
2016 Asian Alone	0.3%	1.1%	1.1%
2016 Pacific Islander Alone	0.3%	0.2%	0.1%
2016 Other Race	10.0%	8.4%	7.4%
2016 Two or More Races	6.5%	6.8%	6.9%
2016 Hispanic Origin (Any Race)	16.6%	14.9%	13.5%

Persons of Hispanic origin represent 13.5% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	20,419	50,554	82,112
2010 Households	19,358	47,749	78,074
2016 Total Households	19,630	48,740	79,984
2021 Total Households	20,213	50,448	82,991
2000-2010 Annual Rate	-0.53%	-0.57%	-0.50%
2010-2016 Annual Rate	0.22%	0.33%	0.39%
2016-2021 Annual Rate	0.59%	0.69%	0.74%
2016 Average Household Size	2.64	2.36	2.34

The household count in this area has changed from 78,074 in 2010 to 79,984 in the current year, a change of 0.39% annually. The five-year projection of households is 82,991, a change of 0.74% annually from the current year total. Average household size is currently 2.34, compared to 2.32 in the year 2010. The number of families in the current year is 44,117 in the specified area.

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EXECUTIVE SUMMARY



Executive Summary

601 E Apache St, Tulsa, Oklahoma, 74106
Rings: 3, 5, 7 mile radii

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Latitude: 36.19149
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	3 miles	5 miles	7 miles
Median Household Income			
2016 Median Household Income	\$27,059	\$32,711	\$37,287
2021 Median Household Income	\$26,990	\$32,360	\$37,116
2016-2021 Annual Rate	-0.05%	-0.22%	-0.09%
Average Household Income			
2016 Average Household Income	\$37,239	\$52,707	\$58,641
2021 Average Household Income	\$38,410	\$55,159	\$61,792
2016-2021 Annual Rate	0.62%	0.91%	1.05%
Per Capita Income			
2016 Per Capita Income	\$14,634	\$22,115	\$24,930
2021 Per Capita Income	\$14,974	\$23,015	\$26,130
2016-2021 Annual Rate	0.46%	0.80%	0.94%

Households by Income

Current median household income is \$37,287 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$37,116 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$58,641 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$61,792 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,930 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,130 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	23,097	56,533	90,262
2000 Owner Occupied Housing Units	11,407	28,244	49,125
2000 Renter Occupied Housing Units	9,011	22,309	32,986
2000 Vacant Housing Units	2,679	5,980	8,151
2010 Total Housing Units	23,251	56,381	90,562
2010 Owner Occupied Housing Units	9,848	24,588	43,721
2010 Renter Occupied Housing Units	9,510	23,161	34,353
2010 Vacant Housing Units	3,893	8,632	12,488
2016 Total Housing Units	23,885	58,160	93,557
2016 Owner Occupied Housing Units	9,623	24,286	43,563
2016 Renter Occupied Housing Units	10,006	24,454	36,421
2016 Vacant Housing Units	4,255	9,420	13,573
2021 Total Housing Units	24,707	60,331	97,235
2021 Owner Occupied Housing Units	9,823	24,968	44,955
2021 Renter Occupied Housing Units	10,390	25,480	38,036
2021 Vacant Housing Units	4,494	9,883	14,244

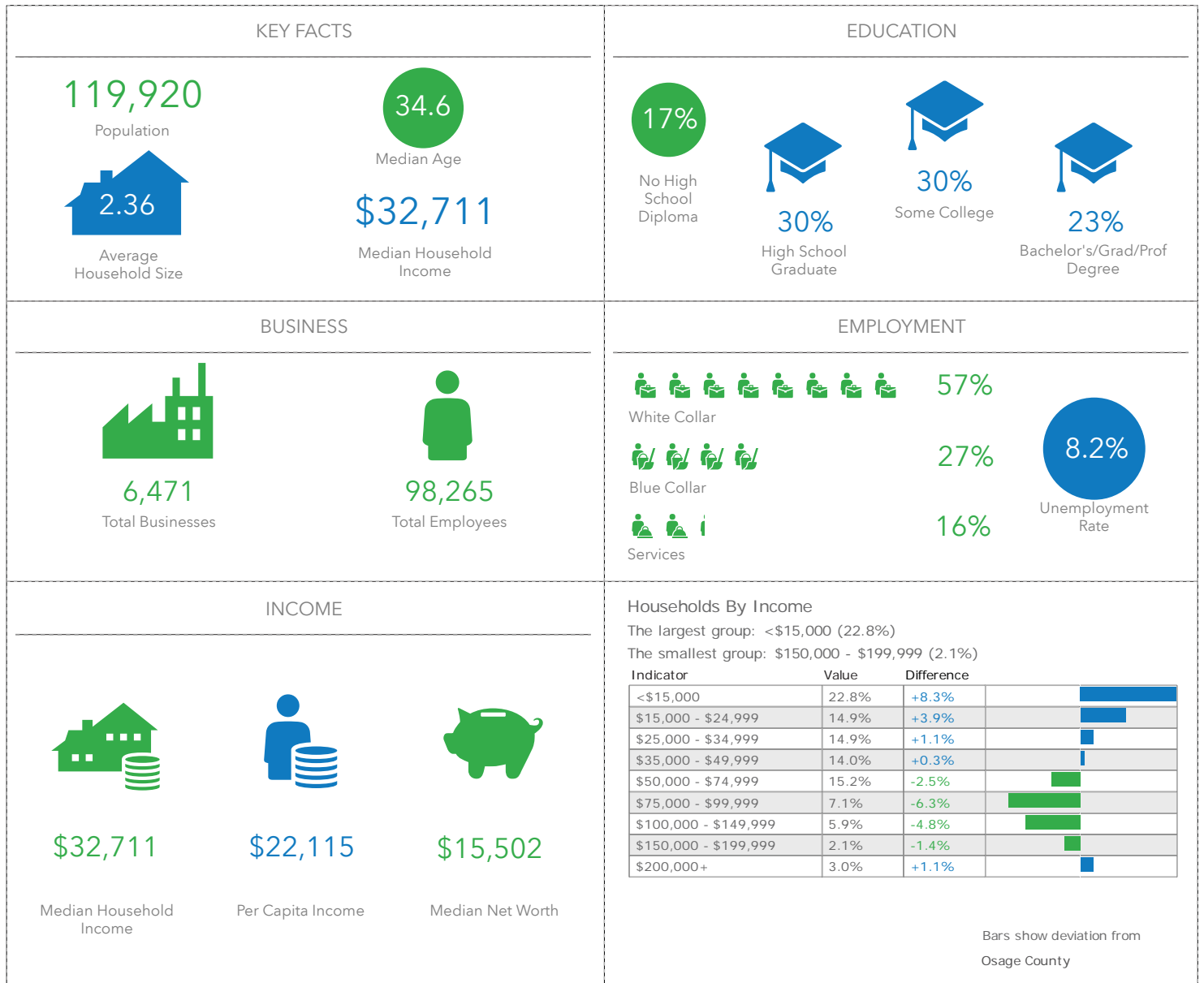
Currently, 46.6% of the 93,557 housing units in the area are owner occupied; 38.9%, renter occupied; and 14.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 90,562 housing units in the area - 48.3% owner occupied, 37.9% renter occupied, and 13.8% vacant. The annual rate of change in housing units since 2010 is 1.46%. Median home value in the area is \$99,799, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.49% annually to \$124,335.

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