

10104 W 91ST ST S

SAPULPA, OK 74066



PROPERTY DESCRIPTION

10104 W 91st presents a rare opportunity to acquire and develop a prime 19-acre parcel in a bustling industrial neighborhood. The site boasts an approved preliminary plat for "91st Industrial Park," encompassing 15 lots with detention. Buyers have the flexibility to proceed with the current development plans or repurpose the site for alternative industrial uses.

Key Features: Immediate access to power and water. Sanitary sewer available approximately 441' to the east at the intersection of Industrial Rd and W 91st. Additional grading required to reach building level, as per engineer's recommendations. Currently being mined for shale, providing income opportunities for a buyer.

Seize this exceptional chance to develop a versatile property in a dynamic industrial area. Contact us today for more information and to schedule a viewing.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Price / AC:	\$100,000
Lot Size:	19 Acres
Zoning:	Industrial
Utilities:	Sewer*, Water, Electric

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	135	482
Total Population	58	352	1,248
Average HH Income	\$93,333	\$88,270	\$87,844

CHANDLER MOREAU

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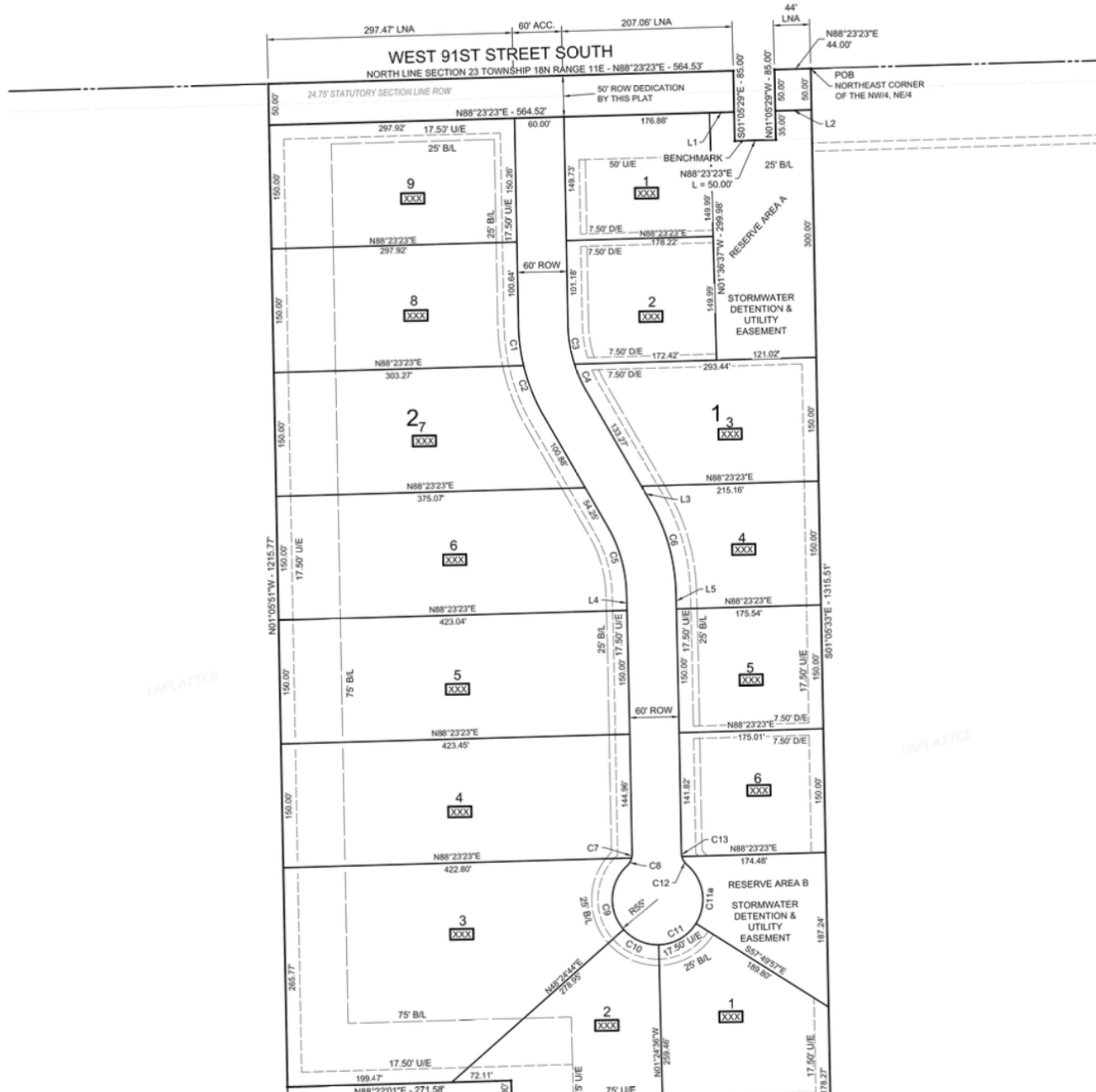
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PART OF THE NW/4 OF THE NE/4 OF SECTION TWENTY-THREE (23), TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE INDIAN BASE AND MERIDIAN. AN ADDITION TO THE CITY OF SAPULPA, CREEK COUNTY, OKLAHOMA

OWNER:
Old No. 7 Land Company
P.O. Box 636
Broken Arrow, Oklahoma 74013
Phone: (918) 856-5636
CONTACT: tyler@twofx.com

ENGINEER:
Wallace Engineering
Structural Consultants, Inc
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2021
nwatts@wallacesc.com

SURVEYOR:
Sisemore Weisz & Associates, Inc.
6111 East 32nd Place
Tulsa, OK 74135
Phone: (918)665-3600
OK CA NO. CA 2421, EXPIRES 6/30/2021
email: scollins@sw-assoc.com

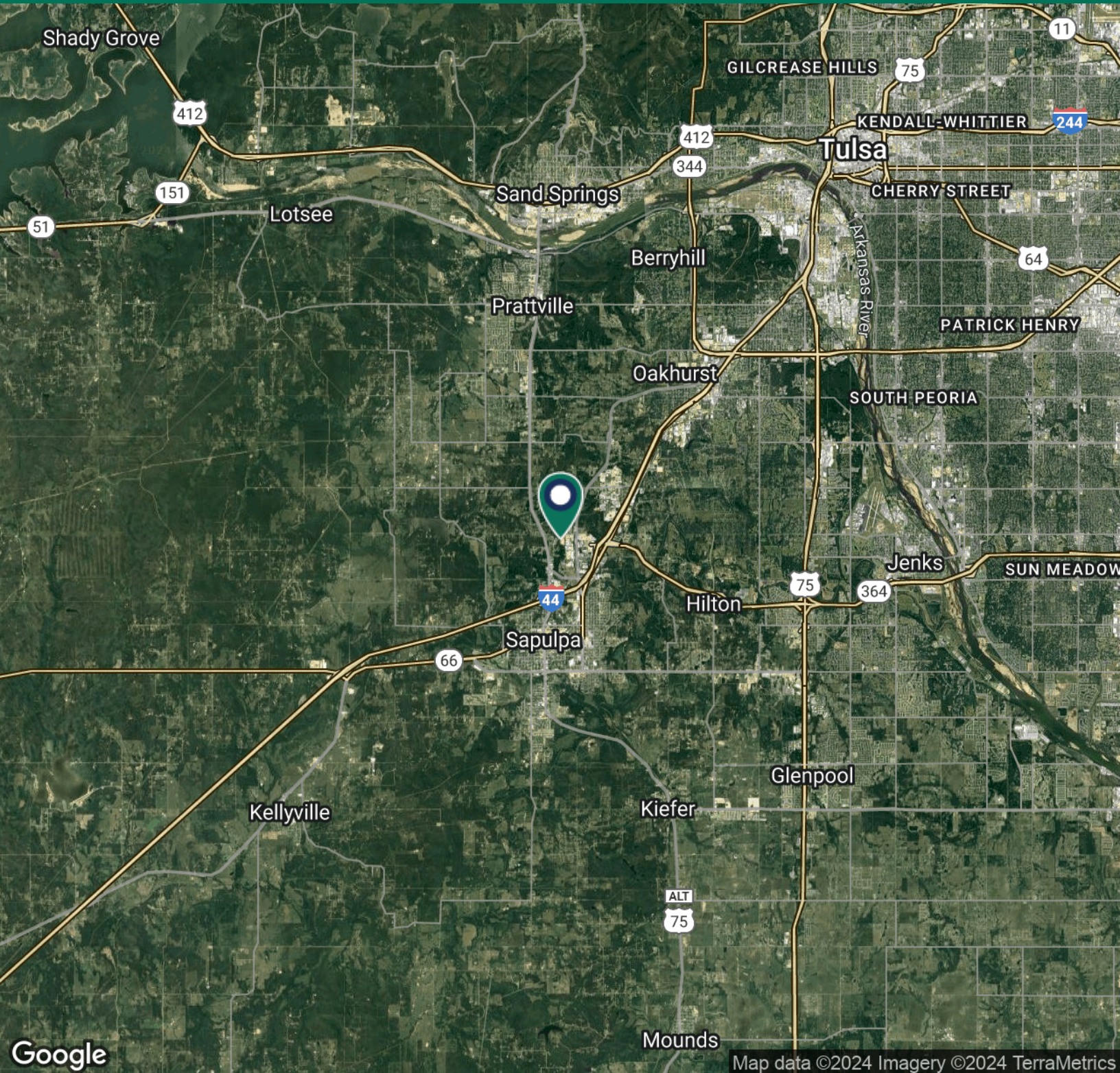


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