

FOR LEASE OR SALE

Former Auto Dealership

8130 E Skelly Drive
TULSA, OK 74129

PROPERTY HIGHLIGHTS

- Former T-Town Chevrolet Dealership located at the busy intersection of 31st Street and Memorial Drive
- Multiple ingress/egress access from 31st Street, Skelly Drive, and Memorial Drive
- Excellent visibility from Interstate 44
- Daily traffic count over 21,000 at the intersection of 31st Street and Memorial Drive
- Prominent 75' Monument Signage



PROPERTY SUMMARY

Address	8130 E Skelly Drive Tulsa OK 74129
No. of buildings	4
Parcel Size	+/- 11.47 acres
Zoning	CS
Parking Spaces	+/- 110
Total Building Square Footage	+/- 85,300 sf
Main Building	
Showroom/Offices	+/- 13,000 sf
Service/Shop area	+/- 57,000 sf
Service Bays	+/- 43
Overhead Doors	15
Used Sales Office Building	+/- 10,400 sf
Detail Building	+/- 4,000 sf
Storage Building	+/- 1,000 sf

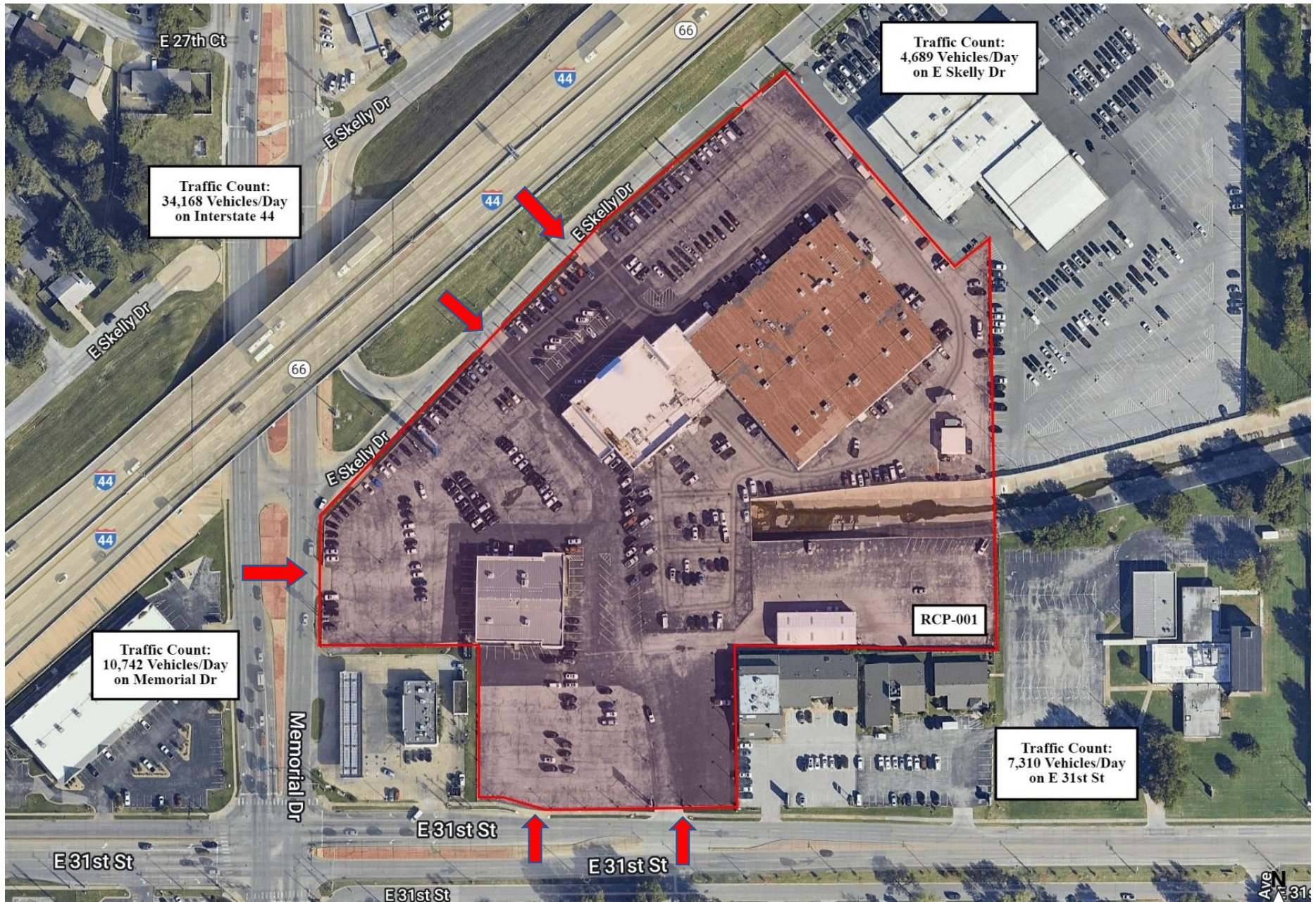
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**Traffic Count: 34,168
Vehicles/Day on
Interstate 44**

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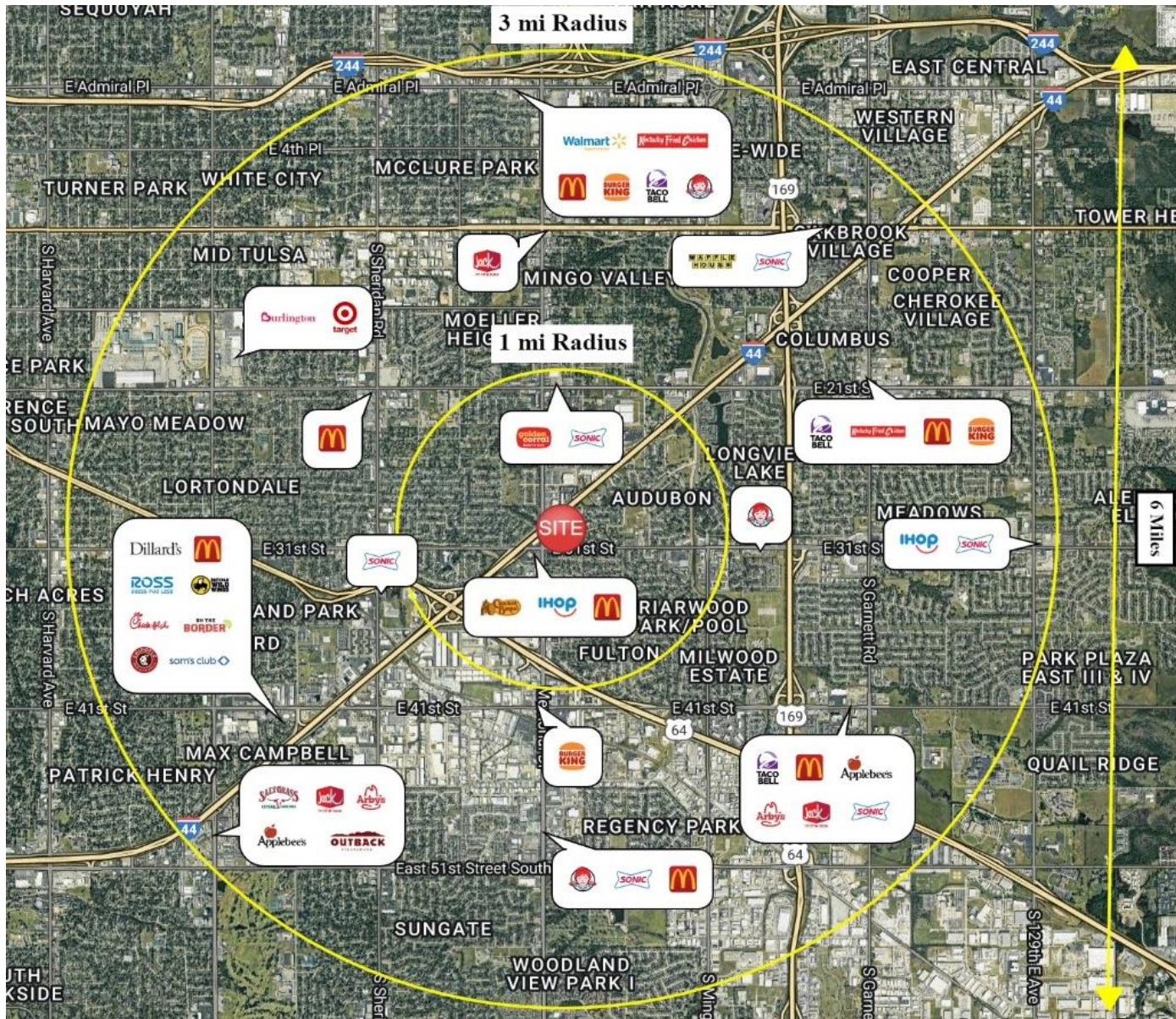
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RETAIL USERS



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TULSA MARKET HIGHLIGHTS

Tulsa is the second largest city in Oklahoma an MSA approaching one million. While often overlooked for bigger cities, Tulsans would argue that their city can compete with the likes of Austin Texas.

Through companies like Tulsa Remote which has already brought over 3,000 remote workers to Tulsa, more young adults from all over the country are moving to the city and contributing to the economy.

Several major companies house their headquarters in Tulsa including QuikTrip, Williams Company, One Gas, BOK Financial, Magellan, Helmerich & Payne, AAON, Bama Companies, Oneok. Manhattan Construction, Flintco Construction, among others. American Airlines main maintenance facility is based in Tulsa where they have over 240 acres. Other companies such as Canoo electric vehicles and Google have significant investments in nearby MidAmerica Industrial Park in Pryor which is the sixth largest Industrial Park globally.

	1 mile	3 miles	5 mile
2023 Population	10,087	100,111	235,017
2023 Median Age	40.1	36.0	36.8
2023 Average Household Income	\$65,783	\$64,969	\$79,361



The Gathering Place

source: Wikimedia



Downtown Tulsa

source: Wikimedia

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