CREEK PRICE EDWARDS




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## Highlights

- Flexible Acquisition Options
- Redevelopment Potential
- Value-Add Opportunity
- Multiple Potential Uses
- Adaptive Reuse Potential
- Strategic Interstate Access
- Established Commercial Corridor
- Flexible Development Strategy
- Investment Upside

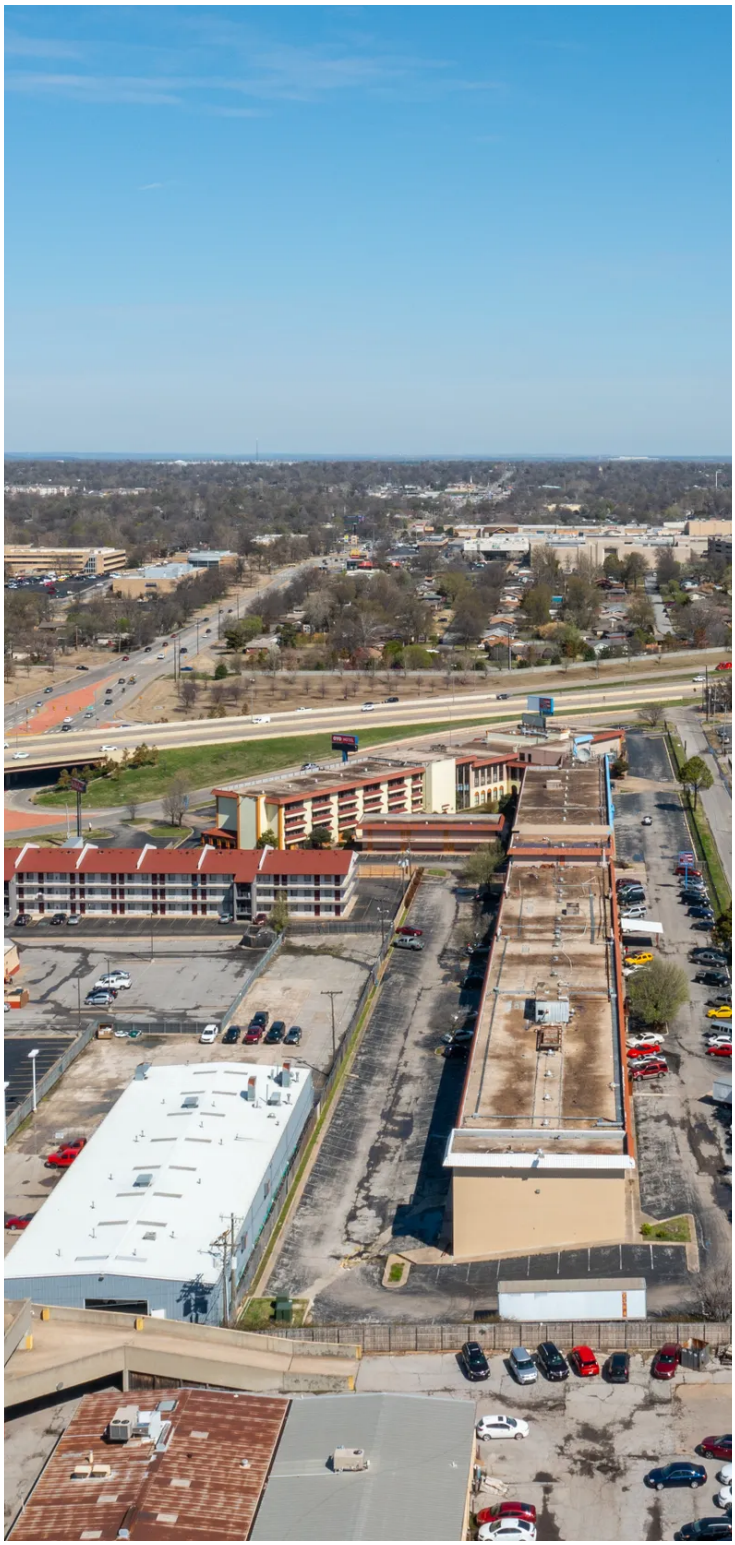
## Details

| | |
|---|---|
| Price | Subject to Offers |
| Parcel IDs | 40500-93-27-10700 & 40500-93-27-10780 |
| Acres | 6.1 |
| Square Footage | 265,024 |
| Zoning | CS |
| Sale Condition | Receivership |
| Acquisition Options | Individually or Together |

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# Property Description



## Property Description

Creek Price Edwards is pleased to present the opportunity to acquire two properties located at 4740 S Braden Avenue and 5000 E Skelly Drive in Tulsa, Oklahoma. Offered through a court-appointed receivership, the properties are available for purchase either as a combined portfolio or as individual parcels, providing investors and developers with flexibility in their acquisition strategies.

The offering presents a unique value-add opportunity through the rehabilitation, repositioning, or complete redevelopment of the existing improvements. Investors may explore renovating and repurposing the current structures or pursuing a comprehensive redevelopment to maximize the properties' potential. Potential uses include multifamily, hospitality, retail, mixed-use development, medical office, traditional office, or other commercial concepts. The flexibility to acquire the properties individually or collectively allows prospective purchasers to evaluate a range of investment strategies, from adaptive reuse of existing buildings to ground-up redevelopment.

The properties are being offered with the former OYO Hotel to be demolished (Skelly frontage) and former Extended Stay (Braden frontage) to be retained, creating an opportunity for investors and developers seeking assets with significant repositioning potential. All proposed redevelopment uses are subject to applicable zoning, permitting, and municipal approvals, and any sale remains subject to the terms of the receivership and applicable court approval.

## Location Description

The properties are strategically located along Tulsa's Interstate 44 corridor, offering convenient access to major transportation routes, established commercial districts, and surrounding residential neighborhoods. Positioned near the intersection of Interstate 44 and Yale Avenue, the sites benefit from connectivity to Downtown Tulsa, Midtown, South Tulsa, and the broader Tulsa metropolitan area.

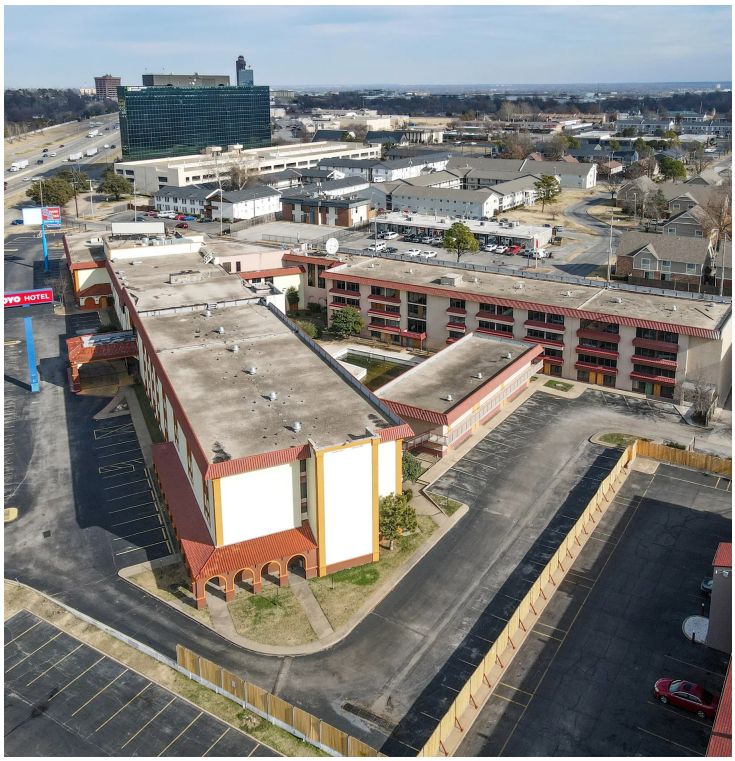
The surrounding area features a diverse concentration of retail centers, restaurants, hotels, office buildings, medical facilities, and established residential communities. Nearby destinations include LaFortune Park, the OU-Tulsa campus, and the prominent commercial corridors along Yale Avenue and 51st Street. The area's established infrastructure and concentration of commercial activity provide access to employment centers, shopping, dining, and recreational amenities.

With Interstate 44 serving as a primary east-west transportation artery through Tulsa, the properties offer regional accessibility and connections to other major thoroughfares, including the Broken Arrow Expressway and Highway 169. The combination of transportation connectivity, surrounding amenities, and established residential and commercial development makes this location well-suited for a variety of future investment and redevelopment opportunities.

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## Additional Photos









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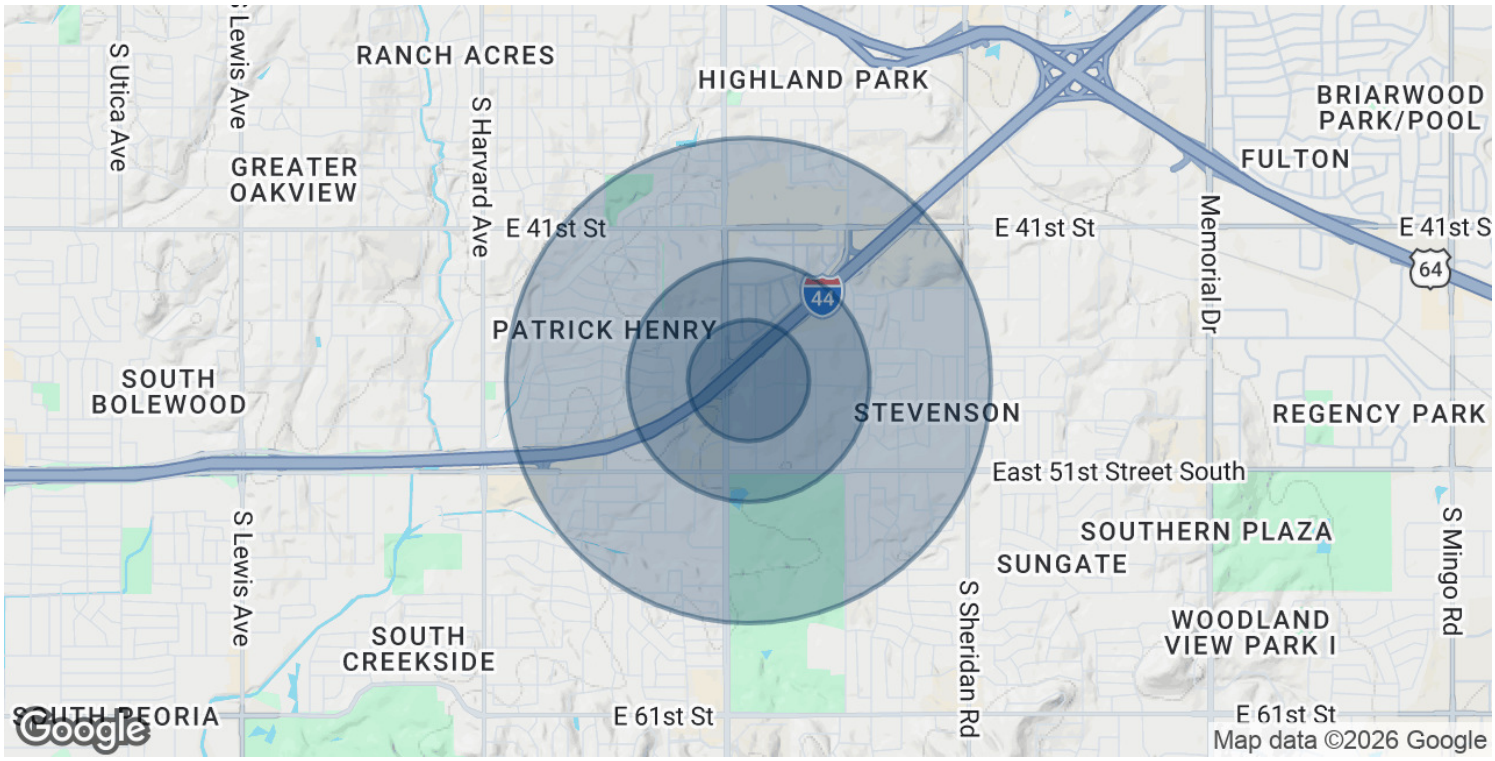
## Site Aerial




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## Demographics Map & Report




| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|---|---|---|---|
| Total Population | 1,129 | 3,152 | 10,445 |
| Average Age | 33.7 | 36.9 | 40.6 |
| Average Age (Male) | 29.3 | 34.3 | 39.4 |
| Average Age (Female) | 38.8 | 40.6 | 42.1 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---|---|---|---|
| Total Households | 551 | 1,463 | 4,696 |
| # of Persons per HH | 2.0 | 2.2 | 2.2 |
| Average HH Income | $44,494 | $69,257 | $96,297 |
| Average House Value | $266,827 | $269,367 | $278,998 |

*2023 American Community Survey (ACS)* *11032026*

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# Meet the Team



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