

ADMIRAL LAND

S. 129th E. Avenue & I-44
Tulsa, OK

PARCELS AVAILABLE

FOR MORE INFORMATION, PLEASE CONTACT US AT:

(405) 602-6400

bgoodwin@soonerinvestment.com

www.soonerinvestment.com

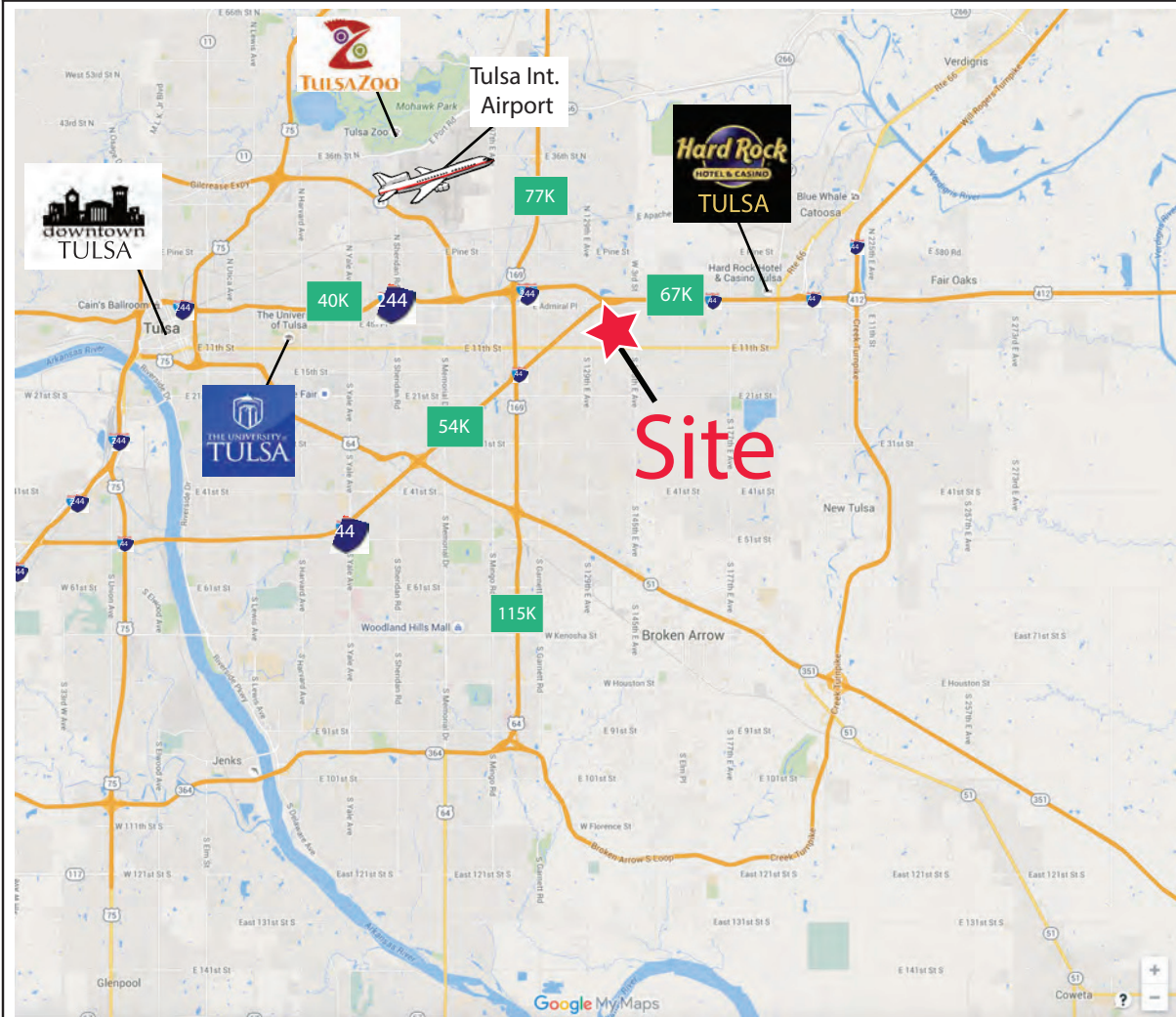


SOONER INVESTMENT
Commercial & Investment Real Estate

ADMIRAL LAND

S. 129th E. Avenue & I-44
Tulsa, OK

Vicinity & Traffic Count 2016



	3 Mi.	5 Mi.	7 Mi.	10Mi.
2016 Estimated Population	49,500	120,115	239,226	484,266
2021 Estimated Population	51,059	124,971	250,164	506,629
2010 Census Population	47,464	113,624	225,359	455,860
2000 Census Population	46,048	107,865	209,522	431,203
2016 Est. Average Household Income	\$50,830	\$52,634	\$58,353	\$68,504
2016 Est. Median Household Income	\$44,771	\$45,702	\$49,954	\$55,858

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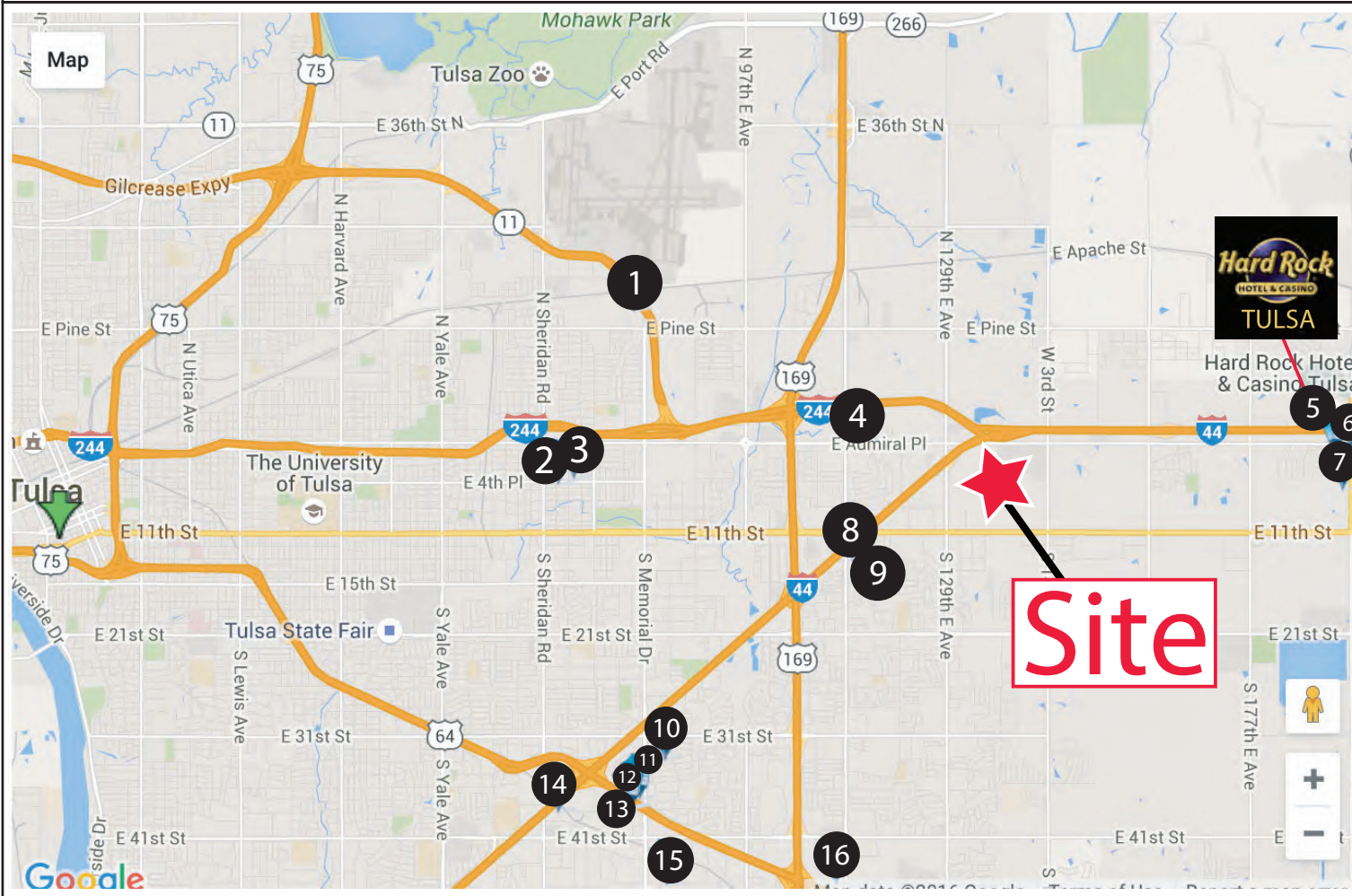


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ADMIRAL LAND

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Tulsa, OK

SURROUNDING HOTELS



- 1 Park Inn by Raddisson Tulsa Airport
- 2 Days Inn Tulsa Airport South
- 3 Comfort Inn Airport Tulsa
- 4 Country Inn & Suites by Carlson
- 5 Hard Rock Hotel & Casino
- 6 Cherokee Casino Inn Tulsa Catoosa
- 7 Holiday Inn Express Hotel & Suites
- 8 Motel 6 Tulsa East
- 9 Super 8 - Tulsa/East/Airport
- 10 Days Inn Tulsa
- 11 Best Western Tulsa Inn & Suites
- 12 Embassy Suites Tulsa
- 13 Extended Stay America Hotel
- 14 Value Place Hotel Central Tulsa
- 15 Studio 6 Tulsa
- 16 Wyndham Tulsa

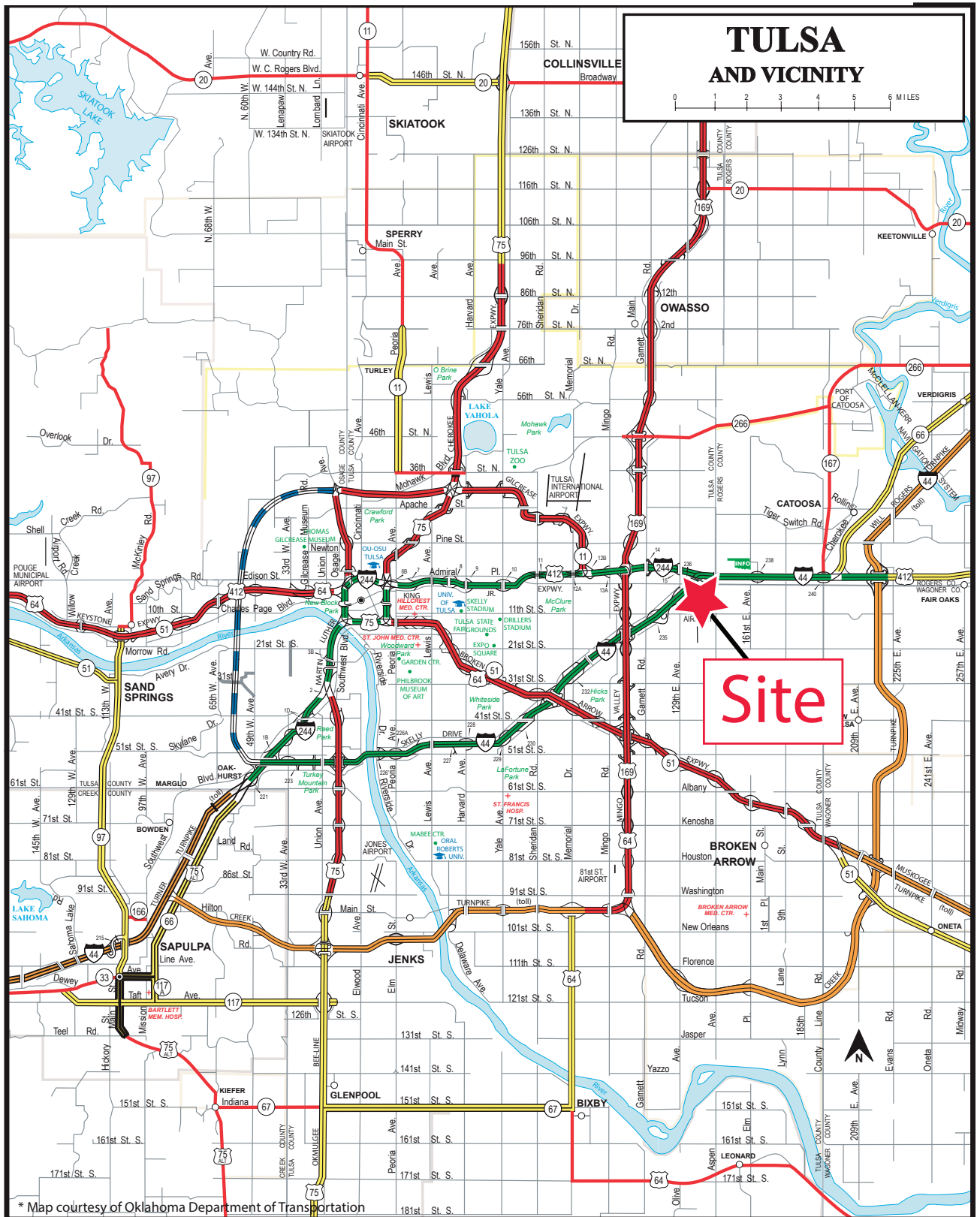
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S. 129th E. Avenue & I-44

Tulsa, OK



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* Map courtesy of Oklahoma Department of Transportation

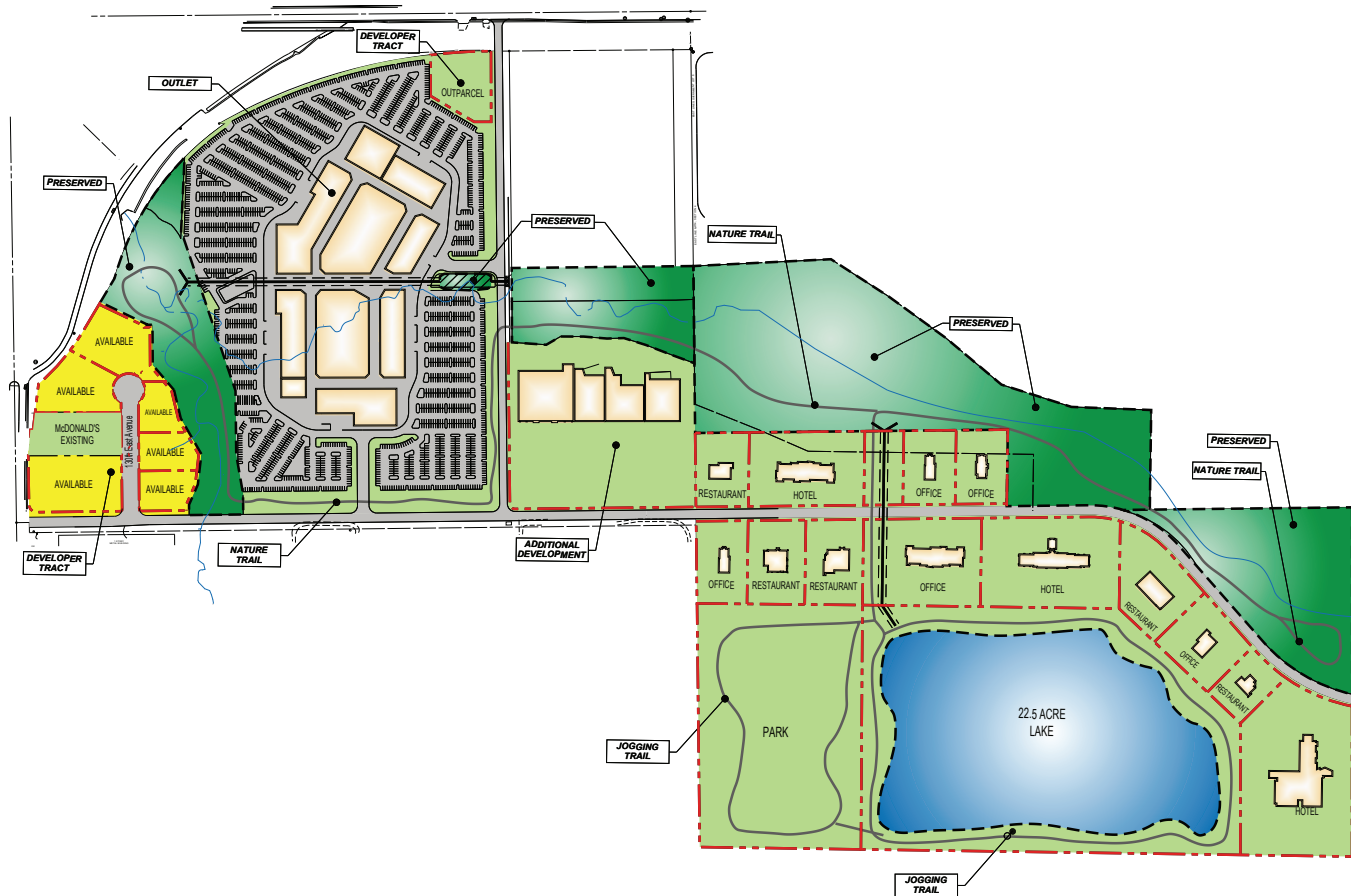
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CONCEPTUAL PLAN



SOONER INVESTMENT
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ADMIRAL CENTER
I-44 AT I-244
TULSA, OKLAHOMA
DEVELOPMENT PLAN

REV	DATE

PROJECT NO.
1300200

DATE
05-08-13

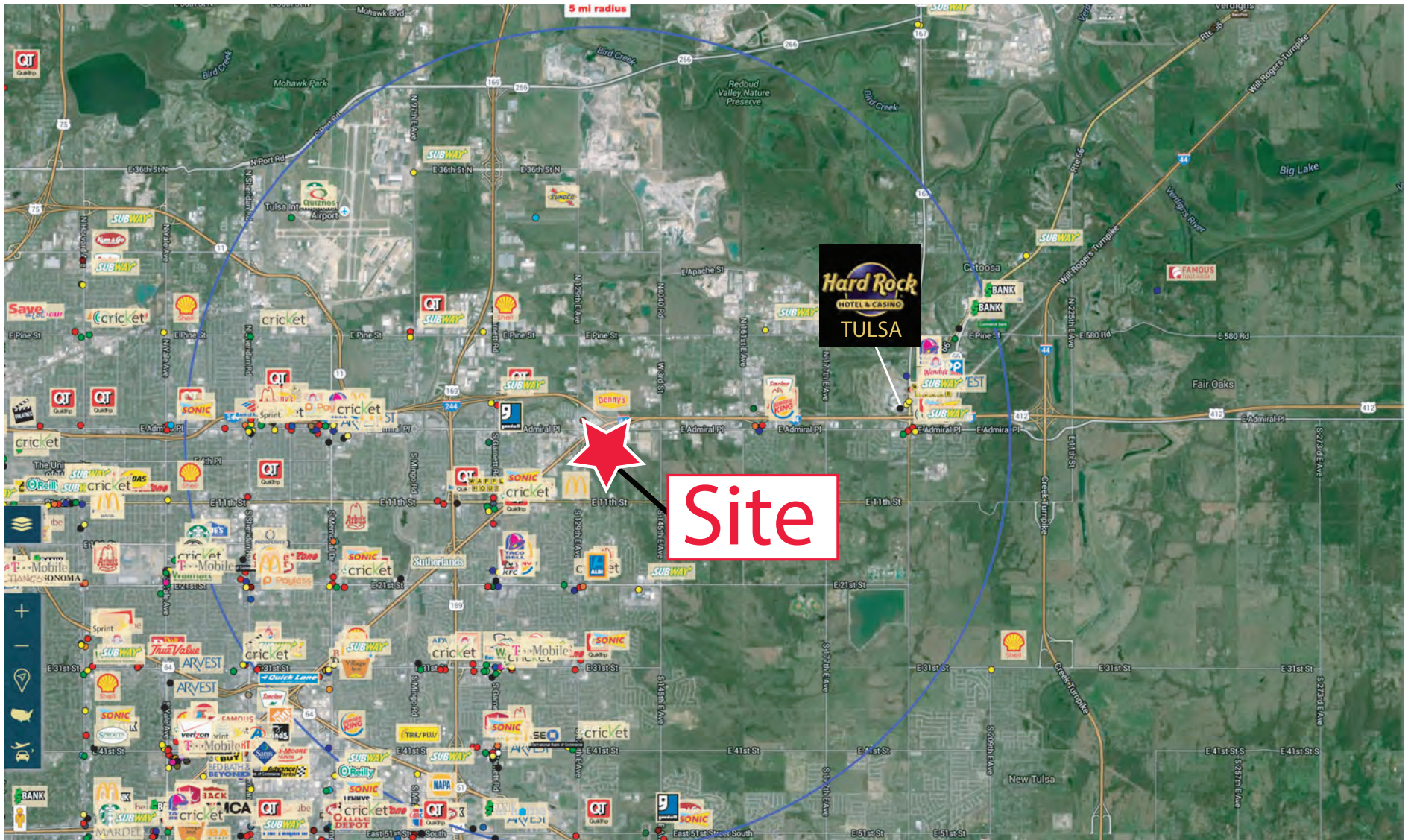
SHEET
LP-1

ADMIRAL LAND

S. 129th E. Avenue & I-44
Tulsa, OK



SOONER INVESTMENT
Commercial & Investment Real Estate



ADMIRAL LAND

S. 129th E. Avenue & I-44
Tulsa, OK



SOONER INVESTMENT
Commercial & Investment Real Estate



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.1562/-95.8325

RF1

Admiral Land		3 mi radius	5 mi radius	7 mi radius	10 mi radius
Tulsa, OK 74116					
POPULATION	2016 Estimated Population	49,500	120,115	239,226	484,266
	2021 Projected Population	51,069	124,971	250,164	506,629
	2010 Census Population	47,464	113,624	225,359	455,860
	2000 Census Population	46,048	107,865	209,522	431,203
	Projected Annual Growth 2016 to 2021	0.6%	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.5%	0.7%	0.9%	0.8%
HOUSEHOLDS	2016 Estimated Households	18,109	46,364	96,261	198,855
	2021 Projected Households	19,035	49,120	102,556	211,944
	2010 Census Households	17,214	43,489	89,779	184,619
	2000 Census Households	18,041	44,111	87,257	176,807
	Projected Annual Growth 2016 to 2021	1.0%	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	-	0.3%	0.6%	0.8%
AGE	2016 Est. Population Under 10 Years	17.3%	16.5%	15.5%	14.3%
	2016 Est. Population 10 to 19 Years	14.8%	14.1%	13.5%	13.3%
	2016 Est. Population 20 to 29 Years	14.5%	14.4%	15.1%	14.6%
	2016 Est. Population 30 to 44 Years	20.6%	20.6%	20.8%	20.1%
	2016 Est. Population 45 to 59 Years	16.8%	17.1%	17.5%	18.8%
	2016 Est. Population 60 to 74 Years	11.6%	11.9%	12.0%	13.1%
	2016 Est. Population 75 Years or Over	4.5%	5.4%	5.7%	5.9%
	2016 Est. Median Age	31.7	32.8	33.6	35.4
MARITAL STATUS & GENDER	2016 Est. Male Population	50.2%	49.6%	49.0%	48.8%
	2016 Est. Female Population	49.8%	50.4%	51.0%	51.2%
	2016 Est. Never Married	30.8%	31.1%	31.7%	30.9%
	2016 Est. Now Married	43.6%	42.4%	42.8%	44.3%
	2016 Est. Separated or Divorced	20.3%	20.2%	19.5%	18.7%
	2016 Est. Widowed	5.3%	6.3%	6.1%	6.1%
INCOME	2016 Est. HH Income \$200,000 or More	0.9%	1.7%	2.6%	4.7%
	2016 Est. HH Income \$150,000 to \$199,999	1.8%	2.3%	3.0%	4.2%
	2016 Est. HH Income \$100,000 to \$149,999	7.5%	7.5%	9.6%	11.2%
	2016 Est. HH Income \$75,000 to \$99,999	11.9%	10.8%	11.6%	11.5%
	2016 Est. HH Income \$50,000 to \$74,999	21.6%	21.1%	20.3%	18.8%
	2016 Est. HH Income \$35,000 to \$49,999	18.1%	17.0%	16.0%	14.6%
	2016 Est. HH Income \$25,000 to \$34,999	12.9%	13.3%	12.1%	11.3%
	2016 Est. HH Income \$15,000 to \$24,999	13.3%	13.1%	12.1%	11.0%
	2016 Est. HH Income Under \$15,000	12.1%	13.3%	12.6%	12.7%
	2016 Est. Average Household Income	\$50,830	\$52,634	\$58,353	\$68,504
	2016 Est. Median Household Income	\$44,771	\$45,702	\$49,954	\$55,858
	2016 Est. Per Capita Income	\$18,614	\$20,332	\$23,528	\$28,273
	2016 Est. Total Businesses	1,864	5,385	12,282	26,407
2016 Est. Total Employees	22,366	82,752	169,132	347,987	

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FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.1562/-95.8325

RF1

Admiral Land		3 mi radius	5 mi radius	7 mi radius	10 mi radius
Tulsa, OK 74116					
RACE	2016 Est. White	51.6%	56.2%	62.0%	64.8%
	2016 Est. Black	12.3%	11.1%	10.1%	12.5%
	2016 Est. Asian or Pacific Islander	3.6%	3.3%	3.4%	3.2%
	2016 Est. American Indian or Alaska Native	4.8%	5.1%	4.9%	4.3%
	2016 Est. Other Races	27.7%	24.3%	19.6%	15.2%
HISPANIC	2016 Est. Hispanic Population	15,168	31,402	47,247	67,623
	2016 Est. Hispanic Population	30.6%	26.1%	19.7%	14.0%
	2021 Proj. Hispanic Population	32.3%	27.6%	21.0%	15.1%
	2010 Hispanic Population	28.6%	24.5%	18.5%	13.0%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	30,139	75,040	152,284	315,709
	2016 Est. Elementary (Grade Level 0 to 8)	8.9%	7.7%	6.0%	4.2%
	2016 Est. Some High School (Grade Level 9 to 11)	11.2%	10.6%	8.7%	7.3%
	2016 Est. High School Graduate	34.1%	32.8%	28.9%	26.3%
	2016 Est. Some College	23.5%	23.5%	24.4%	24.4%
	2016 Est. Associate Degree Only	8.9%	8.7%	8.7%	8.5%
	2016 Est. Bachelor Degree Only	9.9%	12.0%	16.3%	19.7%
	2016 Est. Graduate Degree	3.5%	4.7%	7.0%	9.6%
HOUSING	2016 Est. Total Housing Units	19,398	49,731	103,441	213,576
	2016 Est. Owner-Occupied	52.7%	52.3%	52.8%	53.7%
	2016 Est. Renter-Occupied	40.7%	40.9%	40.2%	39.4%
	2016 Est. Vacant Housing	6.6%	6.8%	6.9%	6.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.7%	4.8%	6.3%	6.0%
	2010 Homes Built 2000 to 2004	3.2%	4.2%	5.4%	6.3%
	2010 Homes Built 1990 to 1999	6.8%	6.6%	8.5%	10.6%
	2010 Homes Built 1980 to 1989	15.5%	13.4%	12.9%	15.3%
	2010 Homes Built 1970 to 1979	32.6%	27.4%	21.4%	20.9%
	2010 Homes Built 1960 to 1969	21.1%	18.9%	16.7%	14.1%
	2010 Homes Built 1950 to 1959	11.5%	16.0%	16.0%	13.9%
	2010 Homes Built Before 1949	6.5%	8.9%	12.8%	12.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.1%	0.2%	0.6%
	2010 Home Value \$500,000 to \$999,999	0.7%	0.8%	0.8%	1.9%
	2010 Home Value \$400,000 to \$499,999	0.4%	0.5%	0.6%	1.3%
	2010 Home Value \$300,000 to \$399,999	1.3%	2.5%	2.4%	4.4%
	2010 Home Value \$200,000 to \$299,999	3.2%	4.7%	7.3%	12.8%
	2010 Home Value \$150,000 to \$199,999	6.1%	8.6%	14.8%	17.8%
	2010 Home Value \$100,000 to \$149,999	29.8%	29.1%	31.4%	28.1%
	2010 Home Value \$50,000 to \$99,999	50.9%	44.7%	33.1%	24.4%
	2010 Home Value \$25,000 to \$49,999	3.6%	4.7%	5.4%	5.4%
	2010 Home Value Under \$25,000	4.0%	4.3%	4.0%	3.3%
	2010 Median Home Value	\$95,199	\$103,266	\$116,282	\$141,555
	2010 Median Rent	\$548	\$540	\$559	\$567

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FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

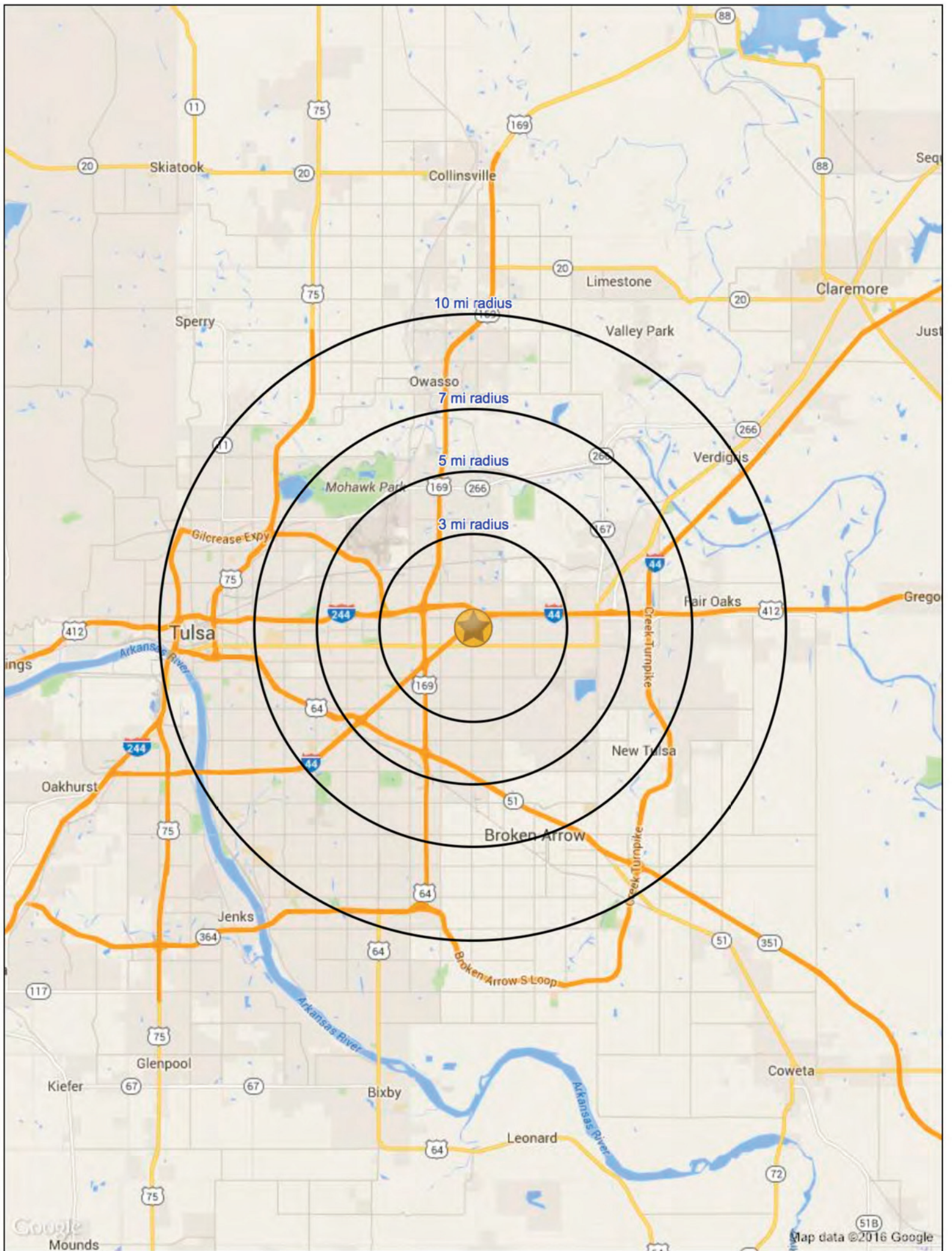


Lat/Lon: 36.1562/-95.8325

RF1

Admiral Land		3 mi radius	5 mi radius	7 mi radius	10 mi radius
Tulsa, OK 74116					
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	36,445	89,775	182,797	376,598
	2016 Est. Civilian Employed	65.3%	63.4%	64.6%	63.6%
	2016 Est. Civilian Unemployed	3.3%	3.3%	3.0%	2.9%
	2016 Est. in Armed Forces	-	0.1%	-	0.1%
	2016 Est. not in Labor Force	31.4%	33.3%	32.4%	33.4%
	2016 Labor Force Males	49.8%	49.0%	48.4%	48.1%
	2016 Labor Force Females	50.2%	51.0%	51.6%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	21,261	51,982	107,588	218,295
	2010 Mgmt, Business, & Financial Operations	9.6%	9.6%	11.3%	13.5%
	2010 Professional, Related	12.6%	13.8%	17.3%	20.4%
	2010 Service	19.6%	20.4%	19.5%	17.9%
	2010 Sales, Office	24.4%	25.8%	26.5%	26.5%
	2010 Farming, Fishing, Forestry	0.3%	0.3%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	15.7%	14.4%	11.9%	10.2%
	2010 Production, Transport, Material Moving	17.8%	15.7%	13.3%	11.3%
	2010 White Collar Workers	46.6%	49.2%	55.1%	60.4%
	2010 Blue Collar Workers	53.4%	50.8%	44.9%	39.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	80.9%	79.5%	80.6%	81.2%
	2010 Drive to Work in Carpool	14.1%	14.3%	12.4%	10.9%
	2010 Travel to Work by Public Transportation	0.8%	0.8%	0.7%	0.9%
	2010 Drive to Work on Motorcycle	0.1%	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.1%	1.3%	1.7%	1.9%
	2010 Other Means	0.5%	0.9%	0.9%	0.8%
	2010 Work at Home	2.4%	2.9%	3.5%	4.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.5%	32.5%	34.0%	34.4%
	2010 Travel to Work in 15 to 29 Minutes	54.0%	52.3%	51.3%	49.2%
	2010 Travel to Work in 30 to 59 Minutes	13.3%	12.5%	12.6%	14.2%
	2010 Travel to Work in 60 Minutes or More	3.2%	2.7%	2.2%	2.2%
	2010 Average Travel Time to Work	17.7	17.2	17.1	17.3
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$800 M	\$2.09 B	\$4.65 B	\$10.7 B
	2016 Est. Apparel	\$27.8 M	\$72.7 M	\$161 M	\$371 M
	2016 Est. Contributions, Gifts	\$48.1 M	\$129 M	\$296 M	\$720 M
	2016 Est. Education, Reading	\$27.3 M	\$73.3 M	\$169 M	\$411 M
	2016 Est. Entertainment	\$44.2 M	\$116 M	\$258 M	\$595 M
	2016 Est. Food, Beverages, Tobacco	\$127 M	\$329 M	\$725 M	\$1.64 B
	2016 Est. Furnishings, Equipment	\$26.3 M	\$68.8 M	\$155 M	\$362 M
	2016 Est. Health Care, Insurance	\$72.7 M	\$189 M	\$416 M	\$939 M
	2016 Est. Household Operations, Shelter, Utilities	\$248 M	\$649 M	\$1.44 B	\$3.30 B
	2016 Est. Miscellaneous Expenses	\$12.1 M	\$31.5 M	\$69.6 M	\$158 M
	2016 Est. Personal Care	\$10.4 M	\$27.3 M	\$60.5 M	\$138 M
	2016 Est. Transportation	\$156 M	\$404 M	\$892 M	\$2.02 B

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CENSUS DEMOGRAPHIC PROFILE

2010 Census (PL-94)

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.1565/-95.8274

PL94

Admiral Land Tulsa, OK 74108	3 mi radius	5 mi radius	7 mi radius	10 mi radius
Population				
Total Population	44,308	108,390	215,367	443,247
Population 18 years or over	31,281 70.6%	77,783 71.8%	158,172 73.4%	331,643 74.8%
Population under 18 years	13,027 29.4%	30,607 28.2%	57,195 26.6%	111,604 25.2%
Population Density	1,568 <i>psm</i>	1,381 <i>psm</i>	1,400 <i>psm</i>	1,411 <i>psm</i>
Occupancy				
Total Housing Units	17,819	45,806	95,179	200,131
Occupied Housing Units	16,018 89.9%	41,136 89.8%	85,511 89.8%	179,932 89.9%
Vacant Housing Units	1,801 10.1%	4,670 10.2%	9,668 10.2%	20,200 10.1%
Average Household Size	2.77	2.63	2.52	2.46
Population by Race				
Population of One Race	41,353 93.3%	101,131 93.3%	201,552 93.6%	417,222 94.1%
White	23,895 57.8%	62,075 61.4%	136,414 67.7%	296,623 71.1%
Black or African American	5,457 13.2%	12,384 12.2%	22,229 11.0%	52,601 12.6%
American Indian or Alaska Native	2,537 6.1%	6,640 6.6%	13,153 6.5%	24,537 5.9%
Asian	1,331 3.2%	3,018 3.0%	6,101 3.0%	11,360 2.7%
Native Hawaiian or Pacific Islander	38 0.1%	83 0.1%	159 0.1%	358 0.1%
Some Other Race	8,094 19.6%	16,930 16.7%	23,495 11.7%	31,743 7.6%
Two or More Races	2,955 6.7%	7,258 6.7%	13,816 6.4%	26,025 5.9%
Hispanic Population				
Hispanic or Latino	12,579 28.4%	27,058 25.0%	39,877 18.5%	57,789 13.0%
Population 18 years and over	7,431 59.1%	16,081 59.4%	23,869 59.9%	34,875 60.3%
Population under 18 years	5,148 40.9%	10,977 40.6%	16,008 40.1%	22,914 39.7%
Not Hispanic or Latino	31,729 71.6%	81,332 75.0%	175,490 81.5%	385,458 87.0%
Population 18 years and over	23,851 75.2%	61,702 75.9%	134,303 76.5%	296,768 77.0%
Population under 18 years	7,879 24.8%	19,630 24.1%	41,187 23.5%	88,690 23.0%
Hispanic Population by Race				
Population of One Race	11,900 26.9%	25,549 23.6%	37,381 17.4%	53,800 12.1%
White	3,459 29.1%	7,829 30.6%	12,604 33.7%	20,019 37.2%
Black or African American	122 1.0%	262 1.0%	466 1.2%	901 1.7%
American Indian or Alaska Native	231 1.9%	558 2.2%	944 2.5%	1,431 2.7%
Asian	26 0.2%	65 0.3%	97 0.3%	148 0.3%
Native Hawaiian or Pacific Islander	10 0.1%	21 0.1%	25 0.1%	39 0.1%
Some Other Race	8,052 67.7%	16,814 65.8%	23,246 62.2%	31,262 58.1%
Two or More Races	679 1.5%	1,509 1.4%	2,496 1.2%	3,989 0.9%
Not Hispanic Population by Race				
Population of One Race	29,453 66.5%	75,583 69.7%	164,170 76.2%	363,422 82.0%
White	20,436 69.4%	54,246 71.8%	123,811 75.4%	276,605 76.1%
Black or African American	5,335 18.1%	12,122 16.0%	21,763 13.3%	51,700 14.2%
American Indian or Alaska Native	2,306 7.8%	6,082 8.0%	12,209 7.4%	23,106 6.4%
Asian	1,306 4.4%	2,954 3.9%	6,004 3.7%	11,212 3.1%
Native Hawaiian or Pacific Islander	28 0.1%	63 0.1%	135 0.1%	319 0.1%
Some Other Race	42 0.1%	116 0.2%	249 0.2%	480 0.1%
Two or More Races	2,277 5.1%	5,749 5.3%	11,320 5.3%	22,036 5.0%

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