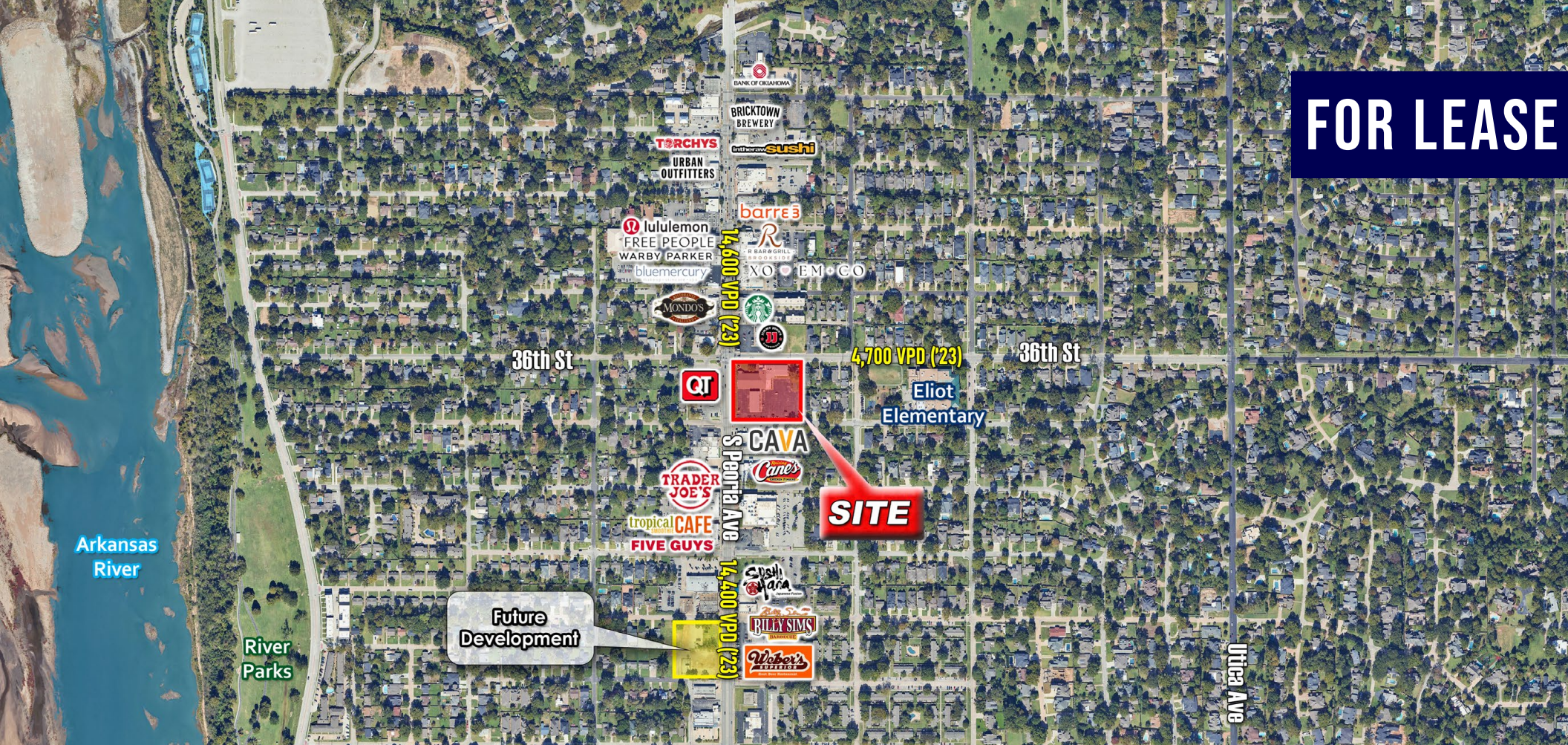


FOR LEASE



TULSA - BROOKSIDE REDEVELOPMENT

3615 S PEORIA AVE | TULSA, OK 74105



DREXEL REALTY
PARTNERS

MADDOX GRAHAM | 405.371.0187
mgraham@drexelrealtypartners.com

MICHAEL TRENARY | 214.263.1457
mt@standridge-co.com

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PARTNERS

AVAILABLE:

- » 2.04 AC (Can Be Divided)

RATE:

- » Contact Broker

HIGHLIGHTS:

- » Zoned MX-1
- » Multiple access points on Peoria Avenue, 36th Street, and 36th Place

TRAFFIC COUNTS:

- » Peoria Ave: 14,600 VPD ('23)
- » I-44: 97,600 VPD ('23)

LOCAL RETAILERS:



2025 Population

1 Mile	9,082
3 Mile	79,290
5 Mile	201,026



Daytime Pop

1 Mile	8,905
3 Mile	122,645
5 Mile	163,756



Households

1 Mile	4,535
3 Mile	39,379
5 Mile	90,176



Avg. HH Income

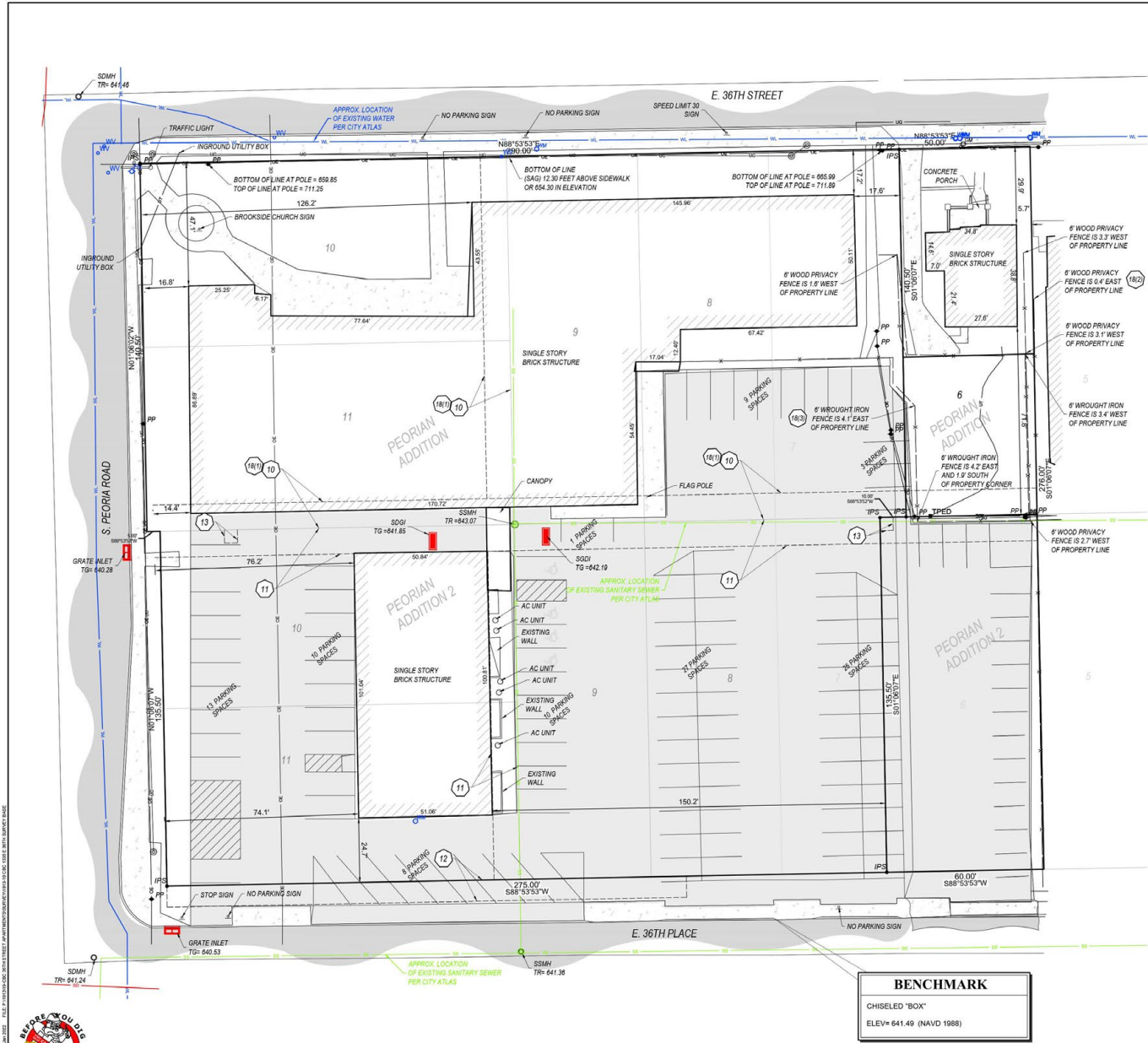
1 Mile	\$179,000
3 Mile	\$114,991
5 Mile	\$94,278



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ALTA/NSPS LAND TITLE SURVEY

FOR A PART OF

PEORIAN ADDITION AND
PEORIAN ADDITION NUMBER 2,
ADDITIONS TO THE CITY OF
TULSA
TULSA COUNTY, STATE OF OKLAHOMA



SURVEY LEGEND

— SW —	SANITARY SEWER SERVICE	A/C	AIR CONDITIONER UNIT/PAD
— WL —	WATERLINE SERVICE	4GAI	4-GRADE AREA INLET
— VE —	UNDERGROUND ELECTRIC SERVICE	AMH	ACCESS MANHOLE
— VS —	GAS SERVICE	BL	BUILDING SETBACK LINE
— UC —	UNDERGROUND COMMUNICATIONS SERVICE	BW	BARBED WIRE FENCE
— OE —	OVERHEAD ELECTRIC SERVICE	BM	BENCHMARK
— EF —	EXISTING FENCE	POS	POINT OF BEGINNING
— MC —	MINOR CONTOUR	CONC.	CONCRETE
— FLP —	MAJOR CONTOUR	CPED	CABLE/TV PEDESTAL
— FLP —	FLOODPLAIN LINE (PER FEMA MAPS)	EG	EXISTING GROUND
— FH —	FIRE HYDRANT	EPED	ELECTRIC PEDESTAL
— PP —	POWER POLE	F/E	FENCE EASEMENT
— WM —	WATER METER	FL	FLOWLINE
— GM —	GAS METER	FP	FLAG POLE
— LP —	LIGHT POLE	FLT	THROAT FLOWLINE
— EM —	ELECTRIC METER	GLT	GROUND LIGHT
— FM —	FOUND MONUMENT	GRSR	GAS RISER
— SM —	SET MONUMENT	GUY	DOWN GUY
— CP —	CONTROL POINT	GV	GAS VALVE
— SMH —	SANITARY SEWER MANHOLE	HOPE	HIGH DENSITY POLYETHYLENE
— SMH —	SANITARY SEWER MANHOLE	HR	HANDRAIL
— SC —	SANITARY SEWER CLEANOUT	LNA	LIMITS OF NO ACCESS
— ST —	STORM SEWER MANHOLE	MB	MAILBOX
— TR —	TRANSFORMER	OE	OVERHEAD ELECTRIC
— ICV —	IRRIGATION CONTROL VALVE	TD	TREE DECIDUOUS
— D —	DOWNSPOUT	TOP	TOP OF PAVEMENT
— D —	DECIDUOUS TREE (SIZE AS NOTED)	TP	HIGHWAY
— B —	BUSH	C/L	CENTER LINE
— P —	PVC PIPE	IPF	IRON PIN FOUND
— S —	STREET SIGN	IPF W/ CAP	IRON PIN FOUND WITH CAP (AS INDICATED)
— A —	AIR CONDITIONER PAD	PKF	PK NAIL FOUND
— E —	ELECTRIC TRANSFORMER	PKS	PK NAIL SET
— 1% —	1% CHANCE FLOODPLAIN (100 YEAR)	IPSW/CAP	IRON PIN SET W/ CAP STAMPED 6318
— C —	CONCRETE PAVEMENT	CMP	CORRUGATED METAL PIPE
— A —	ASPHALT PAVEMENT	RCP	REINFORCED CONCRETE PIPE
— G —	GRAVEL		
— R —	RIP RAP		

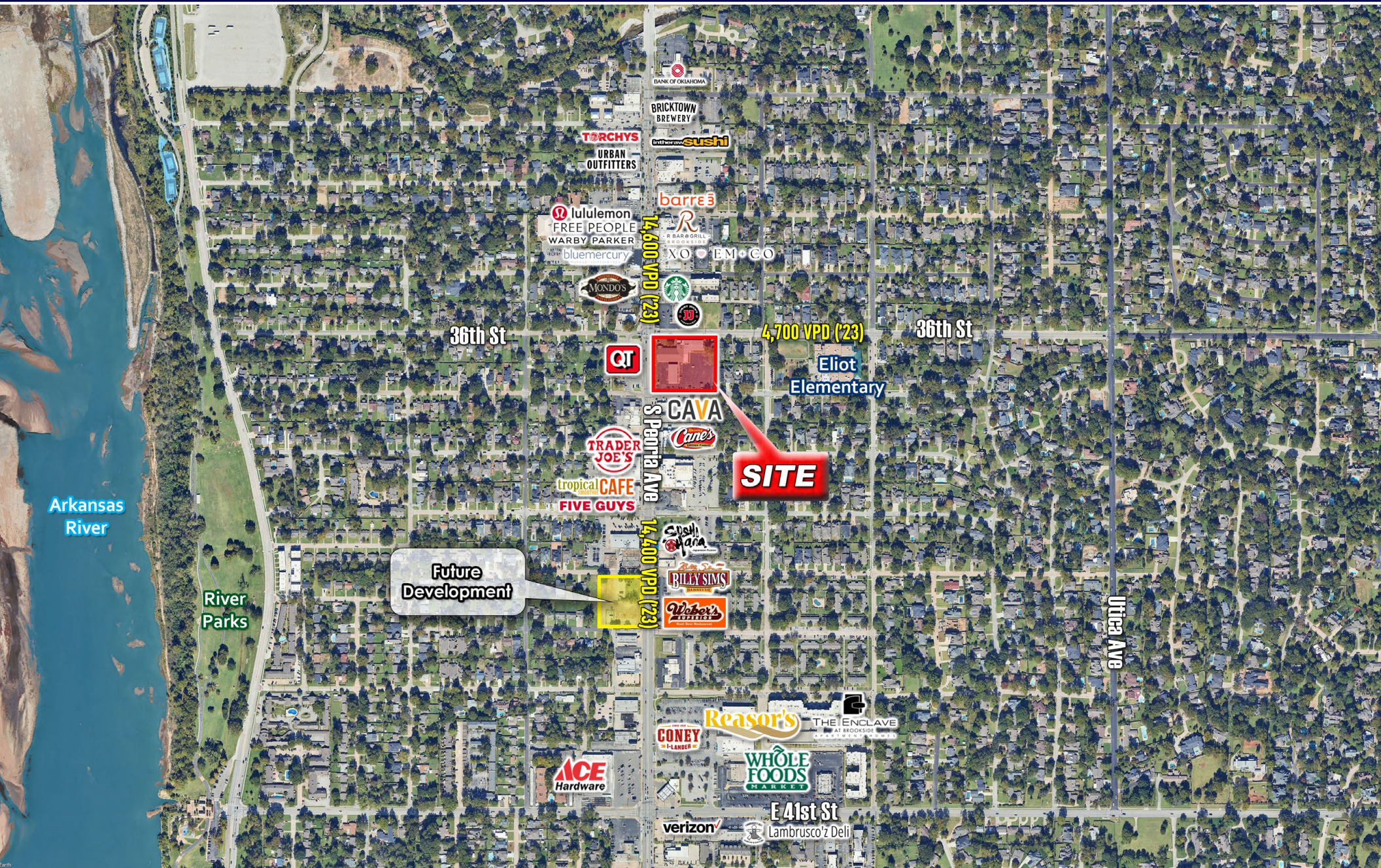


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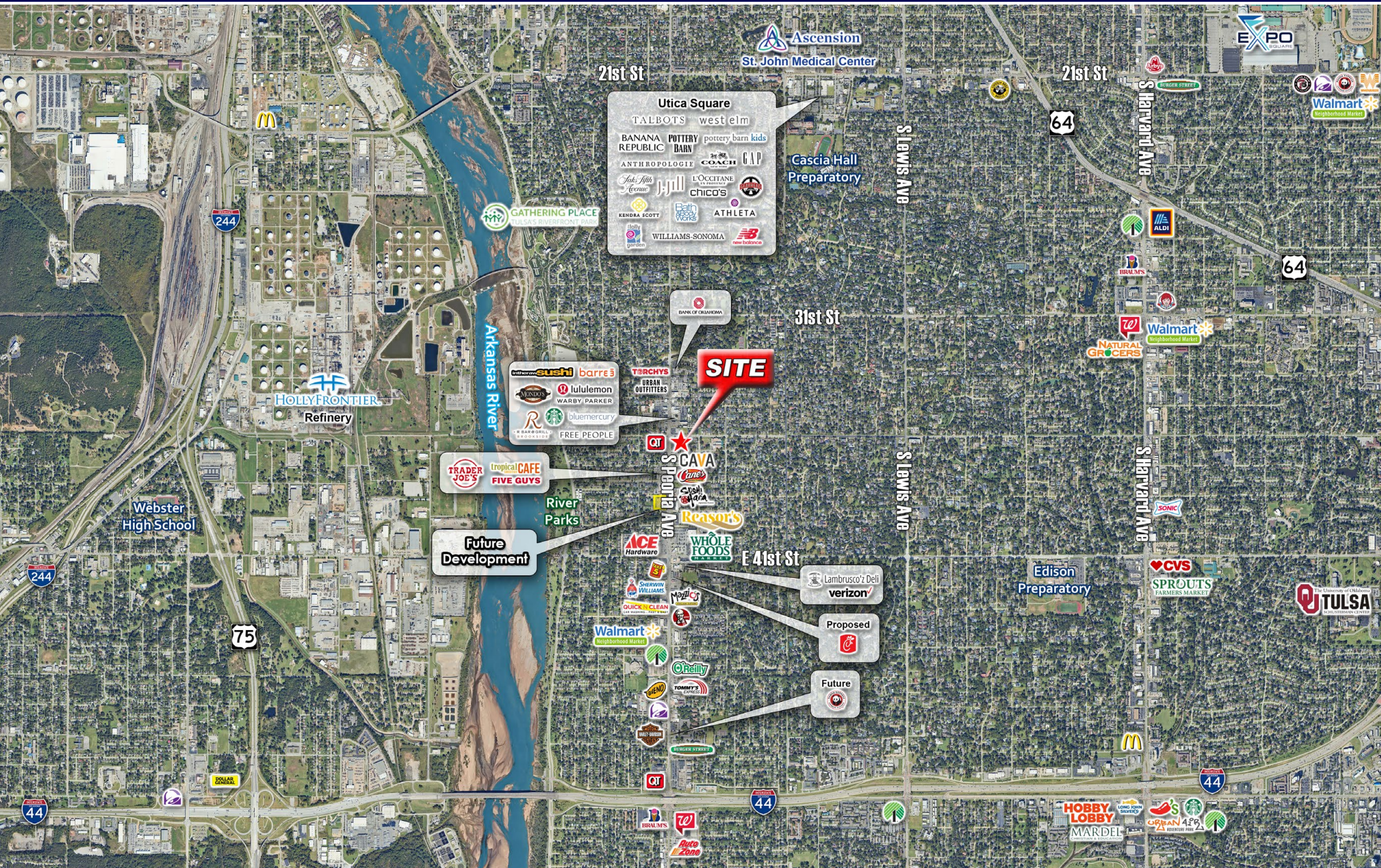
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DRP RE, LLC dba Drexel Partners	9016185	TGrisham@drexelrealtypartners.com	214.263.1457
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tyler Grisham	591398	TGrisham@drexelrealtypartners.com	214.263.1457
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Maddox Graham	770735	MGraham@drexelrealtypartners.com	405.371.0187
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1