MINGO MARKETPLACE

TULSA, OKLAHOMA



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GULF COAST
Commercial Group, Inc.

PROPERTY FEATURES

- The Mingo Marketplace in Tulsa has a prime tenant line-up that is strategically located in a popular and well-established retail area
- Situated in one of the wealthiest and most densely populated neighborhoods in southern Tulsa, the property is positioned at the desirable intersection of East 71st Street and the Mingo Valley Expressway, which provides excellent visibility
- Marketplace enjoys the advantages of the bustling retail corridor surrounding the property. Woodland Hills Mall, situated only one mile west of the Marketplace, attracts a vast number of consumers from the entire region
- Prime 18,093 SF Jr. Box space available (divisible)





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PROPERTY OVERVIEW

LOCATION

NWC of US-64 & 71st St,
Tulsa, Oklahoma 74133

TRAFFIC COUNTS

US-64: 110,600VPD 2023

71st St: 53,900 VPD 2023

2025 DEMOGRAPHICS

TOTAL POPULATION

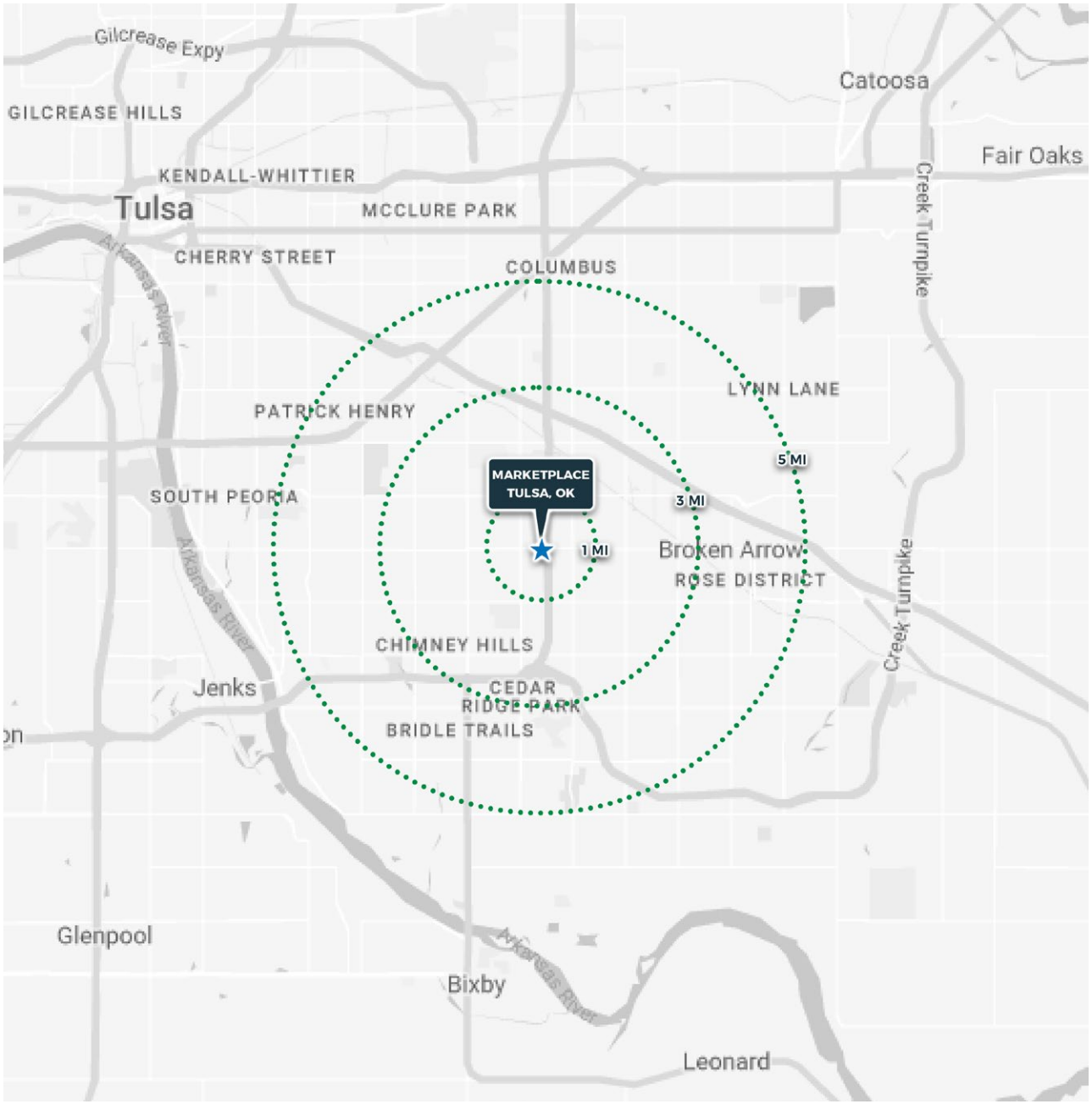
1 MILE	3 MILES	5 MILES
11,814	86,545	239,722

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
6,940	82,091	198,028

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$99,993	$108,525	$110,527



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IMAGES









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AERIAL VIEW

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MARKET OVERVIEW

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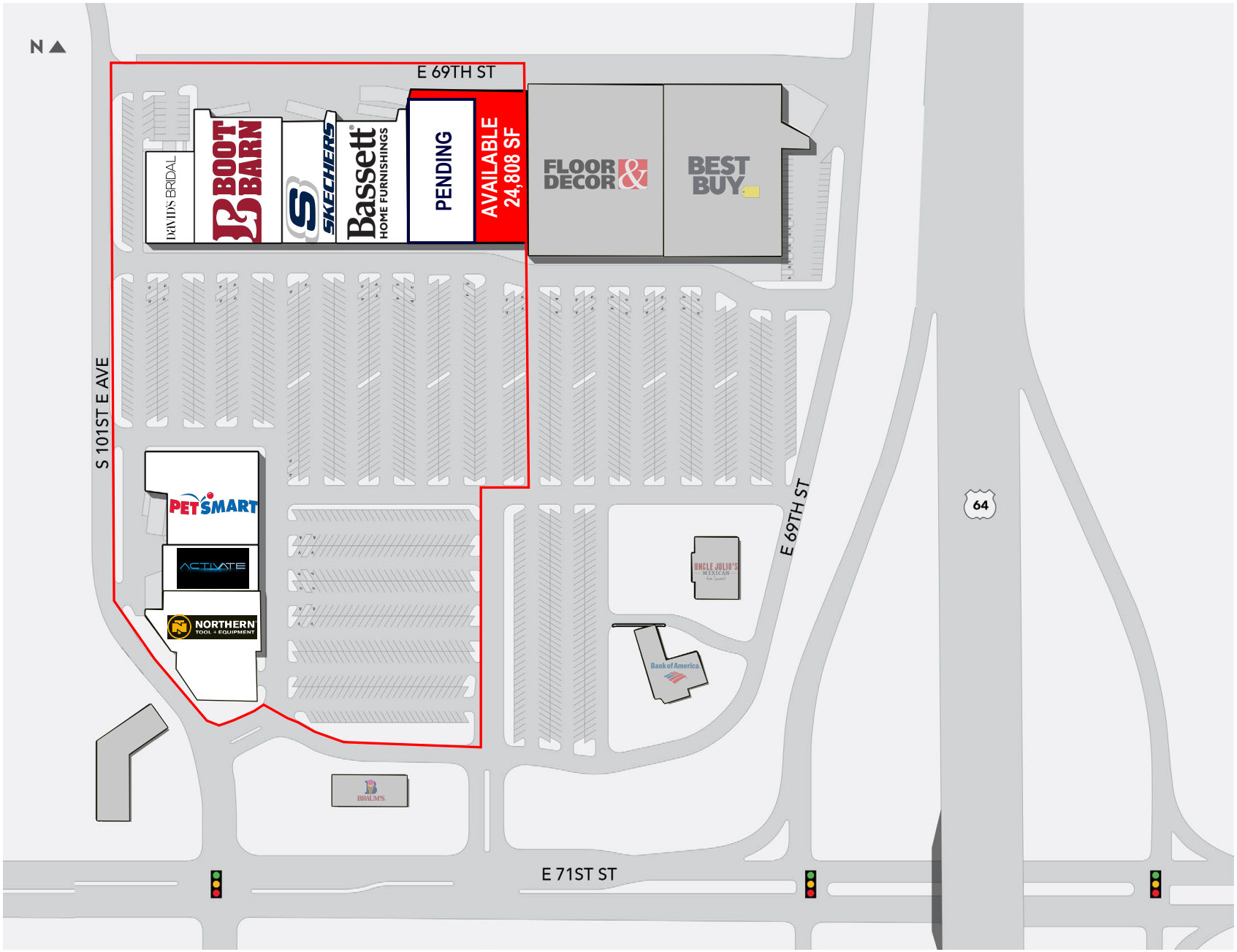
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SITE PLAN

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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.

EQUAL HOUSING OPPORTUNITY

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas H. Lile	426088	tl@gulfcoastcg.com	713-532-0977
Designated Broker of Firm	License No.	Email	Phone
Thomas H. Lile	426088	tl@gulfcoastcg.com	713-532-0977
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel S. Miller	563632	danny.miller@gulfcoastcg.com	713-292-0960
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date