



DISCOVERYLAND RANCH

📍 **19501 WEST 41ST ST** 📍
SAND SPRINGS, OK 74063

OFFERED AT \$4,500,000

- Event Venue (seats approximately 200-250)
- Amphitheater (seats approximately 1,000+)
- Guest House (4 bedrooms, 3.5 bathrooms)
- Shop & Storage Building
- Gazebo & Pavilion
- Special Usage Permit
- Parking Capacity = 840 Spaces
- 21 Acres



SCAN
ME!



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McGraw
REALTORS®



Event center can comfortably hold/seat around 250. It's close to 5,000 square feet and has wedding prep rooms in the facility along with a commercial kitchen. Guest house is approximately 3,100 square feet with 4 bedrooms and 3.5 bathrooms plus flex space upstairs and flex space downstairs. There is a 4 bay shop and office as well near the guest house. Amphitheater can hold approximately 1,500 people, but it's obviously determined by the seating strategy and arrangement. There are roughly 90 parking spots on the lower asphalt lot with parking for 750 + cars on the upper grass and asphalt lot. There is security lighting for both lots. Property is gated and has a Special Usage Permit with Tulsa County that gives plenty of flexibility. The sale includes all of the mentioned facilities, structures, and amphitheater along with 21 acres. There are 3 potential revenue streams with: amphitheater, event center, and guest house. Additional land available.

CURRENT USAGE & RATES

PRIVATE EVENTS

- \$200/hr..... 50 Guests or Less
- \$300/hr..... 51-100 Guests
- \$400/hr..... 101-149 Guests
- \$500/hr..... 150 Guests or More

WEDDINGS

- Mon-Thurs..... \$3,000 (12 hrs)
 - Fri & Sun..... \$4,000 (12 hrs)
 - Sat..... \$5,000 (13 hrs)
- \$200/hr for additional hours over allotted time*

BRIDAL HOUSE

- Mon-Thurs..... \$250/per night
 - Fri-Sun..... \$350/per night
- Check-in begins at 3:00 pm / Check out at 11:00 am*

MICRO-WEDDINGS

- \$200/hr..... 50 Guests or Less
 - \$300/hr..... 51-100 Guests
- MINIMUM Rental Time: 2 Hrs.*



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