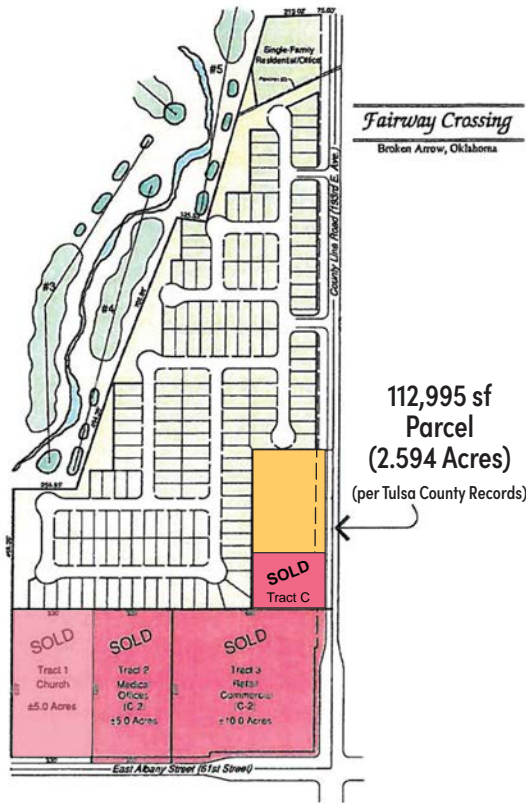


FAIRWAY CROSSING COMMERCIAL LAND FOR SALE



E. 61st St. (Albany) & 193rd E. Ave. (County Line) - Broken Arrow, OK

PROPERTY HIGHLIGHTS

Grover Bauer, CCIM, SIOR
P) 918-665-1210

CONCEPT TRACT A: +/- 45,900 SF \$10/sf or \$459,000

CONCEPT TRACT B: +/- 67,095 SF \$10/sf or \$670,950

CONCEPT TRACT C: **SOLD!**

- **Zoning:A1**
(General Agricultural District - use most likely will need to be compatible with CN Zoning.)

- **Utilities on Site**
- **Tracts may be purchased as a whole (+/- 2.594 acres) or separately**
- **Ideal Location for Bank, Restaurant, Multi-Tenant Retail, Medical Office with Re-Zoning Approval**

13,442 Vehicles per day - S. 193rd E. Ave.
10,683 Vehicles per day - E. 61st St. (Albany St.)

TRAFFIC COUNT - SOURCE INCOG 2024

	1 MILE	3 MILES	5 MILES
POPULATION	7,326	53,660	124,218
HOUSEHOLDS	2,887	20,441	46,401
AVERAGE HH INCOME	\$102,521	\$121,225	\$119,804

2024 DEMOGRAPHICS - SOURCE ESRI 2024

BAUER & ASSOCIATES, REALTORS®
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210
Fax 918-665-6462
www.bauertulsa.com

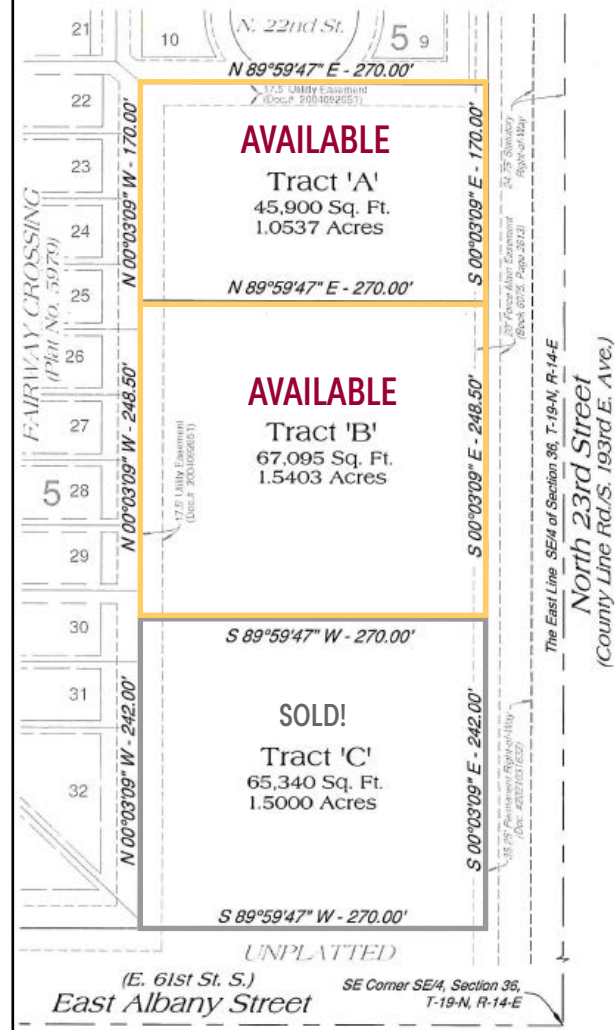
FAIRWAY CROSSING - COMMERCIAL LAND FOR SALE

E. 61st St. (Albany) and 193rd E. Ave. (County Line) - Broken Arrow, OK

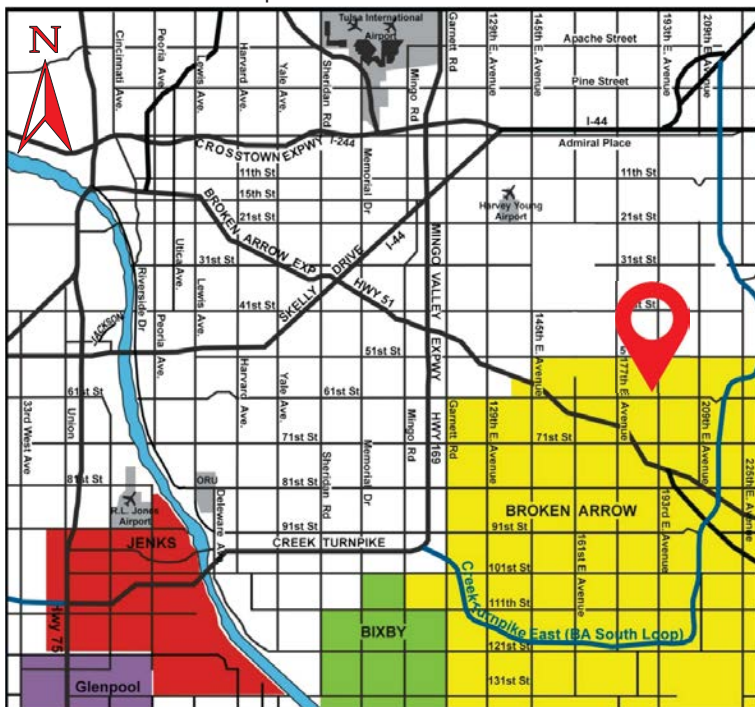
BAUER
& ASSOCIATES
REALTORS®



Concept Site Plan



Greater Tulsa Area Map



- BROKEN ARROW HIGH SCHOOL
- WALMART
- BROKEN ARROW GOLF & ATHLETIC CLUB
- MAVERICK
- CASEY'S
- ARVEST BANK
- LOWE'S
- HOBBY LOBBY
- TARGET

