

S. Lynn Lane Rd., Broken Arrow, OK



**FOR SALE**  
± 2.83 Acres



  
9,090  
CARS PER DAY

  
10,818  
CARS PER DAY

S. 193rd E. Ave.

S. Lynn Lane

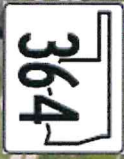
S. 177th E. Ave.

S. Elm Place

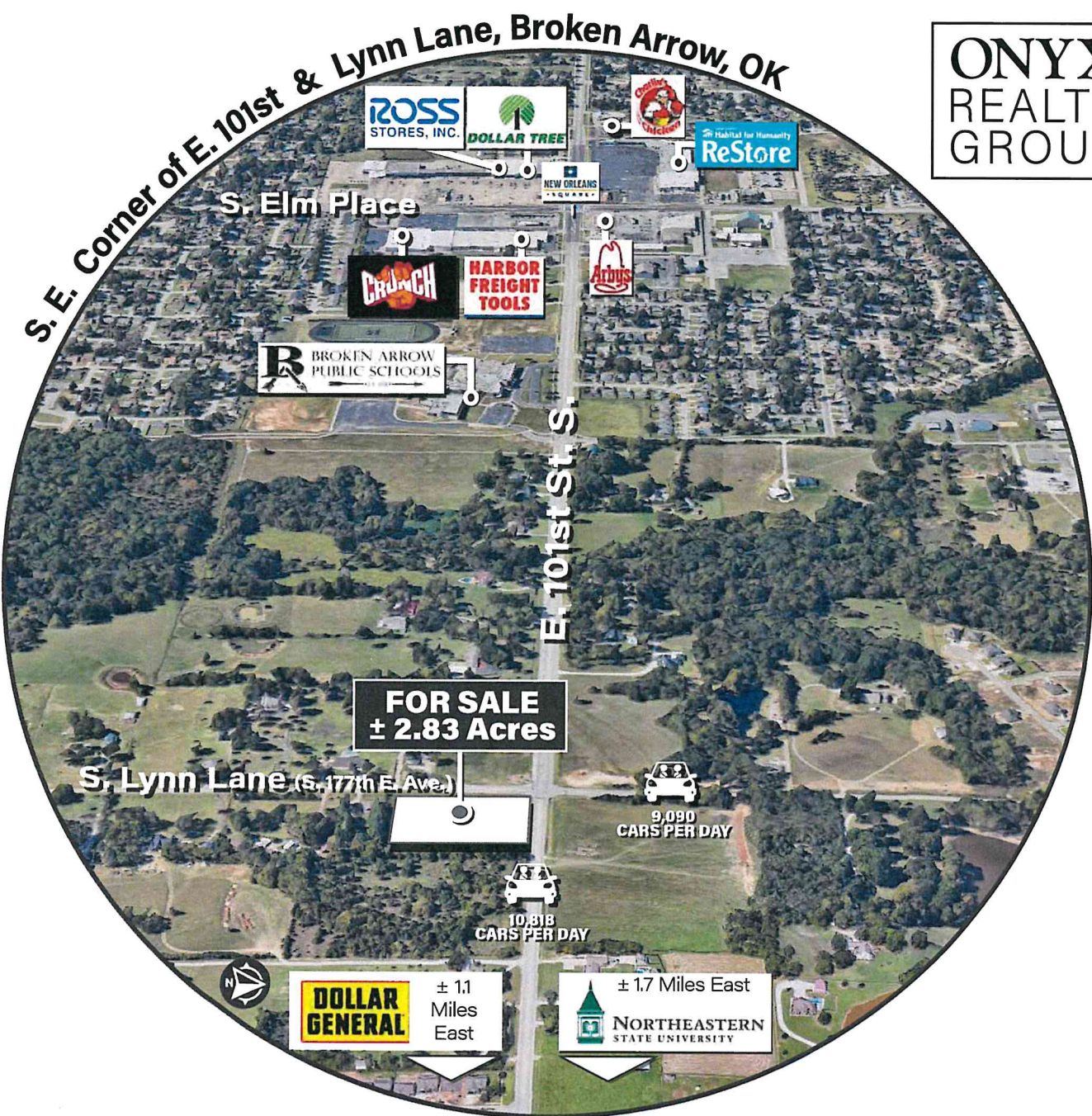


E. 101st St.

New Orleans St.



  
8,517  
CARS PER DAY



**Prime Commercial Development Opportunity – Broken Arrow, OK**

City of Broken Arrow, Tulsa County

- ± 2.83 Acres of Commercial Land
- High-Growth Broken Arrow Trade Area
- Prime Corner Location at SEC of E 101st St & S Lynn Lane Rd
- Located in One of Broken Arrow's Most Active Development Corridors
- Commercial Zoning – Retail, Office, Medical, Restaurant, Convenience Store, and More
- Strong Area Drivers including Event Park, New Amphitheater & Northeastern State University
- Utilities Available to Site
- Excellent Visibility & Accessibility
- Ideal for Owner-Users or Investors

**ONYX REALTY GROUP, LLC**  
Commercial Development - Investment Property

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.

**NORA GORDON, NAR**  
**918-808-5930**

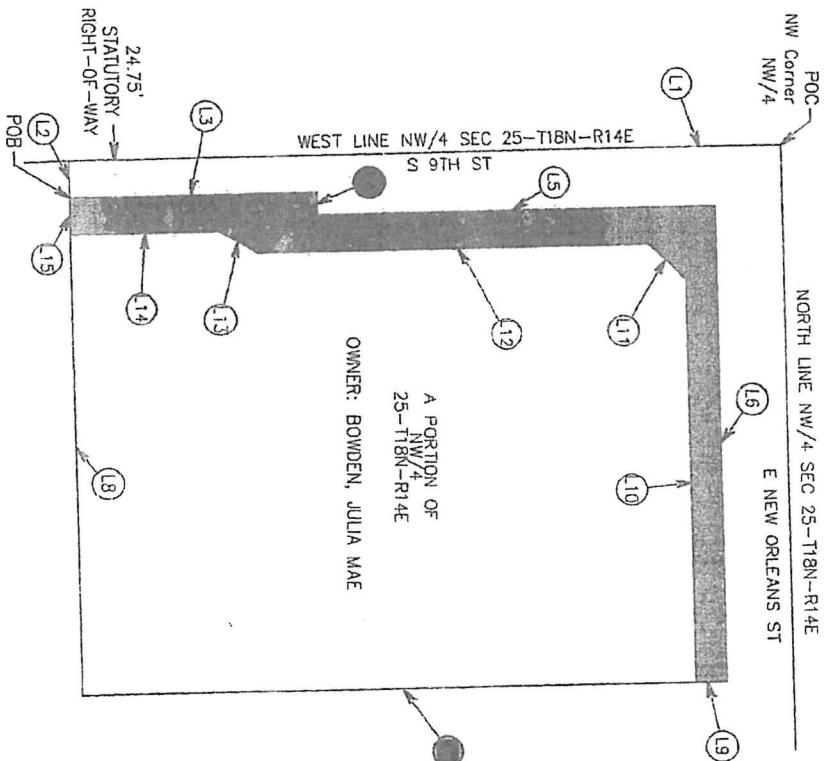
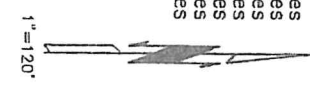


Parcel No.: 4.0 Right of Way  
 City Project No.: ST23280

Tract Area	141,200	S.F.	3,24	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	17,861	S.F.	0.41	Acres
Rem in Tract	123,339	S.F.	2.83	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	0	S.F.	0.00	Acres



LINE TABLE		LINE TABLE	
#	BEARING	#	BEARING
L1	S01°26'16"E	L9	S01°22'34"E
L2	N88°33'44"E	L10	S88°37'26"W
L3	N01°26'16"W	L11	S43°35'35"W
L4	N88°37'26"E	L12	S01°26'16"E
L5	N01°26'16"W	L13	S28°33'44"W
L6	N88°37'26"E	L14	S01°26'16"E
L7	S01°22'34"E	L15	S88°33'44"W
L8	S88°33'44"W		



NOTES:









LEFT TURN  
YIELD  
ON FLASHING



S 014 ST  
Lynn Lane







