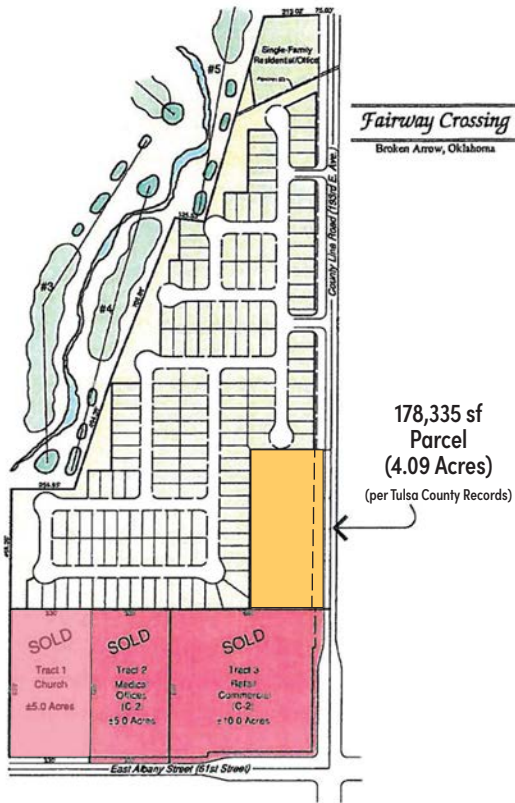


FAIRWAY CROSSING COMMERCIAL LAND FOR SALE



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



PROPERTY HIGHLIGHTS

CONCEPT TRACT A: +/- 45,900 SF \$6.50/sf or \$298,350

CONCEPT TRACT B: +/- 67,095 SF \$6.50/sf or \$436,117

CONCEPT TRACT C: **UNDER CONTRACT**

- Zoning:A1
(General Agricultural District - use most likely will need to be compatible with CN Zoning.)
- Utilities on Site
- Street widening in 2022
- Tracts may be purchased as a whole (+/- 4.09 acres) or separately
- Ideal Location for Bank, Restaurant, Multi-Tenant Retail, Medical Office with Re-Zoning Approval



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



Traffic Count

INCOG 2022

12,954 Vehicles per day

S. 193rd E. Ave. (County Line)

17,241 Vehicles per day

E. 61st St. (Albany)



2023 Demographics

Source: COSTAR

	1 Mile	3 Miles	5 Miles
Population	8,080	51,799	116,151
Households	3,096	19,039	42,569
Average HH Income	\$80,770	\$92,212	\$91,155

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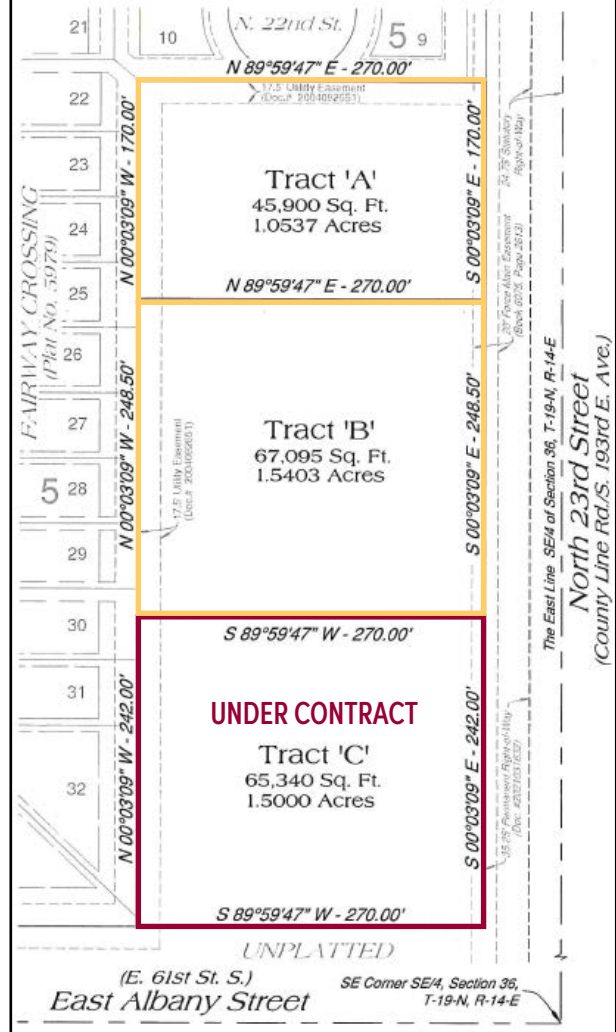
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FAIRWAY CROSSING - COMMERCIAL LAND FOR SALE

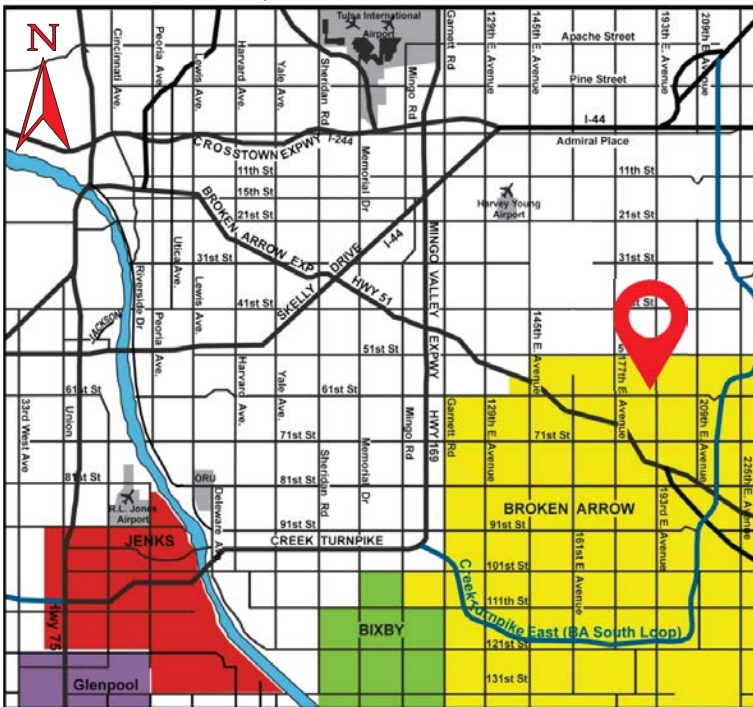
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Concept Site Plan



Greater Tulsa Area Map



- NEARBY USES**
- BROKEN ARROW HIGH SCHOOL
 - WALMART
 - BROKEN ARROW GOLF & ATHLETIC CLUB
 - KUM & GO
 - CASEY'S
 - ARVEST BANK
 - DOMINO'S PIZZA

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