

# QUAIL HOLLOW - 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: UNDER CONTRACT

CONCEPT TRACT B: ± 63,393 SF ..... \$10/psf or \$633,930

CONCEPT TRACT C: ± 66,924 SF

Less: Detention Pond ± 14,000 SF

\*Net TRACT C ± 52,924 SF ..... \$10/psf or \$529,240

• Zoning: .....CN (Commercial Neighborhood District)

• Ideal Location for:

- Bank
- Restaurant
- Multi-Tenant Retail
- Medical Office

• Tracts may be purchased as a whole (116,317 SF) or separately



Traffic Count

INCOG 2022

19,168 Vehicles per day

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

18,645 Vehicles per day

E. 61st St. (Albany)



2023 Demographics

Source: COSTAR

	1 Mile	3 Miles	5 Miles
Population	7,759	52,725	119,443
Households	2,979	19,477	43,736
Average HH Income	\$76,738	\$91,670	\$91,909

## BAUER & ASSOCIATES, INC. REALTORS

"A Leader in Tulsa Commercial Real Estate Since 1979"

Commercial - Industrial - Investment Property - Property Management

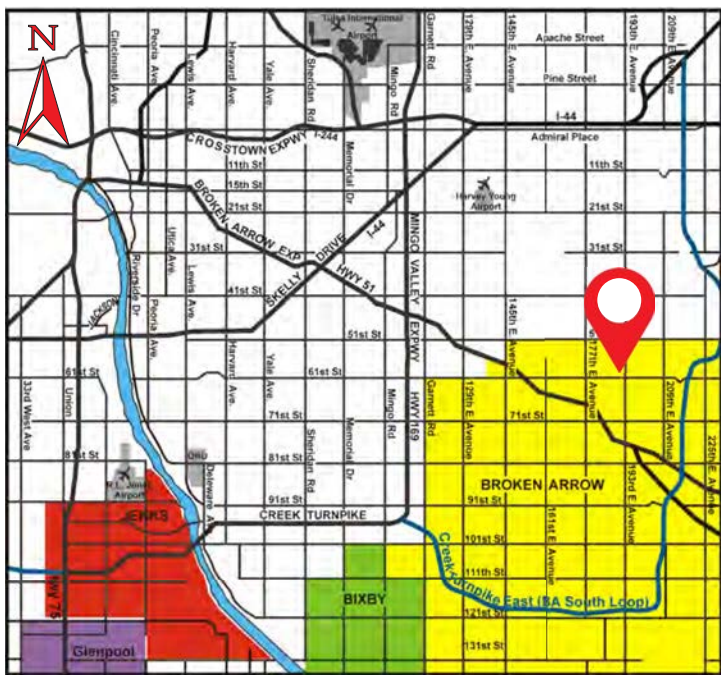
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com

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Greater Tulsa Area Map

## NEARBY

BROKEN ARROW HIGH SCHOOL

WALMART

BROKEN ARROW GOLF & ATHLETIC CLUB

KUM & GO

CASEY'S

ARVEST BANK

DOMINO'S PIZZA

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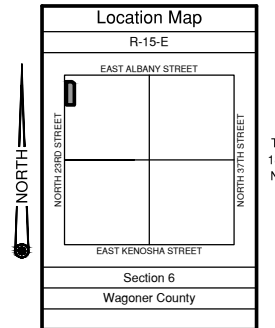
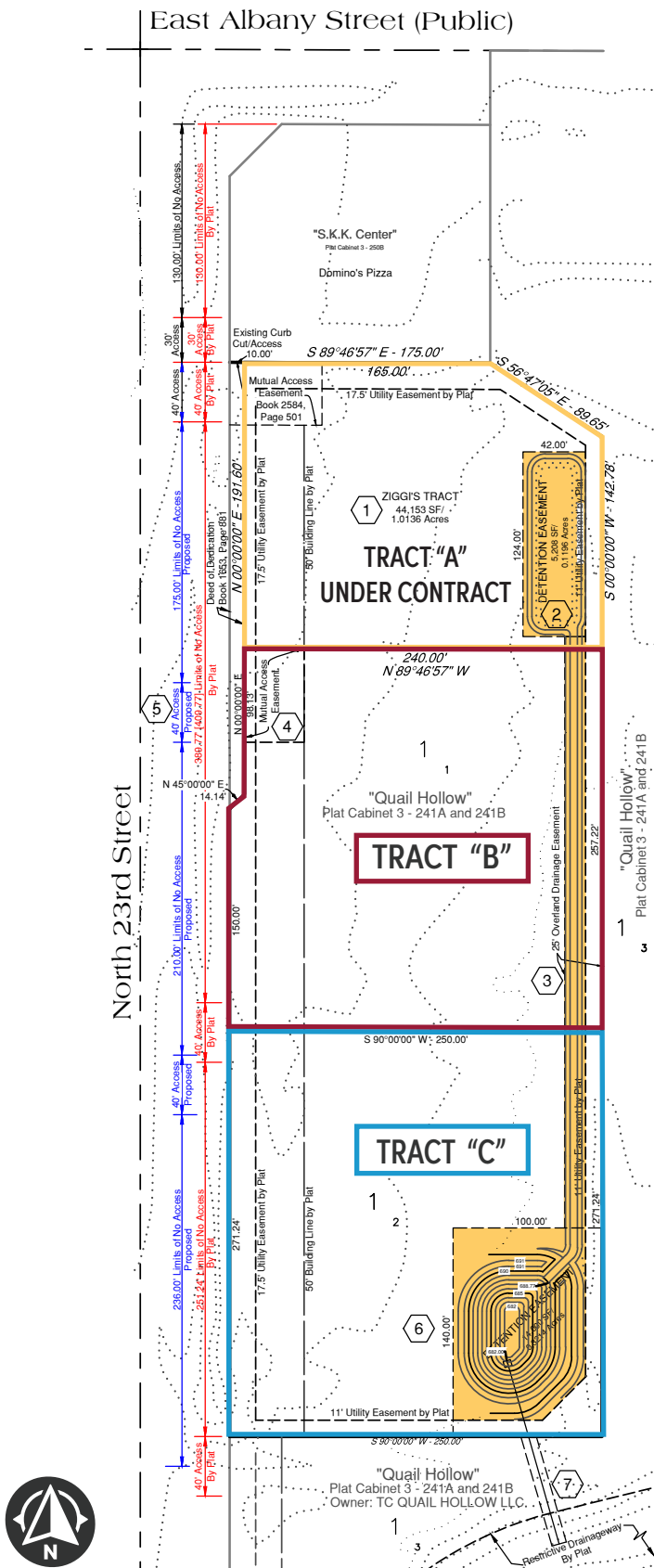
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# Proposed Development Number

1. Lot Split
2. Detention Easement for Ziggli's
3. Overland Drainage Easement
4. Mutual Access Easement for Ziggli's
5. Change of Access
6. Detention Easement for Remainder (Optional)
7. Utility Easement (Optional)

**AVAILABLE:**

**TRACT "B"**  
±63,393 SF / ±1.4553 Acres

**TRACT "C"**

Gross Area:  
±66,924 SF / ±1.5364 Acres  
Less ±14,000 SF Detention Pond

**±52,924 SF / ±1.2150 Acres**

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