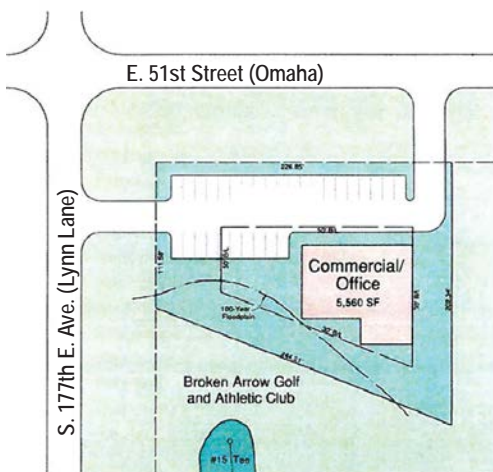
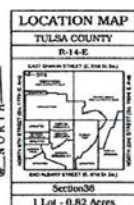


# FAIRWAY CORNER COMMERCIAL LAND FOR SALE



Conceptual Site Plan

Fairway  
Corner



E. 51st St. (Omaha) & S. 177th E. Ave. (Lynn Lane) - Broken Arrow, OK

## PROPERTY HIGHLIGHTS

- LOT SIZE: 35,373 SF (+/- .81 ACRES)
- ZONED A1 (General Agricultural District)
- PRICE: \$10.00/sf or \$353,730
- HARD CORNER LOCATION
- RAPIDLY GROWING AREA OF BROKEN ARROW
- UTILITIES TO SITE
- NEXT TO BROKEN ARROW GOLF AND ATHLETIC CLUB



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13,743 Vehicles per day - E. 51st St. (Omaha)  
15,727 Vehicles per day - S. 177th E. Ave. (Lynn Lane)

TRAFFIC COUNT - SOURCE INCOG 2024



|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 12,224    | 55,029    | 145,202   |
| HOUSEHOLDS        | 4,756     | 20,985    | 54,106    |
| AVERAGE HH INCOME | \$140,154 | \$118,371 | \$108,452 |

2024 DEMOGRAPHICS - SOURCE ESRI 2024

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Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
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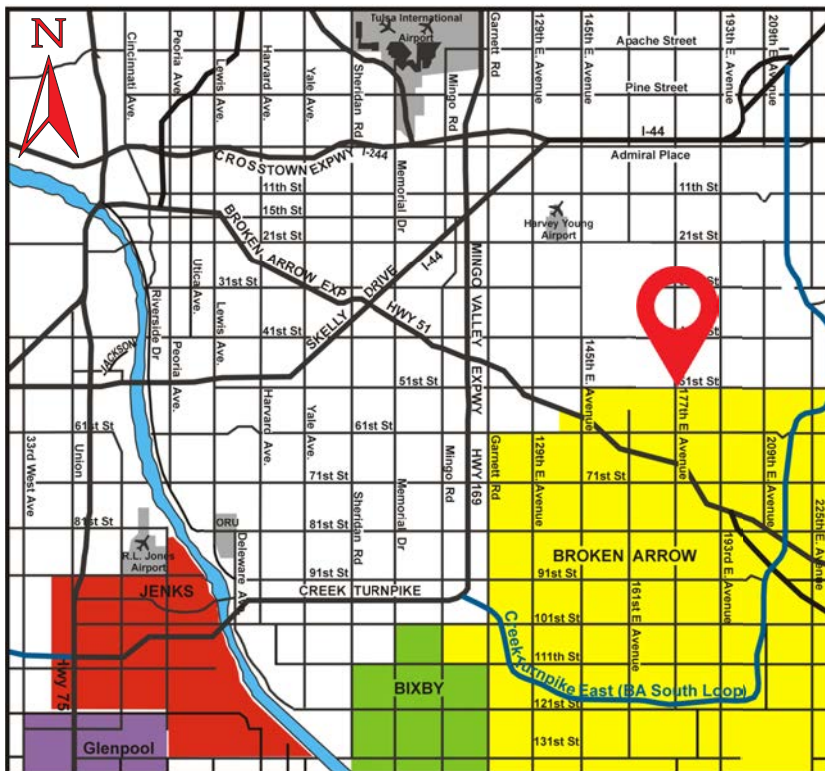
# FAIRWAY CORNER COMMERCIAL LAND FOR SALE



**E. 51st St. (Omaha) & S. 177th E. Ave. (Lynn Lane) - Broken Arrow, OK**

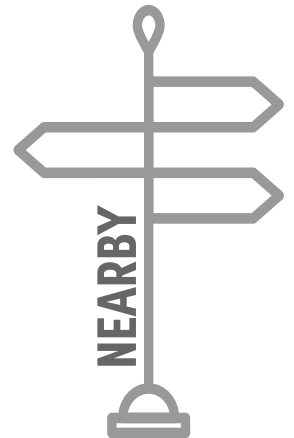


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GREATER TULSA AREA MAP

- BROKEN ARROW PUBLIC SCHOOLS
- BELLAROSE SENIOR LIVING
- BROKEN ARROW GOLF & ATHLETIC CLUB
- CLUB
- FRANCISCAN VILLA
- NIENHUIS PARK
- LOWE'S
- HOBBY LOBBY
- TARGET

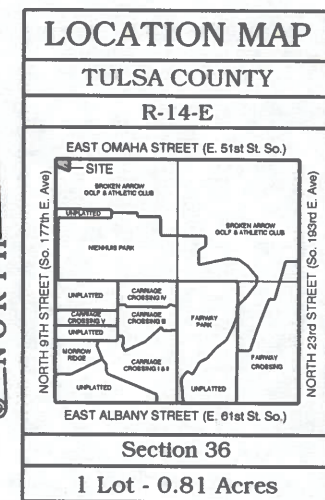


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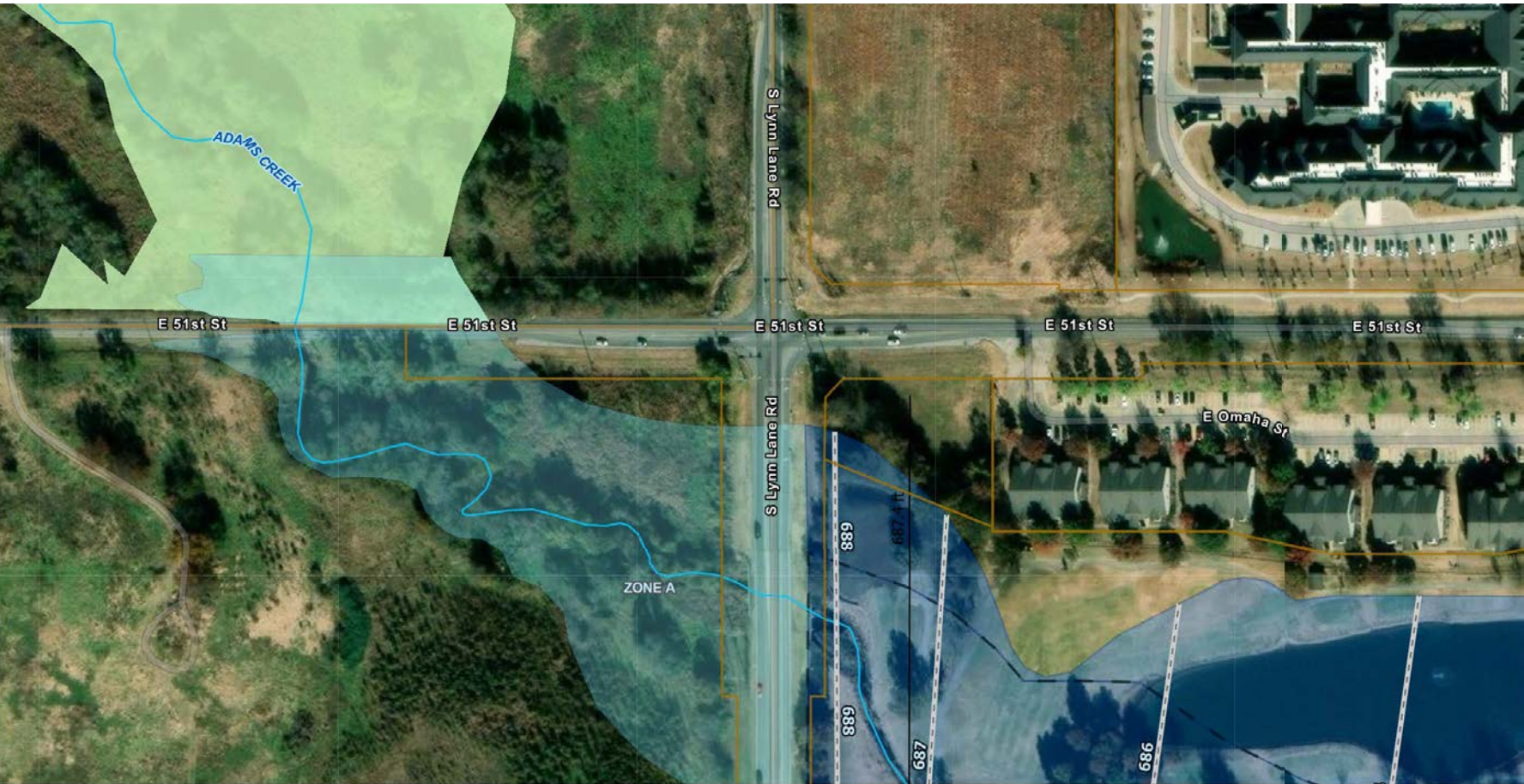
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Fairway Corner – E. 51<sup>st</sup> St. & 177<sup>th</sup> E. Ave.

Legend

Floodplain

FEMA 500-year Floodplains

Tulsa Floodplain

Flood Zone

X

FEMA 1% or 100-year Floodplains

Streams

Floodway

Floodway Boundary

Floodplain

Floodzone

AE; AO

A

Tulsa Regulatory Floodplain

Floodtype

Shallow Flooding (100yr)

Regulatory Floodplain (100yr)



This dataset has been created for illustrative purposes only. Although every effort has been made to produce the most current, correct and clearly expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. This dataset is based on data collected from various sources that can change over time and without notice. Therefore, the dataset provided is not intended to replace any official source. You should not act or refrain from acting based upon this feature class without independently verifying the information and, if necessary, obtaining professional advice. The burden of determining the accuracy, completeness, timeliness of information rests solely on the user. Any property within the City limits of Tulsa can obtain an official flood zone determination by contacting the Customer Care Center at (918) 596-2100. You will need to provide your street address and legal description.