

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1.37 acres zoned General Commercial (CG) at the SW/C of E Albany (61st Street) and Lynn Lane. The land is development ready with all utilities to the site. Preferred uses include retail trade, restaurant, office, medical, educational, veterinary / pet boarding. The property boasts many location and access advantages including it's proximity to vibrant residential growth, major retailers, Broken Arrow schools, BA Expressway, high traffic counts, and right & left turn capabilities onto E 61st Street. Broken Arrow, Oklahoma, is the state's fourth-largest city, with a population exceeding 114,000 residents. The city boasts a robust economy, featuring the third-highest concentration of manufactures in Oklahoma, with over 300 manufacturing firms contributing to its industrial base. Key sectors include health care and social assistance, manufacturing, and retail trade, collectively employing a significant portion of the workforce. Broken Arrow's economic development initiatives, such as the Innovation District, underscore its commitment to fostering business growth and innovation.

PROPERTY HIGHLIGHTS

- Development Ready
- Site located within thriving Broken Arrow Market

OFFERING SUMMARY

Sale Price:	\$656,500
Price / SF	\$11.00 PSF
Lot Size:	1.37 AC
Zoning:	CH
Utilities:	Sewer, water, electric, gas
Topography:	Flat

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,908	22,610	59,031
Total Population	7,033	59,039	155,924
Average HH Income	\$94,604	\$100,616	\$92,542

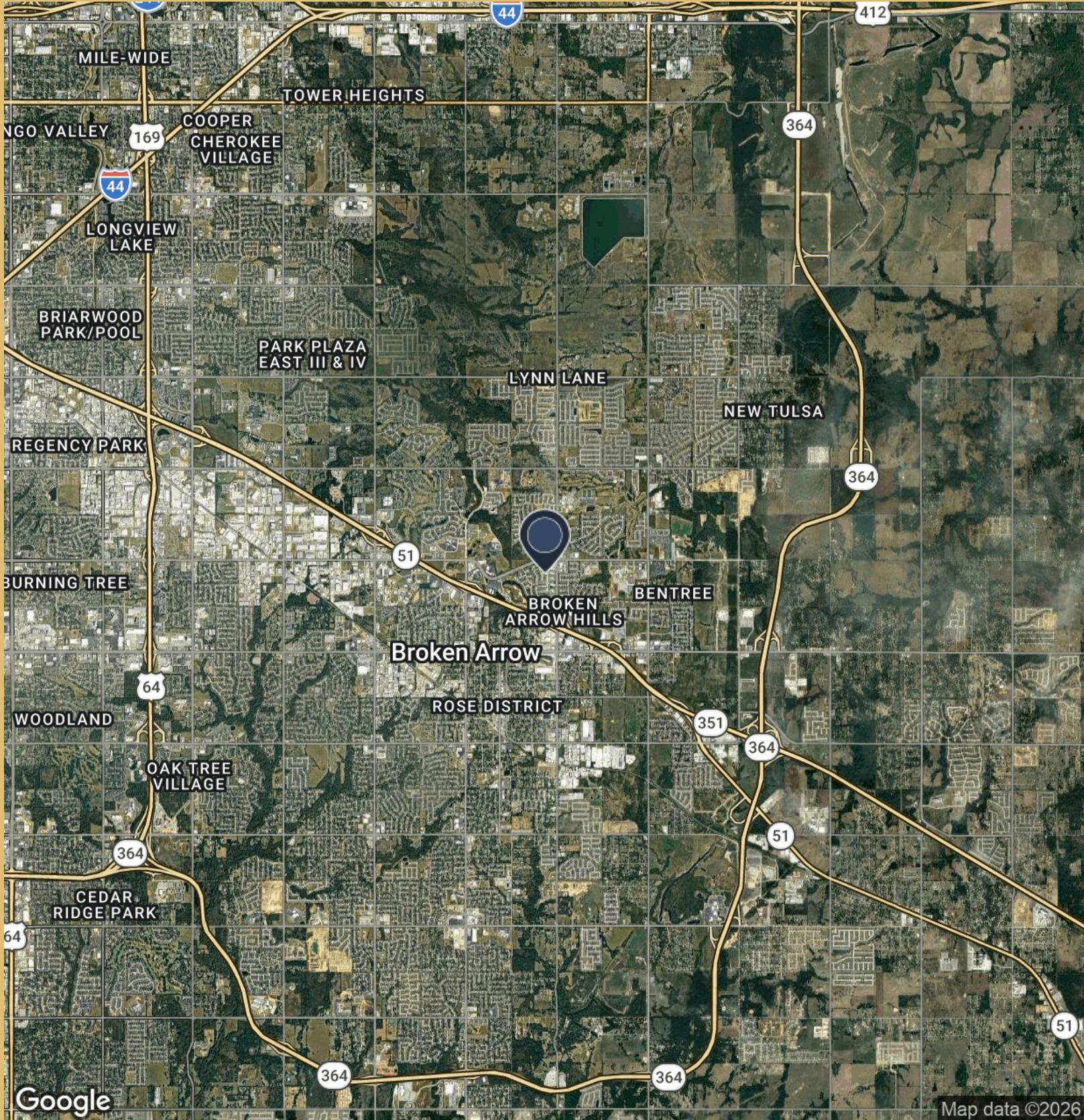
CHANDLER MOREAU

Owner / Managing Broker

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LOCATION MAP



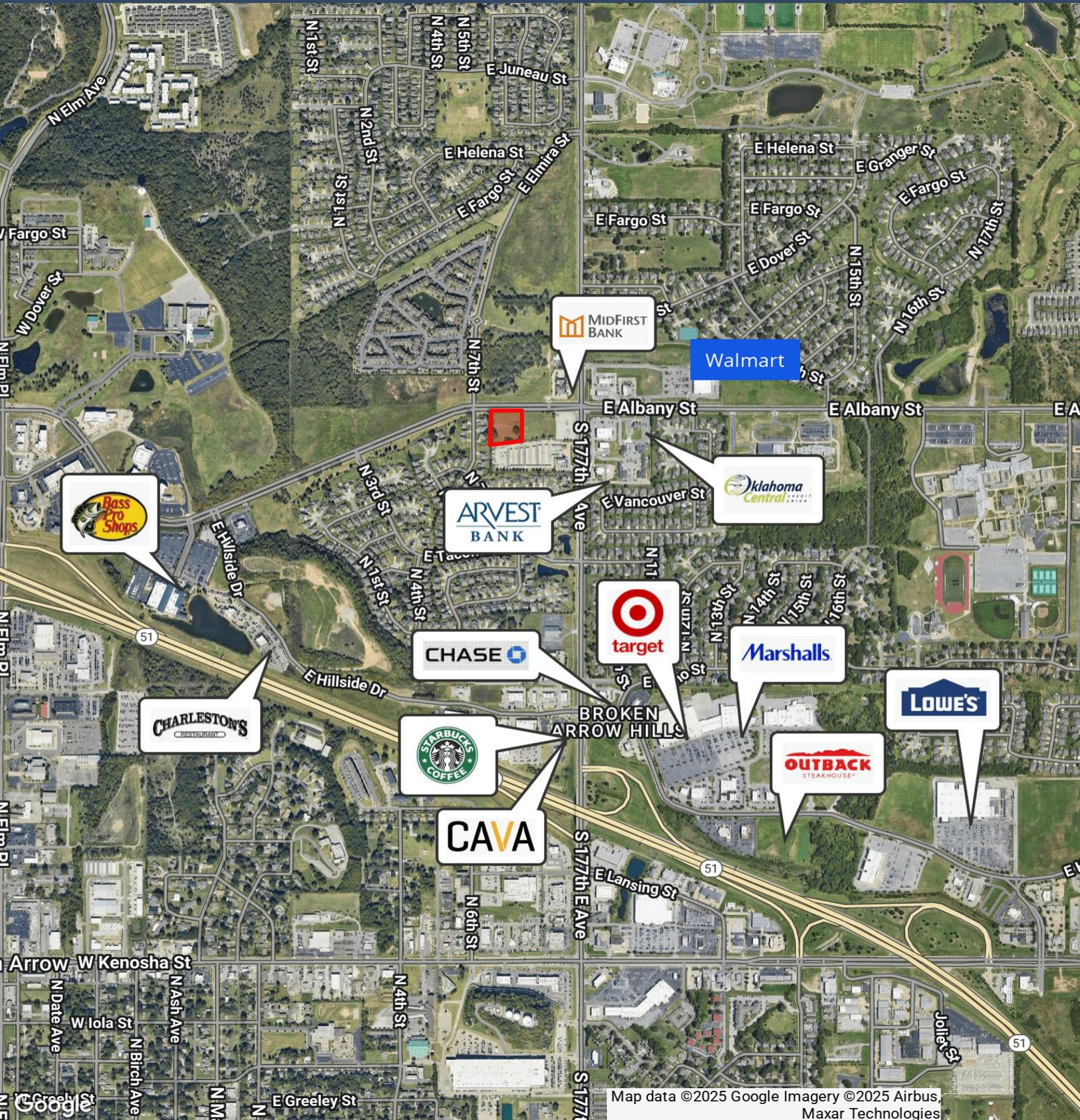
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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

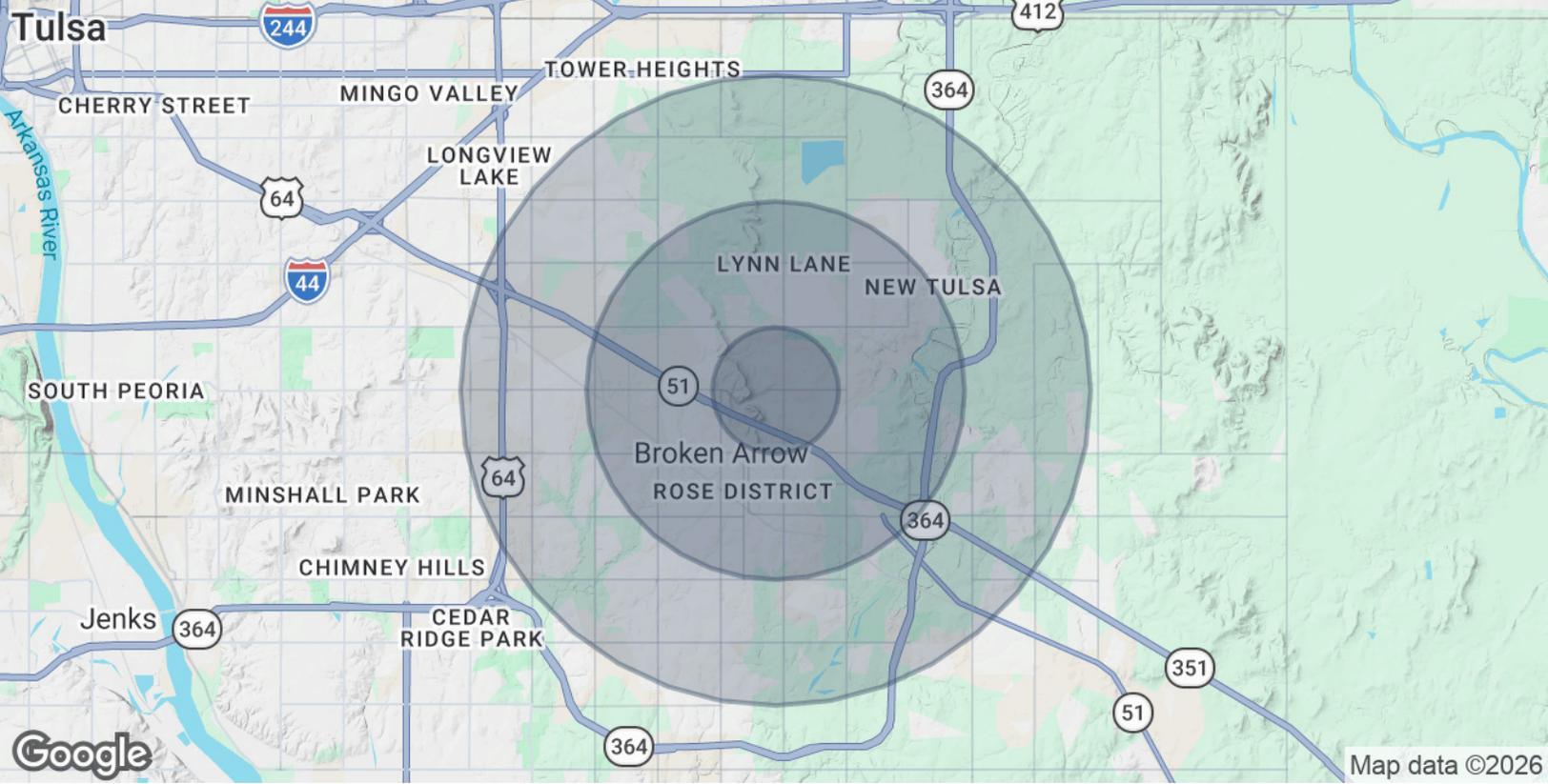
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,033	59,039	155,924
Average Age	39	38	38
Average Age (Male)	37	36	36
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,908	22,610	59,031
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$94,604	\$100,616	\$92,542
Average House Value	\$258,994	\$254,017	\$231,178

Demographics data derived from AlphaMap

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