

# 9.25 ACRES FOR SALE

111th Street (Florence St.) & S. Lynn Lane Rd., Broken Arrow



## PROPERTY HIGHLIGHTS

- 9.25 ACRES (per Tulsa County Assessor)
- CORNER WITH FRONTAGE ON LYNN LANE & 111th ST. S.
- LEVEL 4 OF BROKEN ARROW COMPREHENSIVE PLAN
- RETAIL, OFFICE & COMMERCIAL USES
- NEW DEVELOPMENT ACROSS THE STREET
- EASY ACCESS TO CREEK TRUNPIKE



**SHEILA COOPER**  
 Cell: 918-724-5140  
 scooper@bauertulsa.com



Traffic Count

INCOG 2022

3,031 Vehicles per day

E. 111th St. (W. Florence St.)

5,282 Vehicles per day

S. Lynn Lane Rd.



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	5,993	45,849	103,869
Households	2,475	17,453	38,837
Average HH Income	\$97,042	\$102,670	\$111,601

## BAUER & ASSOCIATES, 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

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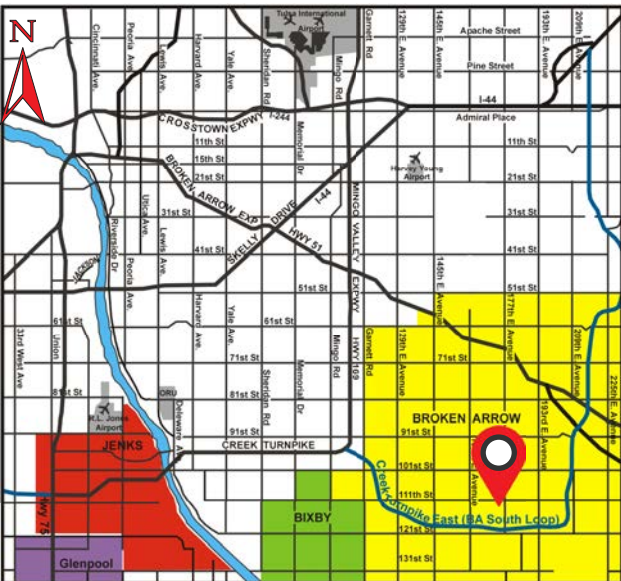
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## NEARBY BUSINESSES

- QUIKTRIP
- HABANEROS MEXICAN GRILL
- BROKEN ARROW VETERINARY HOSPITAL
- WARREN THEATER
- REASOR'S
- WALMART
- O'REILLY AUTO PARTS
- WENDY'S