

# Broken Arrow Land For Sale

2000 W New Orleans St,  
Broken Arrow, OK 74012

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# Property Summary

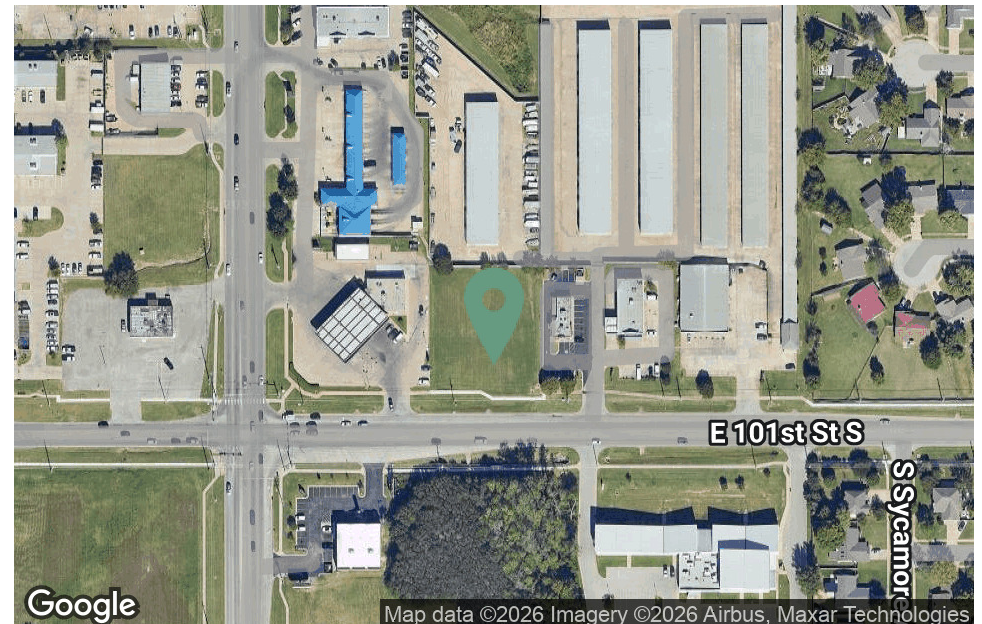


## Location Description

Located in a developed Broken Arrow commercial area  
Strong surrounding retail and service uses  
Dense nearby residential rooftops support neighborhood retail demand  
Convenient access to major north-south corridors

## Offering Summary

Sale Price:	\$339,000
Lot Size:	0.81 Acres





# Property Details & Highlights

Name	BA KFC Site - 2000 W New Orleans St
Property Type	Land
Lot Size	0.81 Acres

## Executive Summary:

±0.81 acres (35,284 SF) of commercial land located along W. New Orleans Street, a primary east-west arterial in Broken Arrow. The site offers strong visibility within an established commercial corridor and is well-suited for retail, QSR, office, or neighborhood commercial development.

The property is unplatted and free of improvements, providing flexibility in site layout and access design. The location was previously evaluated for a national QSR (KFC), supporting the site's suitability for drive-thru and high-traffic retail uses.

Offered at \$339,000, this pricing reflects current market conditions and positions the site competitively for user and developer buyers seeking a well-located Broken Arrow commercial opportunity.

## Pricing Overview

List Price: \$339,000

Price per SF: approximately \$9.60

Price per acre (normalized): approximately \$418,000

Priced below typical platted-pad land in the corridor, allowing buyers to capture upside through entitlement and development.

## Ideal Buyer Profiles:

QSR and fast-casual franchisees

Coffee and drive-thru users

Medical or dental office users

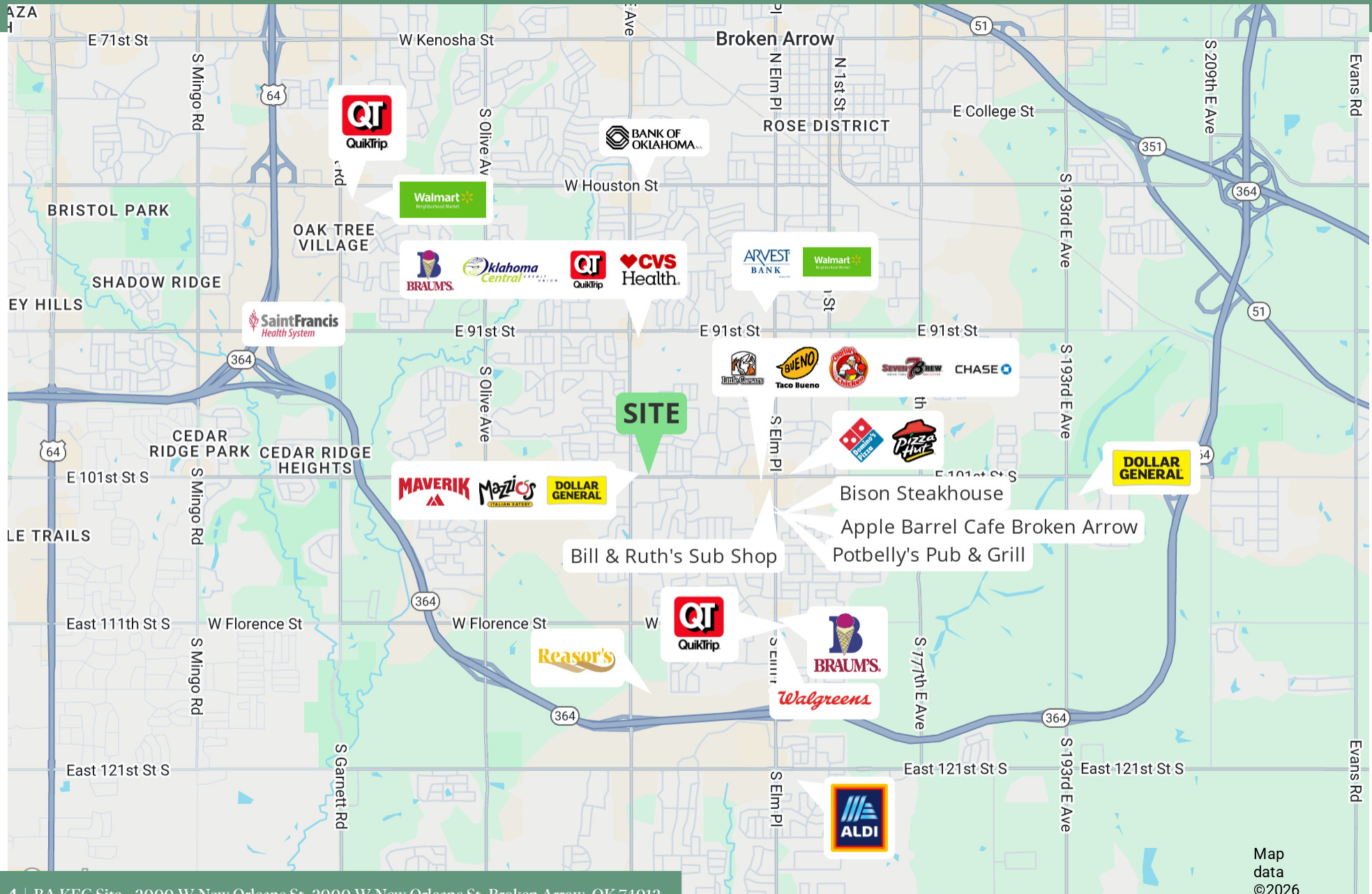
Neighborhood retail developers

Local owner-users seeking strong corridor visibility



- ±0.81 acres (35,284 SF)
- Prominent frontage on W. New Orleans St
- Prior national QSR site evaluation (KFC)
- Unplatted land allows flexible site planning
- No existing improvements
- Established commercial corridor
- Suitable for retail, QSR, office, or service uses
- Engineered roadway storm drainage within public right-of-way
- Driveway placement subject to City approval

# Location Map



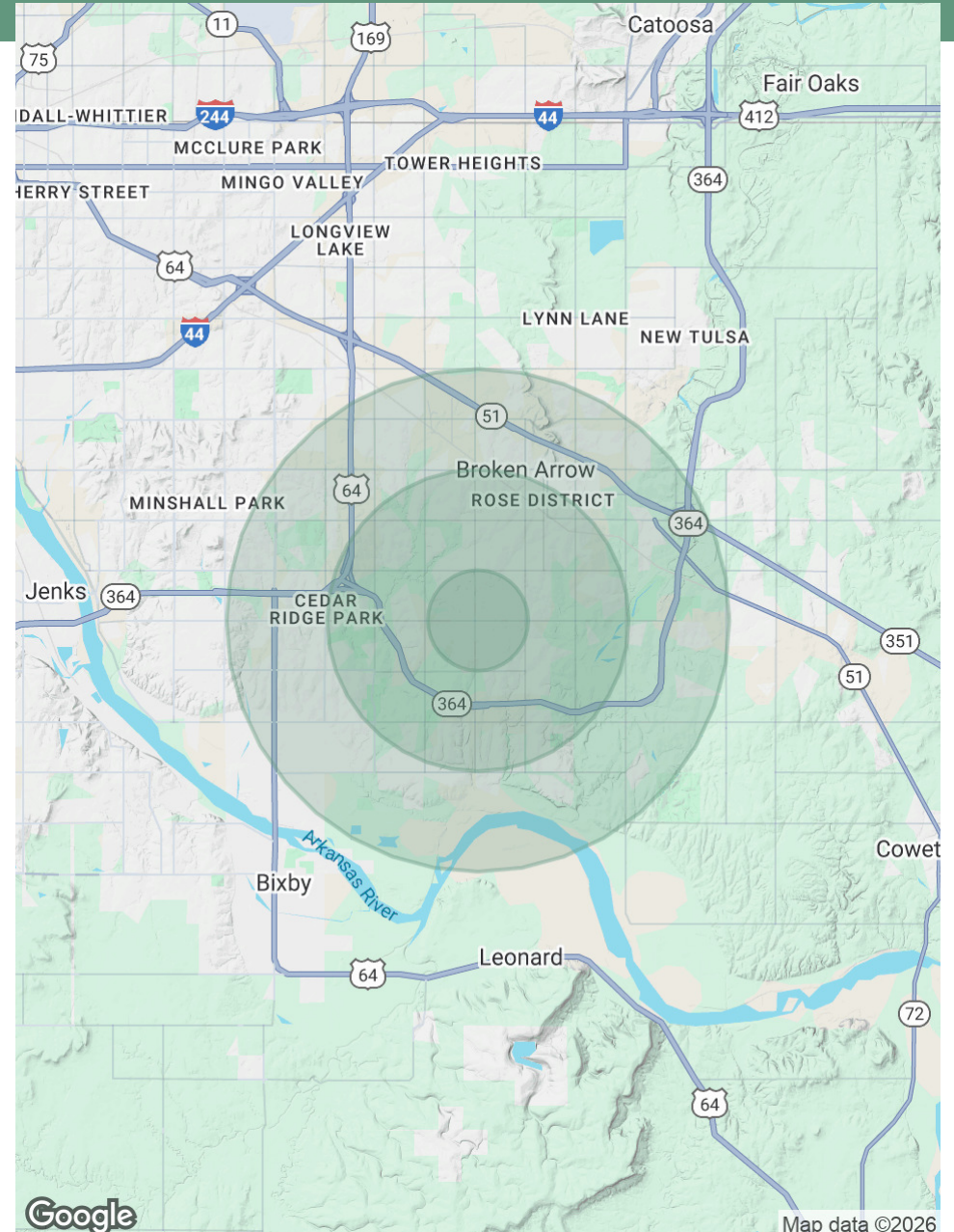


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,616	65,734	156,746
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,915	24,632	61,065
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$91,087	\$106,716	\$106,621
Average House Value	\$220,472	\$271,134	\$290,218

Demographics data derived from AlphaMap





# Contact

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