

QUAIL HOLLOW - COMMERCIAL LAND FOR SALE

E. 61st St. (Albany) & 193rd E. Ave. (County Line) - Broken Arrow, OK

BAUER & ASSOCIATES REALTORS®



PROPERTY HIGHLIGHTS



GROVER BAUER, CCIM, SIOR
Office: 918-665-1210

TOTAL LAND: ± 175,356 SF / ± 4.0256 ACRES

CONCEPT TRACT A* ± 175,356 SF

LESS: DETENTION POND ± 18,200 SF (DEEDED TO BUYER AT "ZERO" COST)

*NET TRACT A ± 157,156 SF / ± 3.6078 ACRES AT \$10/PSF OR \$1,571,560

• ZONING: CN (COMMERCIAL NEIGHBORHOOD DISTRICT)

• IDEAL LOCATION FOR:

- BANK
- RESTAURANT
- MULTI-TENANT RETAIL
- MEDICAL OFFICE



13,442 Vehicles per day - S. 193rd E. Ave.
10,683 Vehicles per day - E. 61st St. (Albany St.)

TRAFFIC COUNT - SOURCE INCOG 2024



	1 MILE	3 MILES	5 MILES
POPULATION	7,326	53,660	124,218
HOUSEHOLDS	2,887	20,441	46,401
AVERAGE HH INCOME	\$102,521	\$121,225	\$119,804

2024 DEMOGRAPHICS - SOURCE ESRI 2024

*FOOTNOTE: CONSTRUCTION OF STORMWATER DETENTION AREA FACILITY WILL BE AT THE SELLER'S EXPENSE.

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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210

Fax 918-665-6462

www.bauertulsa.com

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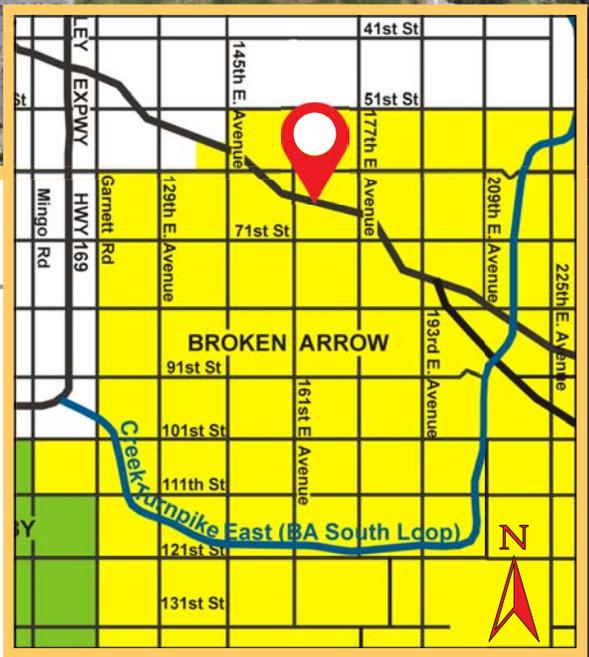


E. 61st Street (Albany)



Subject Site For Sale

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



- BROKEN ARROW PUBLIC SCHOOL
 - BROKEN ARROW GOLF & ATHLETIC CLUB
 - WALMART
 - MAVERICK
 - CASEY'S
 - ARVEST BANK
 - DOMINO'S PIZZA
 - REDBUD RANCH APARTMENTS
 - QUAIL HOLLOW APARTMENTS
- NEARBY

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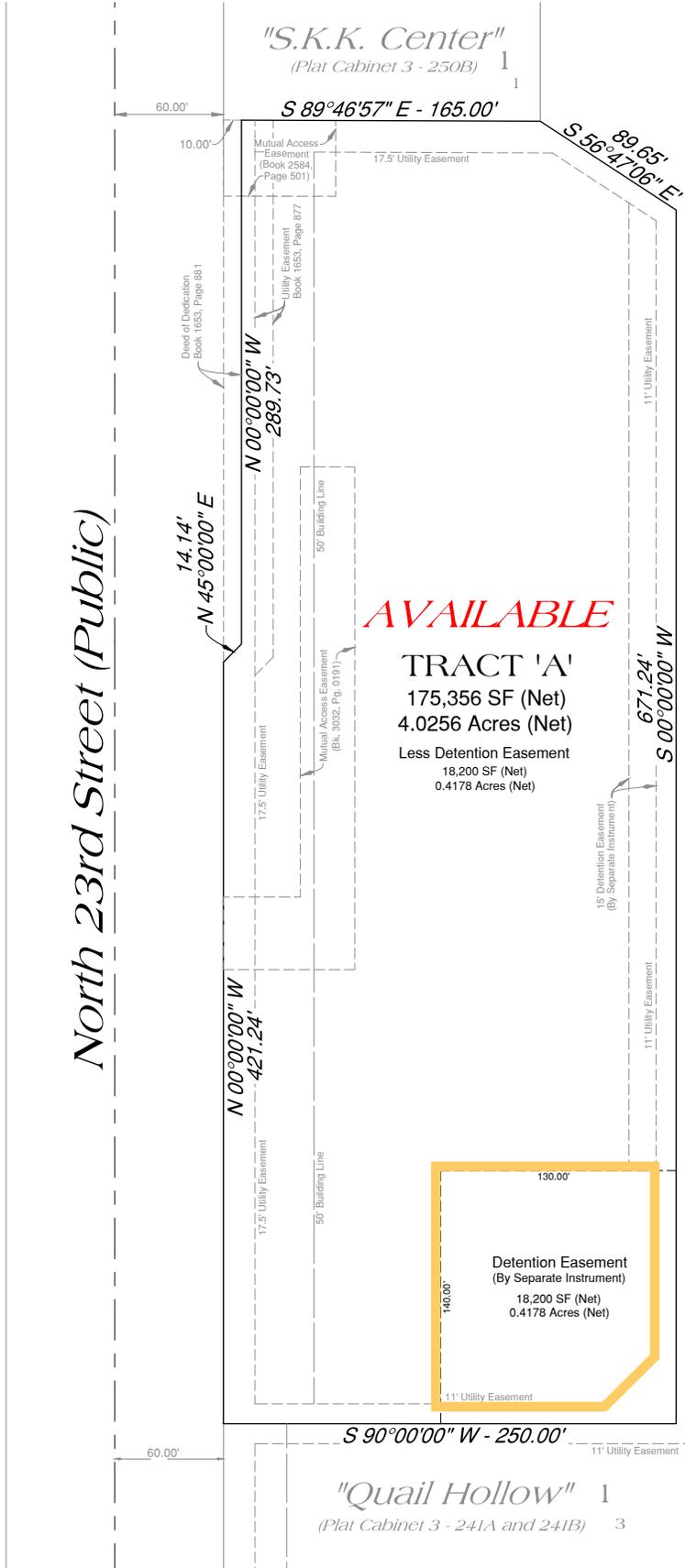
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TRACT "A"
Gross Area:
±175,356 sf / ±4.0256 Acres
Less ±18,200 sf Detention Pond*
±157,156 SF / ±3.6078 Acres

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Legal Description:

Lots 1 & 2, Block 1, Quail Hollow, an Addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, Approximately 4.1 acres.

