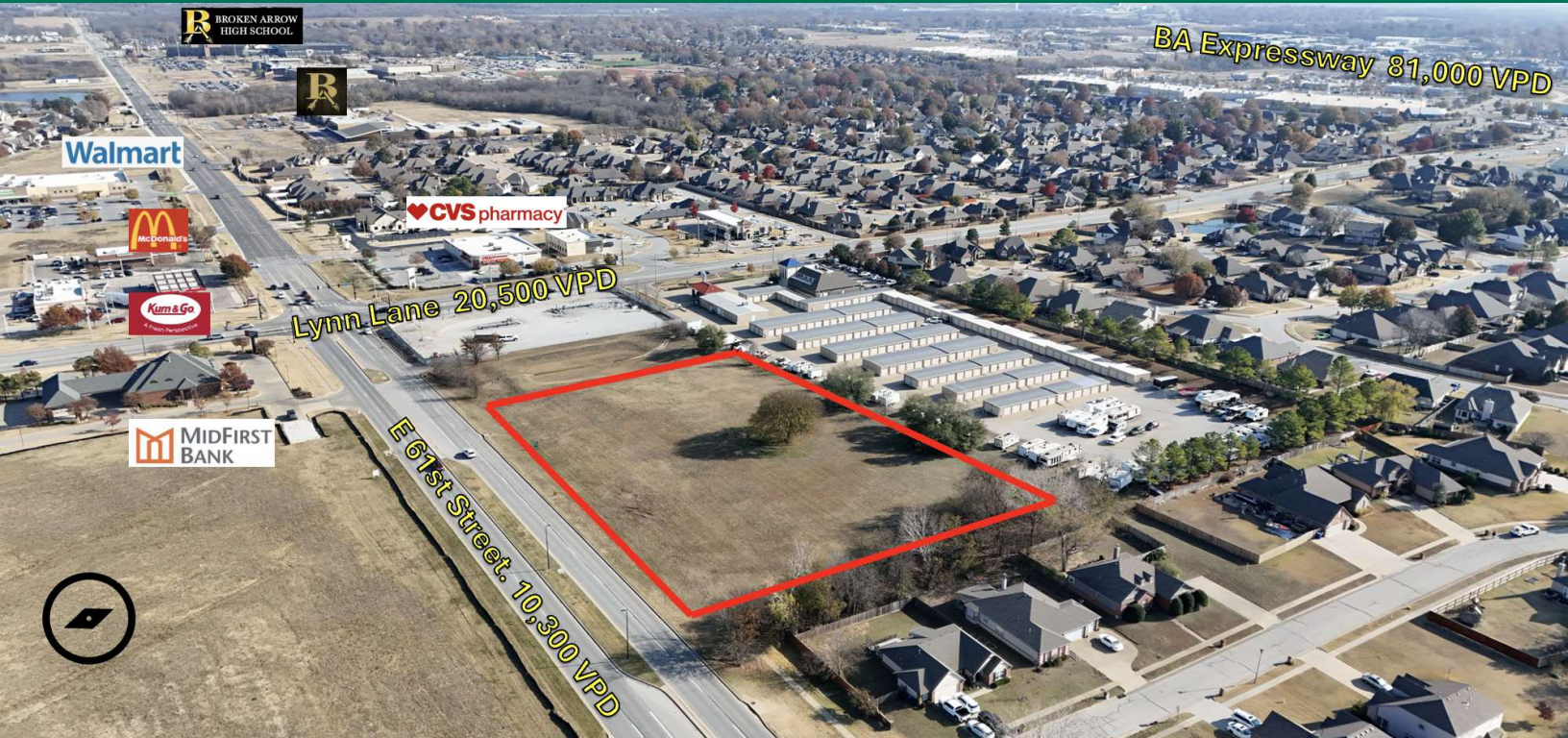


2.75 AC E 61ST & LYNN LANE

SW/C EAST 61ST STREET & LYNN LN BROKEN ARROW, OK



## PROPERTY DESCRIPTION

2.75 acres zoned Heavy Commercial (CH) 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 its 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 manufacturers 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.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,300,000
<b>Price / SF</b>	\$10.85 / SF
<b>Lot Size</b>	2.75 AC
<b>Zoning:</b>	CH
<b>Utilities:</b>	All utilities to site
<b>Topography:</b>	Level

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	250	943	2,988
<b>Total Population</b>	707	2,539	7,253
<b>Average HH Income</b>	\$113,193	\$107,412	\$95,496

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

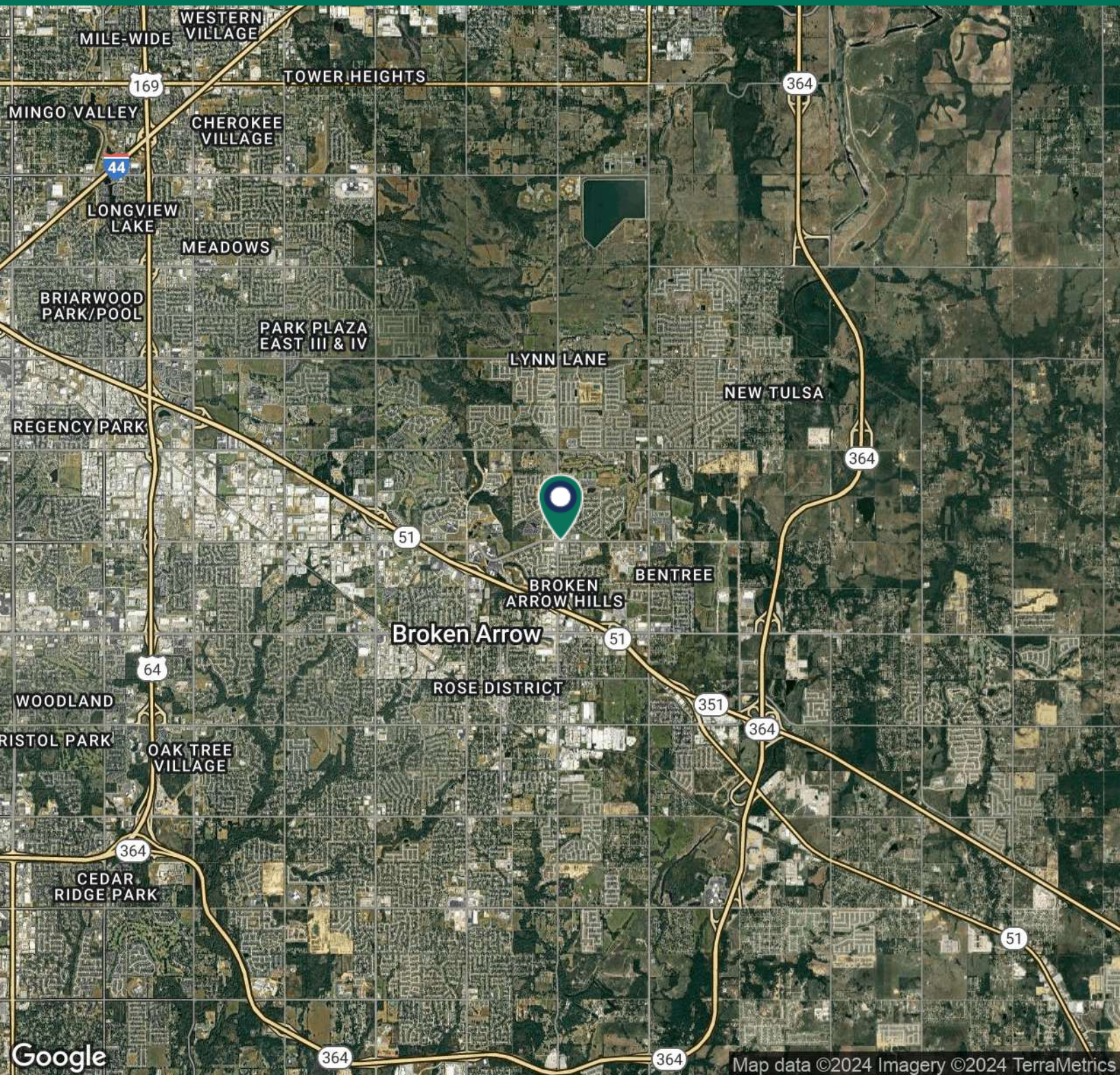
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