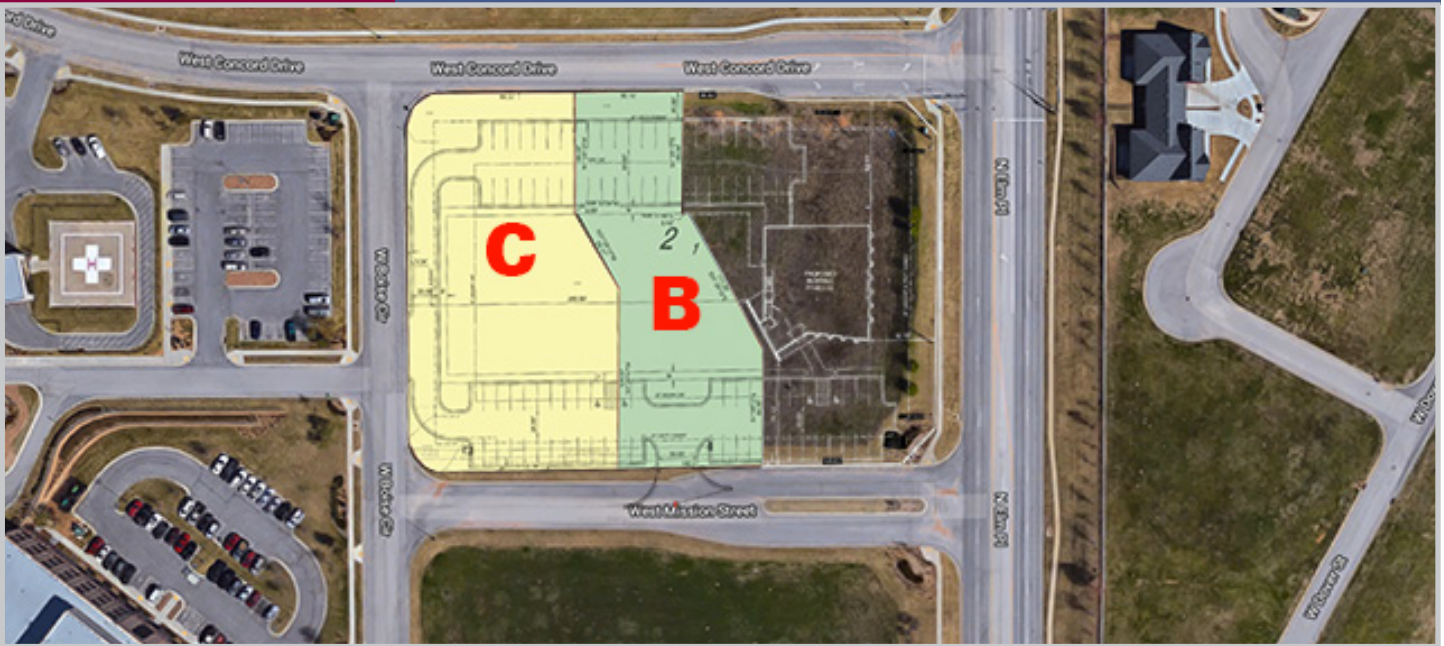


CRA

St. John Frontage Lot - Emerson
850 W. Mission Ave. Broken Arrow, OK
.57 Acres - For Sale or Build
870 W. Mission Ave. Broken Arrow, OK
.69 Acres - For Sale or Build



- Traffic Counts: (DOT 2015)
91,300 vpd - Highway 51
22,100 vpd N Elm Pl
- South of St. Johns Broken Arrow
- Easy Access to Highway 51
- High Traffic Location
- Zoned for Office
- Pre-Approved Optical
- Population Growth 5% (2016)

Exclusively offered by:
Hannah Altom
Corporate Realty Advisors, LLC
3150 East 41st St, Ste 102
Tulsa, OK 74105
918-845-5655

our knowledge is your™
edge

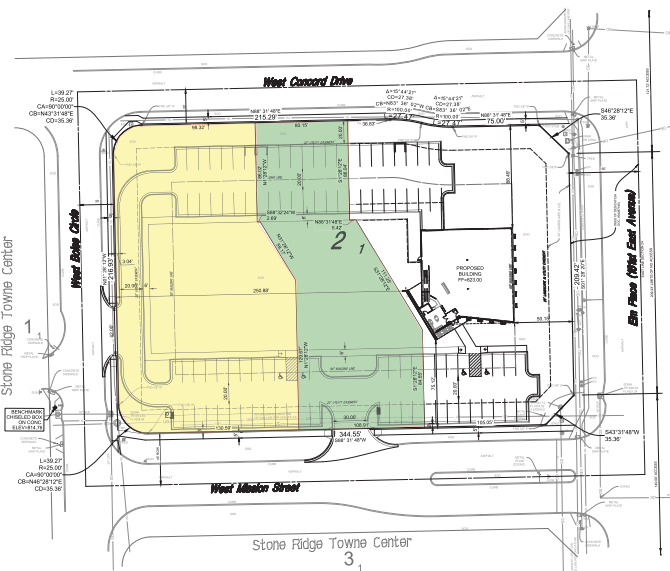


Emerson Orthodontics
 2105 E. 15th Street
 Tulsa OK, 74104
 Phone: (918) 352-4558
 Contact: Mr. Marcus Fairless

Sisemore Weisz & Associates, Inc.
 Certificate of Authorization No. 2413 Exp. June 30, 2017
 6111 E. 32nd Place
 Tulsa, Oklahoma 74123
 Phone: (918) 865-3600



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Note:
 ALL DEVELOPMENT IN THE CITY OF TULSA RIGHT OF WAY WILL REQUIRE A PLAN SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

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Notes:
 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA SPECIFICATIONS FOR CONSTRUCTION.

Legal Description:
 LOT 1, BLOCK 2 OF STONE RIDGE TOWNE CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDS OF THE CITY ENGINEER.

Note:
 THIS DOCUMENT IS PRELIMINARY. IT MAY BE REVISED WITHOUT NOTICE AND WITHOUT NOTICE TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE STATE OF OKLAHOMA.

