

Land for Sale

# 500 W Florence St

Broken Arrow, OK 74011

**WIGGIN**  
PROPERTIES, LLC  
41 YEARS STRONG



## Land for Sale

Available Land: 1.42 Acres

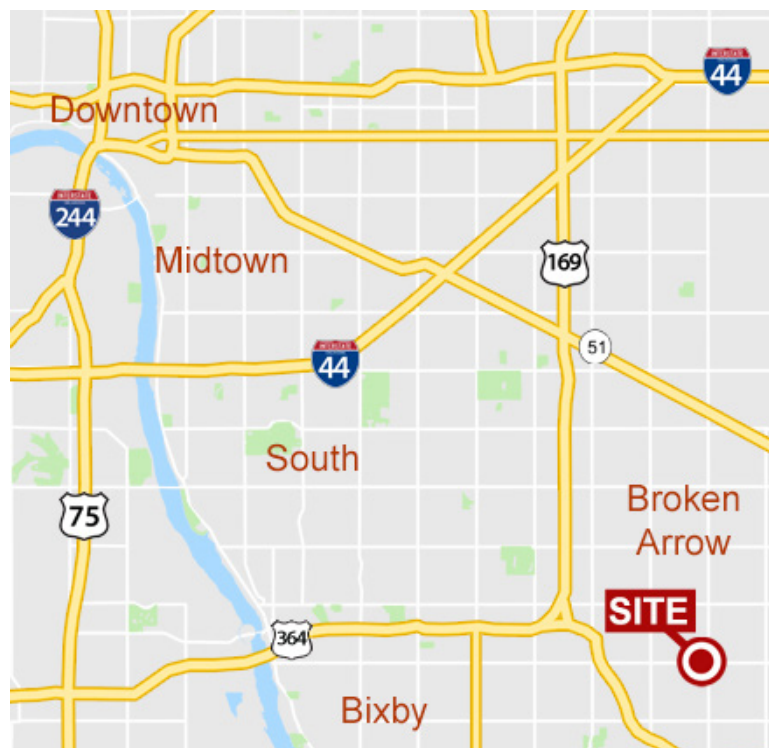
Price: Negotiable

Zoned: Commercial

Traffic Counts: 18,521 cpd '21 - S Elm Pl  
5,111 cpd '21 - W Florence St

## Demographics

2022	1 Mile	3 Miles	5 Miles
Population	9,581	49,265	104,151
Average HH Income	\$82,636	\$95,479	\$99,636
Owner Occupied Units	2,848	15,155	31,777
Renter Occupied Units	877	3,808	8,151



Vicki Patterson, CCIM at **918.935.2010**

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## Broken Arrow

Broken Arrow is the 4th largest city in the state and the largest suburb in the Tulsa Metro area. The city is the 3rd largest base of manufacturing in the state and has experienced exponential growth over the past 10-15 years, going from a City of 75,000 to one of over 105,000. Broken Arrow has a low cost of living, easy access to multiple highway systems, and is consistently rated one of the safest cities in the state.



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