

6.58 AC HARD CORNER DEVELOPMENT SITE

NWC OF E 101ST ST & S LYNN LN BROKEN ARROW, OK 74011

Downtown Tulsa



PROPERTY DESCRIPTION

Hard Corner
 6.58 acres un-platted
 Water & Electric to the site.
 Sewer is approx. 850' to the east down 101st St.
 Zoning: A-1
 High growth corridor in South Broken Arrow
 Dense residential development in the area
 401' of frontage on Lynn Lane
 686' of frontage along E 101st St.
 101st St -Traffic Count / Day - 11,300

LOCATION DESCRIPTION

The 6.58 acre property, is situated at the NW corner of East 101st St and South Lynn Lane (S 177th Ave). This prime location is a mere 1.5 miles west of Northeastern State University and in close proximity to the Creek Turnpike and national retailers. It presents a superb opportunity for a wide range of developments, such as retail, professional office, and medical office, leveraging its strategic location and accessibility.

OFFERING SUMMARY

Sale Price:	\$990,000
Price / SF:	\$3.45
Lot Size:	6.58 +/- Acres
Lot SF:	286,624

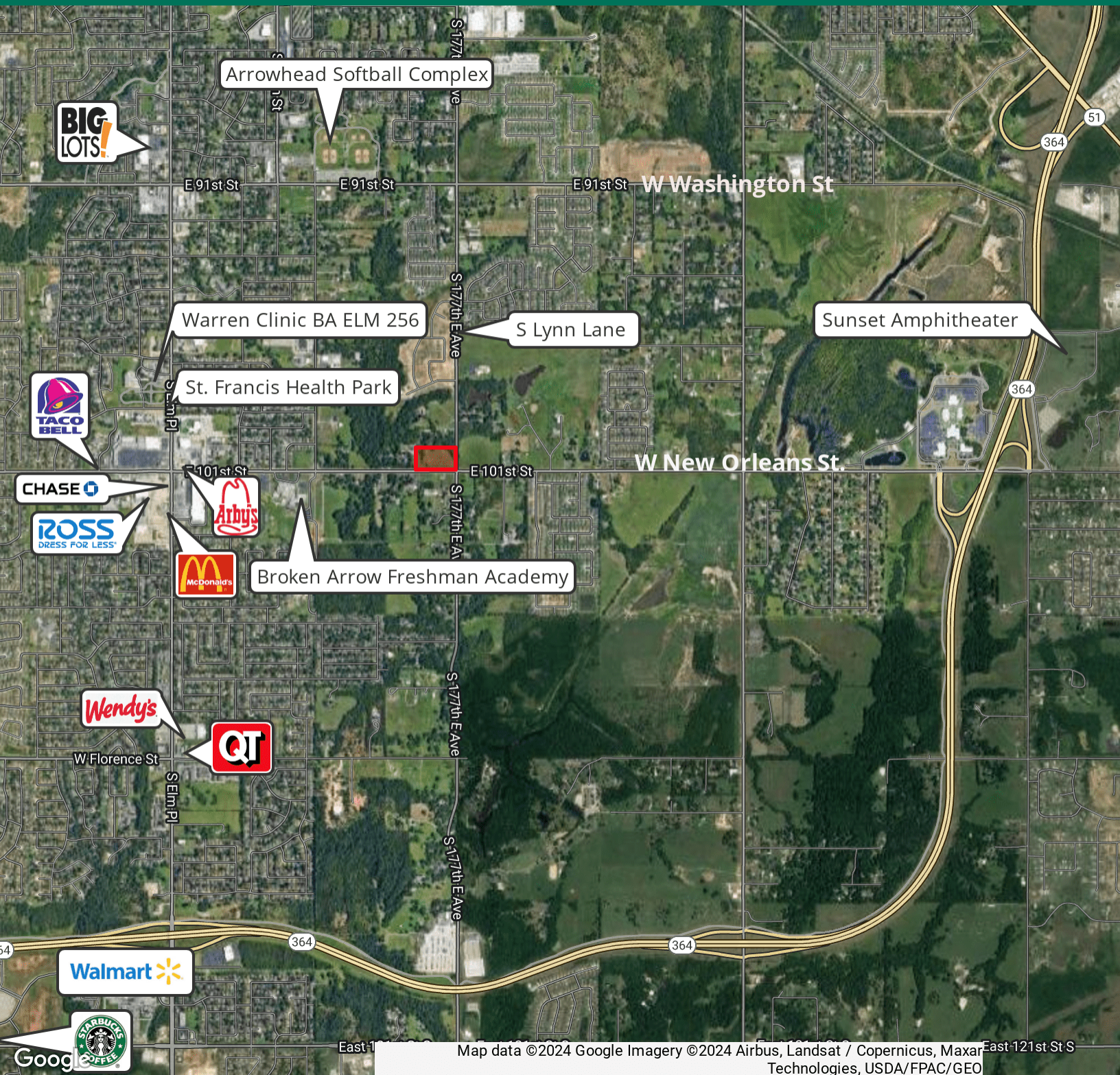
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	460	1,821	4,537
Total Population	1,172	4,564	11,580
Average HH Income	\$75,939	\$76,838	\$73,414

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