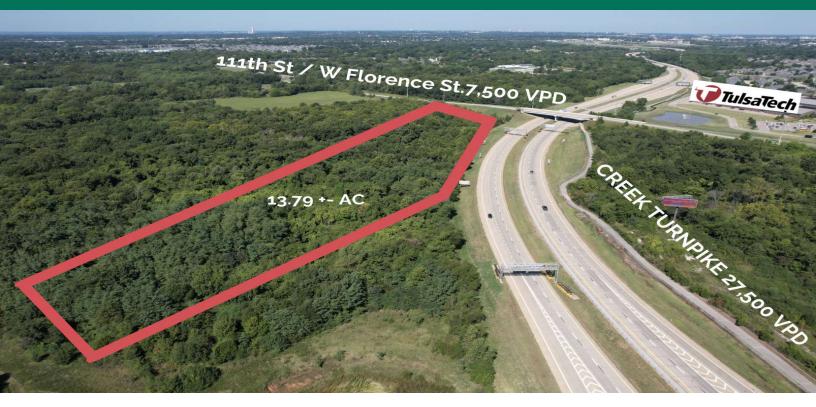
PRICE EDWARDS AND CO.

13.79 AC @ 111TH ST. & THE CREEK TURNPIKE

BROKEN ARROW, OK

FOR

SALE



FEATURES

+13.79 acres unplatted

+Accessible by access road from E 111th St

- +All utilities to the site sewer, water, electric
- +High growth corridor in South Broken Arrow
- +Dense residential development in the area
- +664' of frontage on the Creek Turnpike
- +200' of frontage along E 111th St. / W Florence St
- +111th St to be widened to a 4-lane road
- +Creek Turnpike Traffic Count / Day 27,500 (Southbound)
- +Preferred uses include; Industrial, office, low density residential.

OFFERING SUMMARY

Sale Price:	\$975,000
Zoning:	A-1 (Ag)
Utilities	Sewer and water at the road.
Lot Size:	13.79 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	935	5,109	12,561
Total Population	2,470	11,857	29,424
Average HH Income	\$75,951	\$71,466	\$77,968

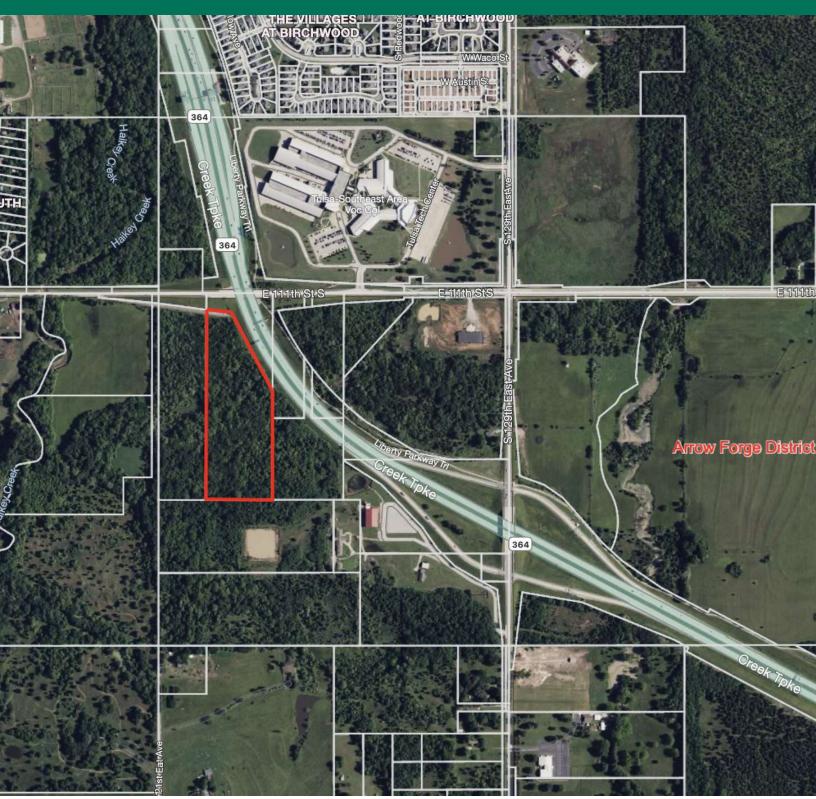
CHANDLER MOREAU cmoreau@priceedwards.com 0: 918.394.1000 C: 918.370.2877

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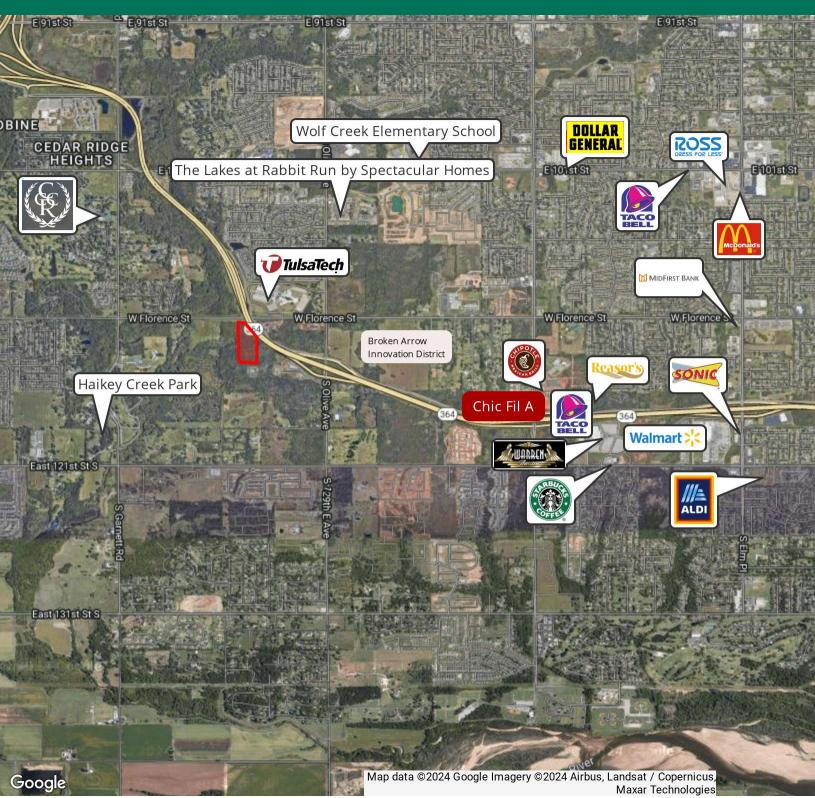
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