

13.79 AC @ 111TH ST. & THE CREEK TURNPIKE

BROKEN ARROW, OK



13.79 +- AC

## 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)

The property's Turnpike location is outstanding based on its proximity to the Tulsa Technology Broken Arrow campus and The City Of Broken Arrow's 100~acre Innovation District (Planning Phase). Aspen Ridge, under development with Reasor's, Kum & Go, and Chipotle is 1.5 miles to the Southeast. Another near by attraction is Haikey Creek Park, less than 1 mile from the site.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,500,000
<b>Zoning:</b>	A-1 (Ag)
<b>Utilities</b>	Yes
<b>Lot Size:</b>	13.87 Acres

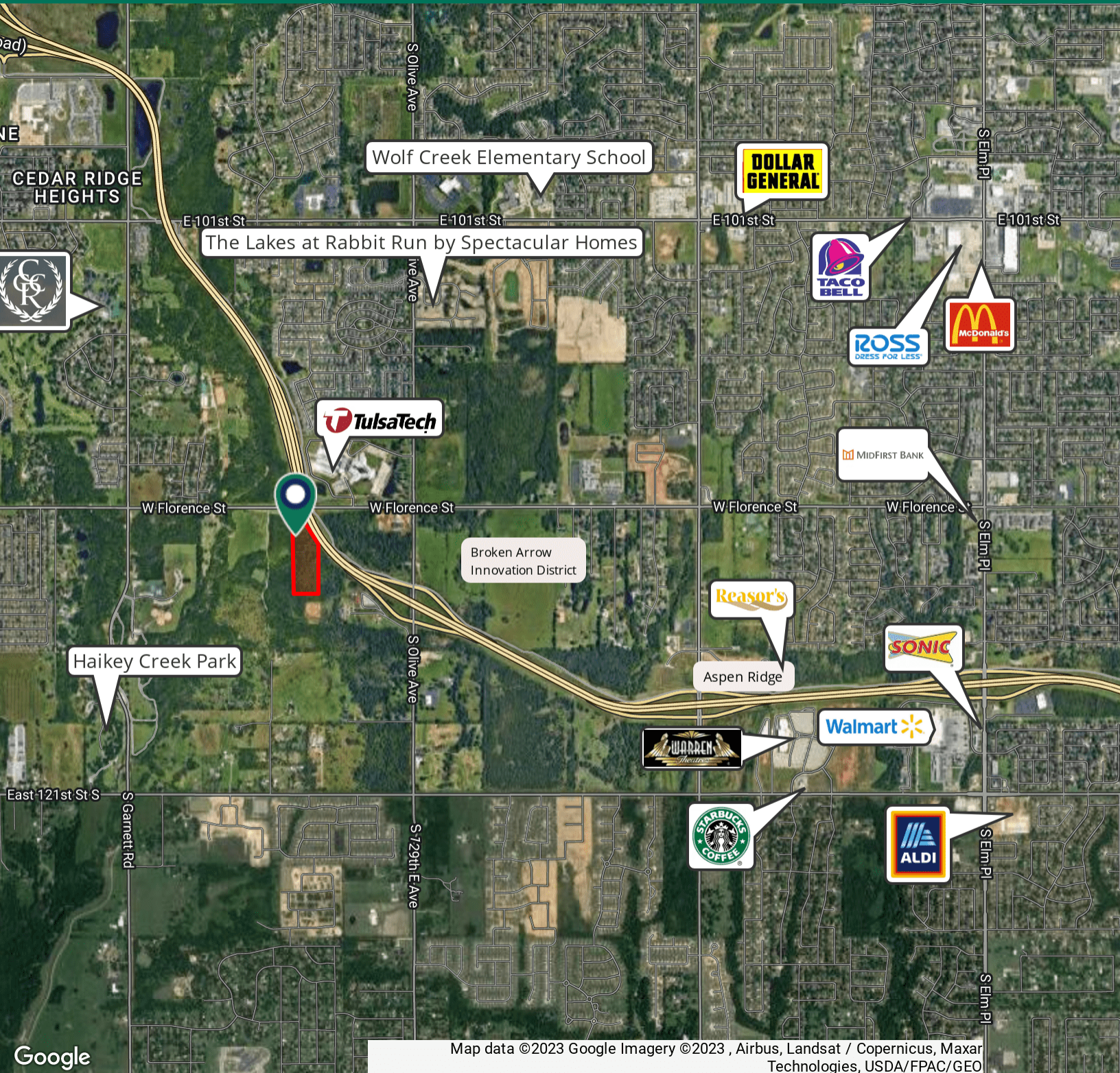
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	935	5,109	12,561
<b>Total Population</b>	2,470	11,857	29,424
<b>Average HH Income</b>	\$75,951	\$71,466	\$77,968

## CHANDLER MOREAU

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