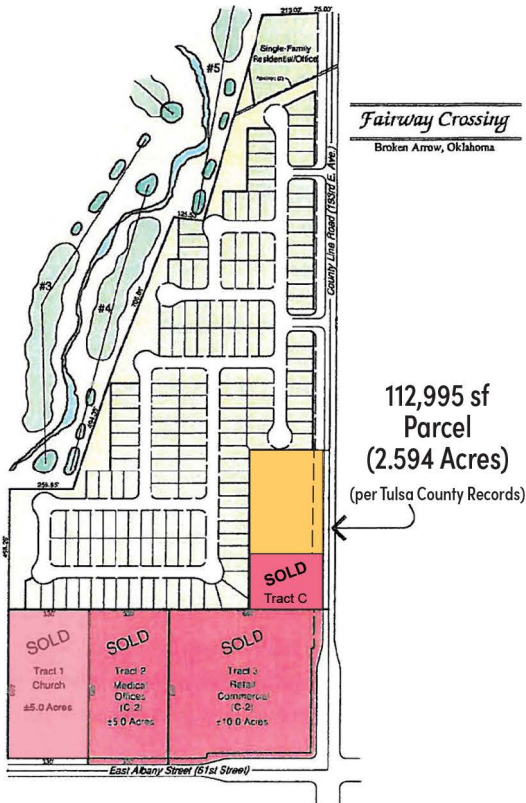


FAIRWAY CROSSING COMMERCIAL LAND FOR SALE



E. 61st St. (Albany) & 193rd E. Ave. (County Line) - Broken Arrow, OK

PROPERTY HIGHLIGHTS

CONCEPT TRACT A: +/- 45,900 SF \$10/SF OR \$459,000

CONCEPT TRACT B: +/- 67,095 SF \$10/SF OR \$670,950

CONCEPT TRACT C: **SOLD!**

• **ZONING:**.....A1

(GENERAL AGRICULTURAL DISTRICT - USE MOST LIKELY WILL NEED TO BE COMPATIBLE WITH CN ZONING.)

• **UTILITIES ON SITE**

• **TRACTS MAY BE PURCHASED AS A WHOLE (± 2.594 ACRES) OR SEPARATELY**

• **IDEAL LOCATION FOR BANK, RESTAURANT, MULTI-TENANT RETAIL, MEDICAL OFFICE WITH RE-ZONING APPROVAL**



GROVER BAUER, CCIM, SIOR
Office: 918-665-1210



15,674 Vehicles per day - S. 193rd E. Ave.

12,276 Vehicles per day - E. 61st St. (Albany St.)

TRAFFIC COUNT - SOURCE INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	13,600	65,300	250,000
TOTAL HOUSEHOLDS	5,947	26,100	98,200
TOTAL POPULATION	15,300	68,000	255,000
AVERAGE HH SIZE	2.57	2.58	2.57
AVERAGE HH INCOME	\$99,126	\$107,961	\$100,670

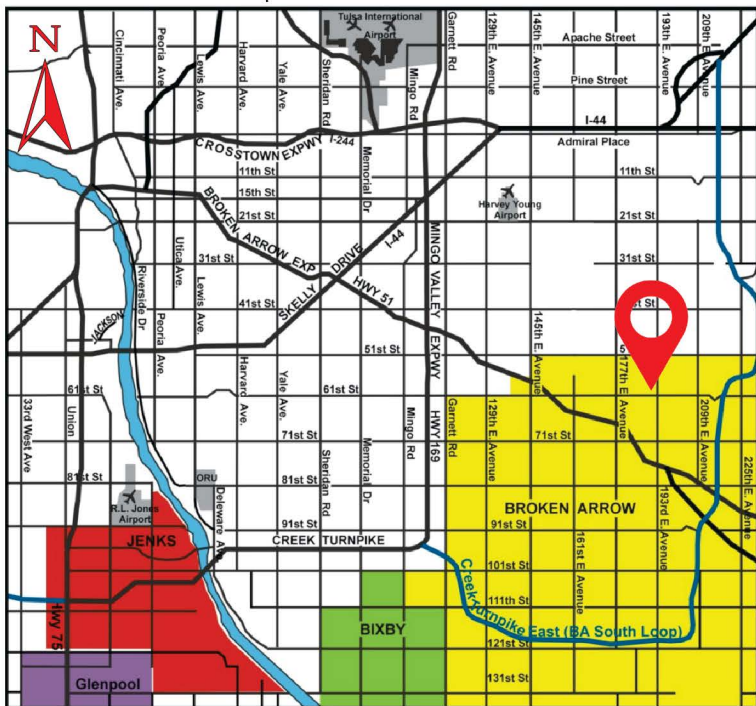
DEMOGRAPHICS - SOURCE: ESRI 2026

BAUER & ASSOCIATES, REALTORS®
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Commercial - Industrial - Investment Property - Property Management

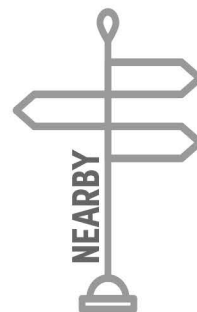
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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- 



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