

SOUTH BA/CREEK TURNPIKE LAND FOR SALE



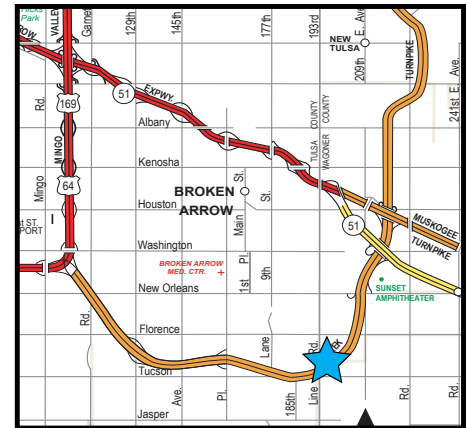
**11601 S 193RD E AVE,
BROKEN ARROW, OK 74104**

SIZE

- 642,074 SF (14.74 AC) Gross Land Area
 - 405,827 SF (9.32 AC) Usable Land Area
 - 4,335 SF Home, Detached Garage/Barn Improvements to site (considered of no value)
- See Aerial Plan

FEATURES

- Redevelopment land opportunity in emerging south Broken Arrow
- Irregular land tract with 1,247 foot frontage to Creek Turnpike 
- Large portion located in floodzone AE (See Flood Plain Maps)
- BA Comp plan identifies site as future Level 4 (Commercial/Employment)
- Zoned A-1 (Agricultural)
- All utilities except sewer to site; sewer accessible on West side of 193rd E Ave
- Convenient ingress/egress to Creek Turnpike 
- Older Improvements to land in poor condition, no contributory value
- Located near the new Venu Sunset Amphitheater (TBC Fall 2026)
- Priced below appraisal on usable SF, including 30K improvement removal amount



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

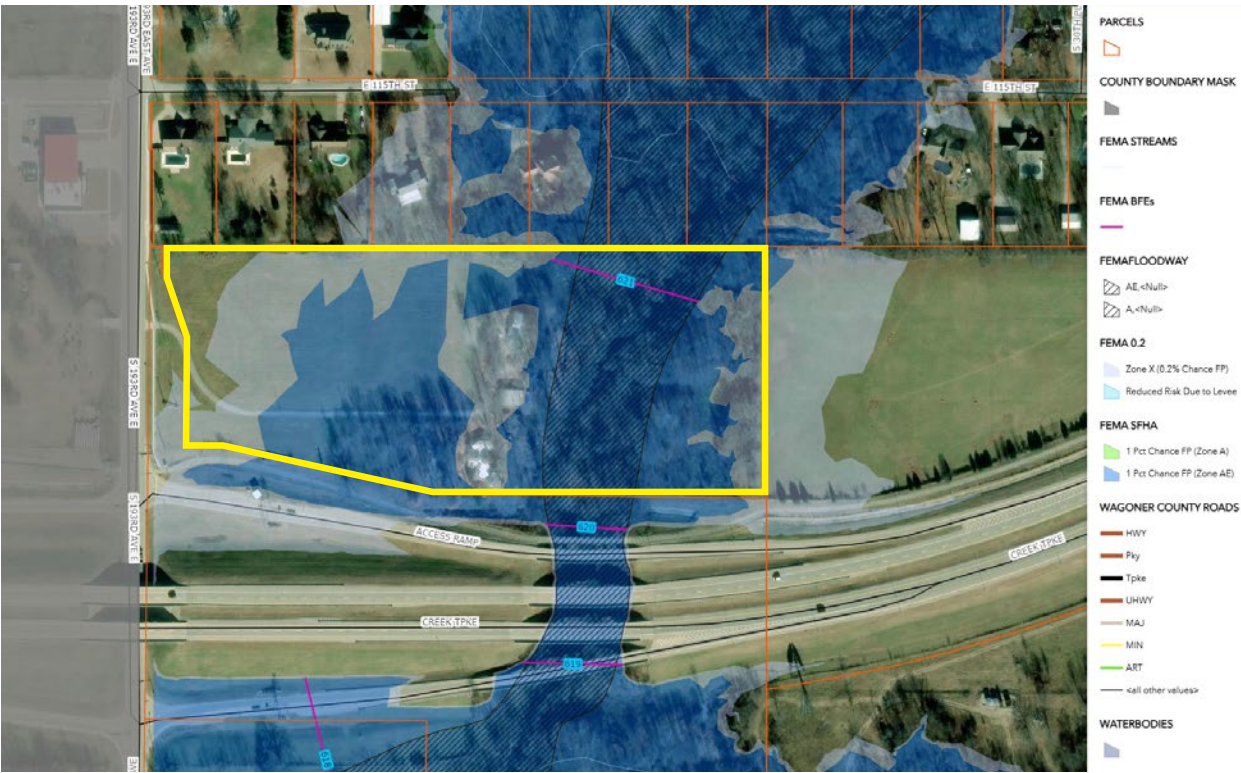
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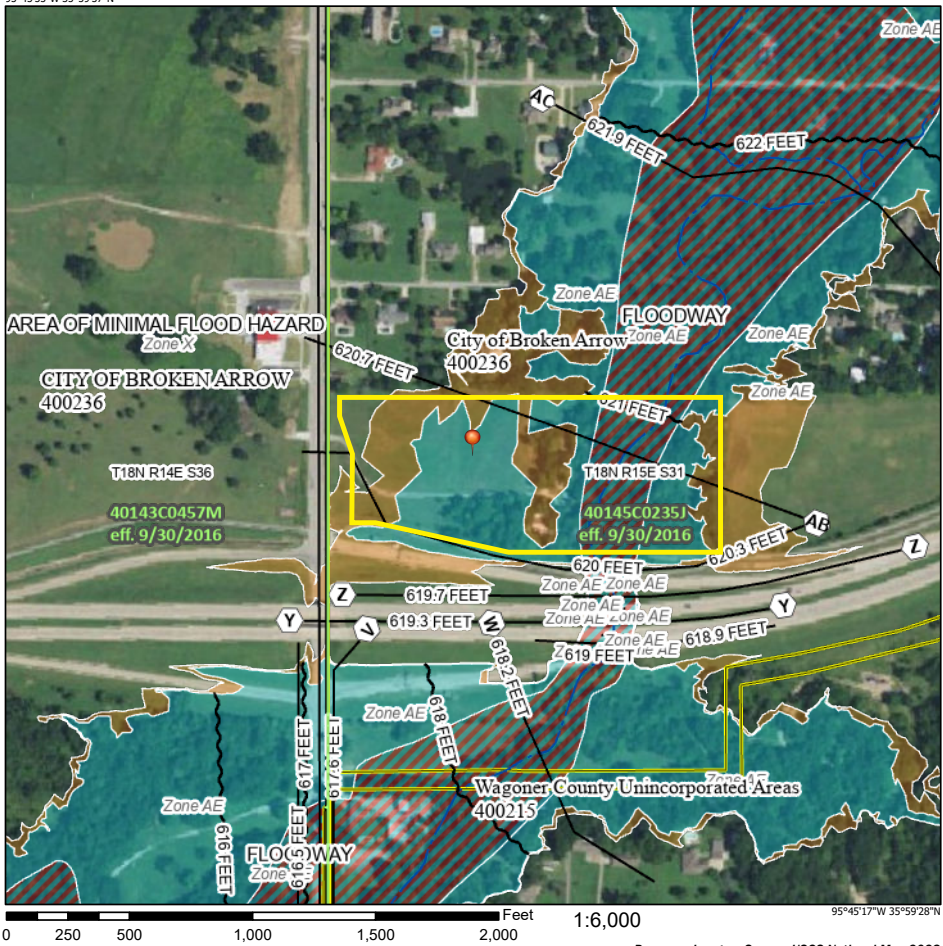


WAGONER COUNTY FLOOD MAP



National Flood Hazard Layer FIRMette

95°45'55"W 35°59'57"N

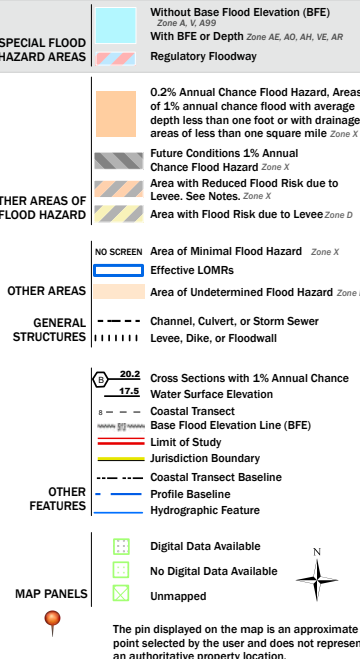


0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



An aerial photograph of a property in Creek Turnpike. A yellow-outlined polygon labeled 'Usable Land' has dimensions of 845' and 432'. A red-outlined polygon labeled 'Bisected Land' has dimensions of 400' and 500'. The map includes a north arrow pointing up, a 'Fire Dept' label in the top left, and a '36-4' road sign in the bottom right. The property is situated near S 193rd E Ave and Creek Turnpike.

 Broken Arrow Mask	 Tulsa County Parcels	 Level 4 - Commercial/Employment Nodes
Arterial Designation	LUIS Classification	 Level 6 - Regional Employment/Commercial
 Primary Arterial	 Level 1 - Rural Residential	 Greenway/Floodplain
 Wagoner County Parcels	 Level 2 - Urban Residential	High Resolution 60cm Imagery

Citations

1.2m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. File was prepared by INCOG.

The site's future commercial development aligns with the City of Broken Arrow's Comprehensive Plan Level 4 land use designation. Level 4 represents typical local commercial and office intensity, characterized by activity clustered in nodes around arterial street intersections. Examples include free-standing commercial buildings, small-scale shopping centers, and the office uses permitted under Level 3.

Water/Sewer Utilities



ssManhole

- No Inspection
- Odor Logger

ssGravityMain

- Polyvinyl Chloride
- + Fire Hydrant

System Valve

- ⊗ Gate
- Service

Water Main

- Polyvinyl Chloride - PVC
- + Fire Hydrant

Water Main

- Unknown

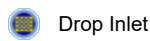
Outlet



Wall

- ⬮ Endwall
- ⬮ Headwall
- ⬮ Drop Inlet

Catch Basin



Pipe

- Gravity

Culvert

- Box Culvert
- Bridge Culvert

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

World Imagery