

±9.25 ACRES | COMMERCIAL DEVELOPMENT OPPORTUNITY

111th Street (Florence St.) & S. 177th E. Ave. (Lynn Lane Rd.), Broken Arrow



E. 111th St. S. (Florence St.)

For Sale
± 9.25 Acres



Broken Arrow, OK



PROPERTY HIGHLIGHTS

Prime ± 9.25 acre corner site at 111th St. & Lynn Lane in rapidly expanding Broken Arrow. Positioned minutes from major national retailers including Walmart, QuikTrip, Walgreens, and Wendy's, with quick access to the Creek Turnpike. Surrounded by ongoing growth, including Oakmont Hills development directly across the street, this site offers strong potential for retail, office, or mixed-use commercial projects.

- 9.25 ACRES (per Tulsa County Assessor)
- CORNER WITH FRONTAGE ON LYNN LANE & 111th ST. S.
- LEVEL 4 OF BROKEN ARROW COMPREHENSIVE PLAN
- RETAIL, OFFICE & COMMERCIAL USES
- NEW DEVELOPMENT - OAKMONT HILLS - ACROSS THE STREET
- EASY ACCESS TO CREEK TRUNPIKE



SHEILA COOPER

Cell: 918-724-5140

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3,240 Vehicles per day - E. 111th St. (Florence St.)
3,500 - 5,400 VPD - S. 177th E. Ave. (Lynn Lane)

TRAFFIC COUNT - SOURCE INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	9,770	52,409	200,017
TOTAL HOUSEHOLDS	5,669	25,561	79,818
TOTAL POPULATION	14,773	67,136	201,037
AVERAGE HH SIZE	2.60	2.61	2.50
AVERAGE HH INCOME	\$96,539	\$105,698	\$111,772

DEMOGRAPHICS - SOURCE: ESRI 2025

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

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.

Office 918-665-1210

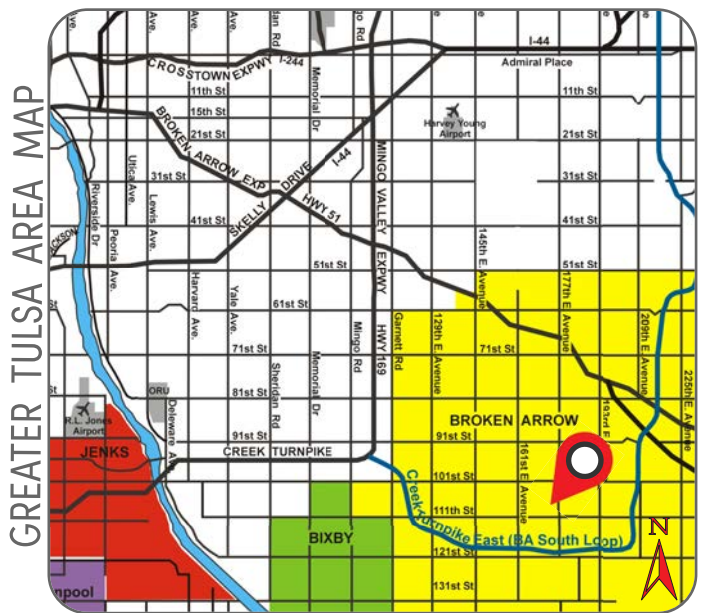
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FOR SALE
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- QUIKTRIP
- WALMART
- CREEK TURNPIKE
- WALGREENS
- WENDY'S
- O'REILLY AUTO PARTS
- HABERNEROS MEXICAN GRILL
- HOBBY LOBBY
- BROKEN ARROW LANES