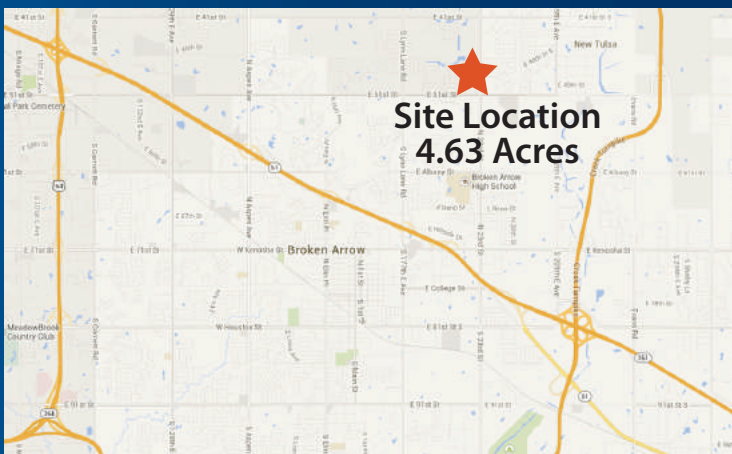


BROKEN ARROW

DEVELOPMENT OPPORTUNITY

4.63 Acres For Sale or Build to Suit \$650,000

1900 E. Albany Street · Broken Arrow, Oklahoma 74012



- Land Area 4.63 Acres
- Land Dimensions 330' x 611'
- Zoning ON - Office Neighborhood
- Land Use: Medical/Office Light
- Close to Bass Pro, Target, Lowes and St. Johns Hospital

For Information please call:

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PAINE-ASSOCIATES.COM


PAINE

COMMERCIAL REAL ESTATE

BROKEN ARROW DEVELOPMENT OPPORTUNITY

BROKEN ARROW & TULSA AT A GLANCE

Forbes Magazine recently ranked Tulsa in its top 10 for U.S. cities, including: #5 most livable U.S. city, #6 best city for job environment, #7 best city for U.S. income growth and #10 best city in the U.S. for cost of living. Broken Arrow was listed in Money Magazine's 100 best places to live. Broken Arrow was also listed as one of the "Top 25 Affordable Suburbs in the South" by Business Week Magazine.

Tulsa is a dynamic place offering the fifth-lowest cost for doing business in the U.S. In turn, Tulsa's workers benefit from the second shortest commute time in the nation, and the cost of living is almost nine percent below the national average.

Broken Arrow is home to wide range of businesses and industries, including: FlightSafety International, Blue Bell Creameries and Windstream Communications.

The Broken Arrow and Tulsa area is the seat of the Northeastern State University, University of Tulsa, The University of Oklahoma/Tulsa, Oklahoma State University/Tulsa, Oral Roberts University, Tulsa Community College and Langston University along with several other institutions of higher learning.

AREA ATTRACTIONS



BROKEN ARROW DEMOGRAPHICS

| Traffic Demographics | N 9th ST | E 71st St | N 23rd St |
|-----------------------------|----------|-----------|-----------|
| Daily Traffic Counts (2011) | 29,565 | 29,077 | 15,970 |
| Demographics (2015) | 3 Miles | 5 Miles | 10 Miles |
| Population | 44,677 | 106,282 | 384,365 |
| Demographics (2015) | 3 Miles | 5 Miles | 10 Miles |
| Number of Households | 16,297 | 38,645 | 141,841 |
| Demographics (2015) | 3 Miles | 5 Miles | 10 Miles |
| Median Household Income | \$59,421 | \$60,952 | \$55,411 |

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