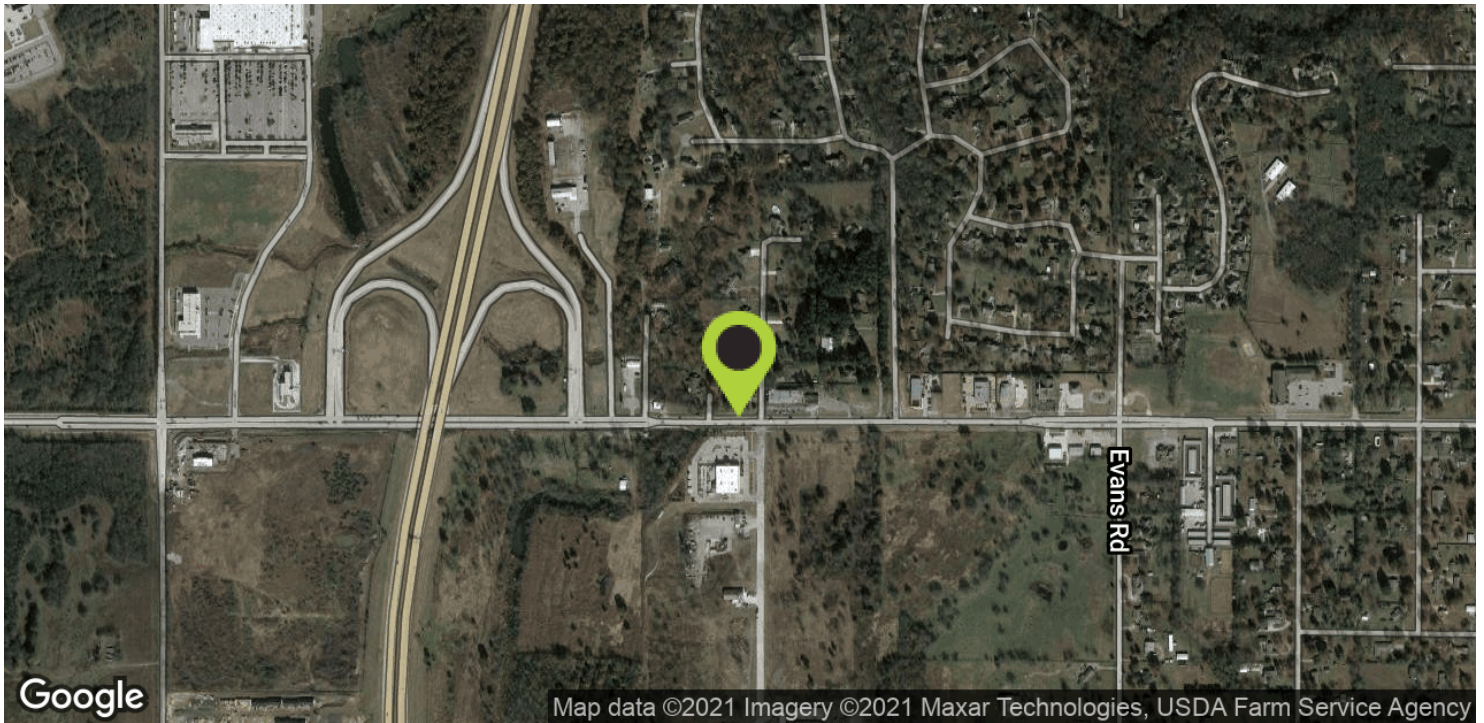


LAND FOR SALE

4810 E KENOSHA ST | BROKEN ARROW, OK 74014



OFFERING SUMMARY

Sale Price:	\$199,500
Lot Size:	0.53 Acres
Zoning:	Urban Commercial / (NEC
Market:	Tulsa
Submarket:	Wagoner County

PROPERTY OVERVIEW

Commercial site .53 acres (23,197 SF) of vacant land for Sale (or build to suit/lease) located 1 1/2 blocks east of the Creek Turnpike in Broken Arrow. Situated on the north side of Kenosha (71st) west of the Yale Cleaners. The lot is approximately 239 ft. in depth with 100 ft. of frontage along 71st St. Convenient access to Highways and located in a quickly developing area in Broken Arrow. Owner constructed the beautiful rock, brick and wood wall surrounding the lot on the north and west sides.

Neighbors include Tractor Supply Co., Daylight Donuts, St. Johns Clinic, Arvest Bank ATM, Harrod's Cork & Bottle Shop, Smokies Hickory House BBQ and Heritage United Methodist Church. A new Walmart Supercenter with Murphy USA fueling station are located just 1 mile to the west of the site. Owner would consider a build to suit/ lease back.

LOCATION OVERVIEW

Commercial site .53 acres (23,197 SF) of vacant land for Sale (or build to suit/lease) located 1 1/2 blocks east of the Creek Turnpike in Broken Arrow. The lot is approximately 239 ft. in depth with 100 ft. of frontage along 71st St.

FOR MORE INFORMATION CONTACT:

CARA LEIGH INGRAM

SALES ASSOCIATE

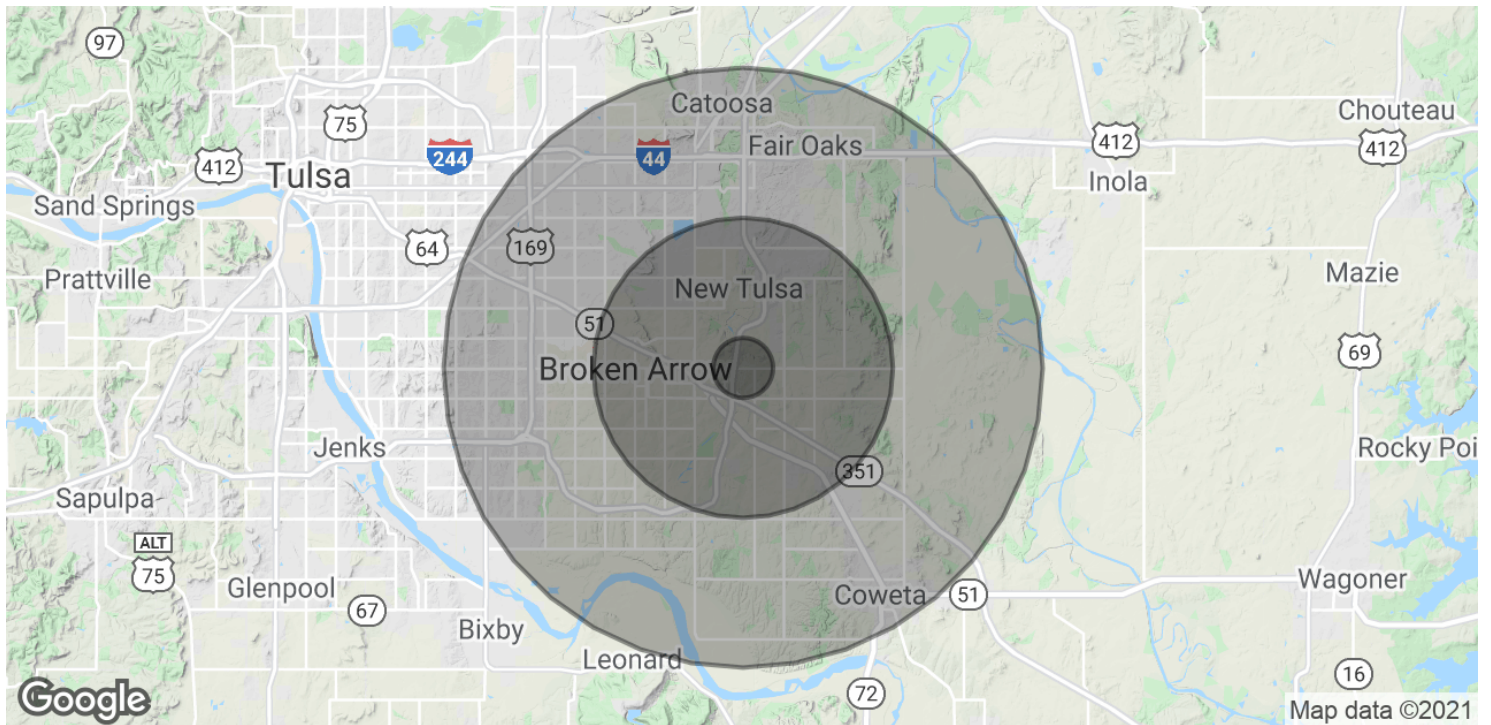
918.376.1216 | 214.213.3233

cingram@mcgrawcp.com



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,851	65,614	241,255
Average age	36.1	35.3	34.7
Average age (Male)	34.6	34.0	33.7
Average age (Female)	37.7	36.5	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	645	24,016	91,003
# of persons per HH	2.9	2.7	2.7
Average HH income	\$73,077	\$70,224	\$67,454
Average house value	\$169,588	\$141,246	\$148,293

* Demographic data derived from 2010 US Census

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