

LAND FOR SALE

SWC 41ST & 209TH E AVE | BROKEN ARROW, OK 74014



OFFERING SUMMARY

Lot Size:	4.3 Acres
Zoning:	CG

PROPERTY OVERVIEW

Total Land Size - 4.25 +/- (184,695 +/- SF)

Frontage:

- Lot 1, Block 1: East 41st Street - 156' +/-
- Lot 10, Block 2: 209th East Avenue - 425 +/- and East 41st Street - 352' +/-

Lot 10, Block 2:

- 1 Acre on Hard Corner: \$12/SF
- Remainder: \$9/SF

Lot 1, Block 1: \$10/SF

*** Can be divided to suit**

LOCATION OVERVIEW

Southwest corner of 41st & 209th E Ave, Broken Arrow

22 residential lots in The Villas at Turnberry being developed behind commercial land

FOR MORE INFORMATION CONTACT:

JULIE BUXTON

918.398.2824 | 214.500.4713

jbuxton@mcgrawcp.com

CURT ROBERTS

918.231.0691

croberts@mcgrawok.com

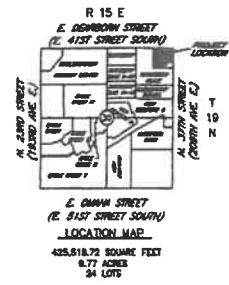
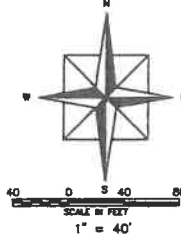


OWNER
ADMIRAL SQUARE INC
 111 SOUTH ELGIN AVE.
 TULSA, OKLAHOMA 74120
 PHONE: (918) 823-2308

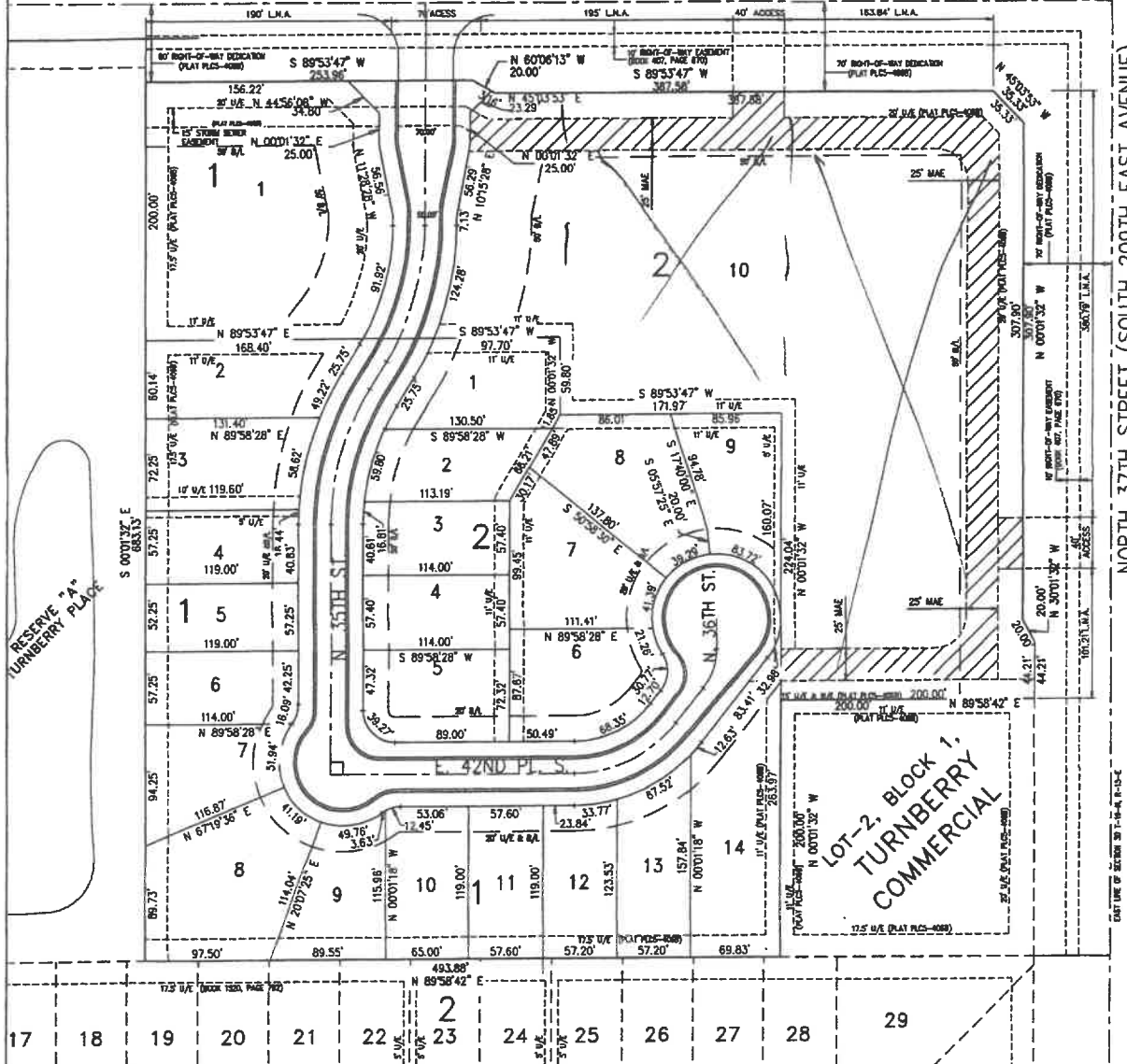
DEVELOPER
96 PHOENIX, LLC
 9748 E. 55TH PL.
 TULSA, OKLAHOMA 74146
 PHONE: (918) 481-8083

ENGINEER/SURVEYOR
TUTTLE & ASSOCIATES, INC.
 9718 E. 55TH PL.
 TULSA, OKLAHOMA 74146
 PHONE: (918) 683-5567
 CERTIFICATE OF AUTHORITY CA 463
 EXPIRATION 6-30-19

FINAL PLAT
THE VILLAS AT TURNBERRY
 AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
 A PART OF THE NE/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 15 EAST,
 CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
 A RE-PLAT OF LOT 1, BLOCK 1, TURNBERRY COMMERCIAL



EAST DEARBORN STREET (EAST 41ST STREET SOUTH)



260
 224
 484

LEGEND
 N NORTH
 S SOUTH
 E EAST
 W WEST
 B/L BUILDING LINE
 U/L UTILITY EASEMENT
 L/E LANDSCAPE EASEMENT
 L.A. LIMITS OF NO ACCESS
 P.O.B. POINT OF BEGINNING
 O.D.E. OVERLAND DRAINAGE EASEMENT
 S.T.A. STREET ADDRESS
 G.V.D. GENERAL WARRANTY DEED

WAGONER COUNTY TREASURER
 I increased for the county of WAGONER STATE OF OKLAHOMA TO RECORD THIS PLAT. ALL DATA HEREIN WERE OBTAINED FROM THE RECORDS.

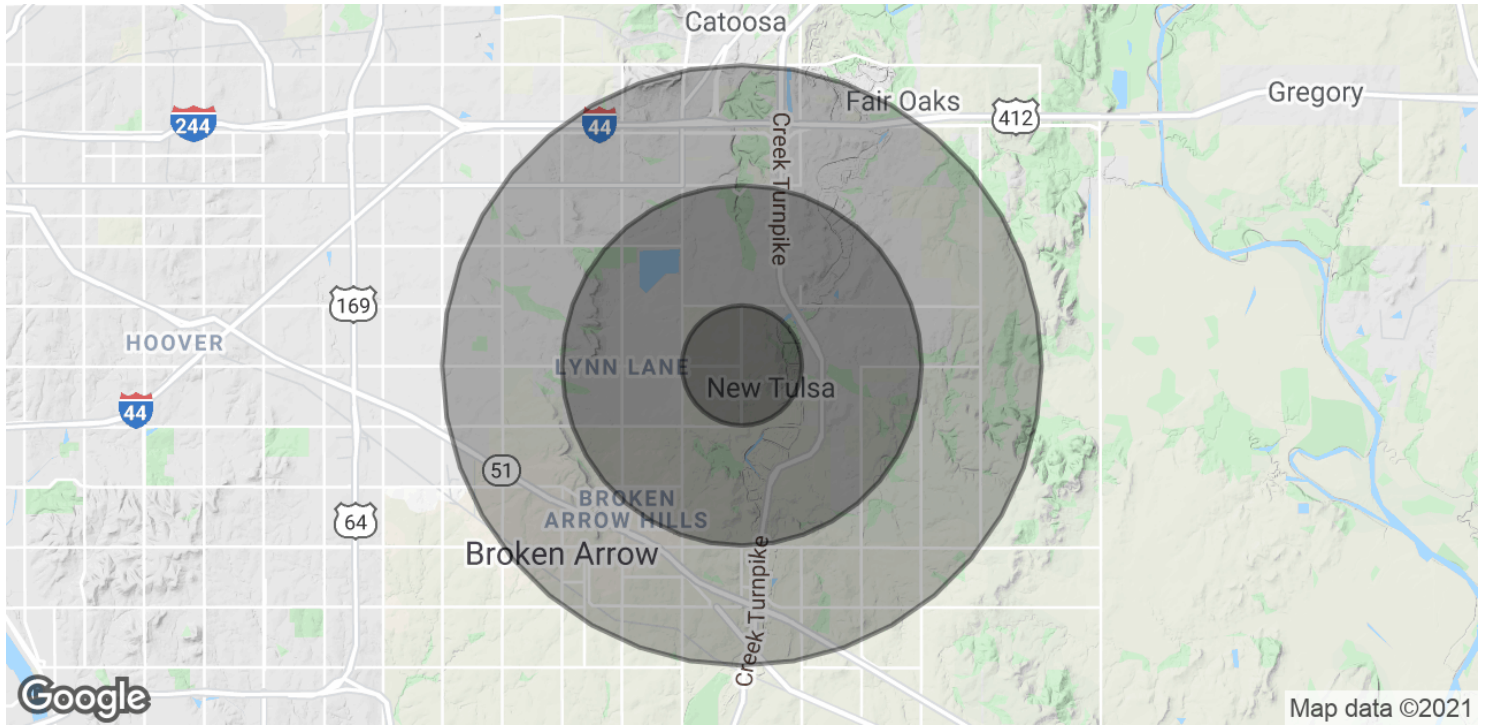
WAGONER COUNTY TREASURER

APPROVED: _____ by the City Council of the City of Broken Arrow, Oklahoma.
 Mayor: Craig Tharmond
 Attest: City Clerk: Lisa Blackford

DETECTION DETERMINATION
 STAMPER DETECTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE EXISTING TURNBERRY PLACE DETENTION FACILITY. NO FEES OR OTHER FACILITY IS REQUIRED. DETENTION DETERMINATION (202-010115-01)

LAND FOR SALE

SWC 41ST & 209TH E AVE | BROKEN ARROW, OK 74014



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,818	26,320	57,167
Average age	30.6	31.6	33.9
Average age (Male)	30.1	30.8	33.1
Average age (Female)	31.9	33.1	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,305	9,343	20,877
# of persons per HH	3.0	2.8	2.7
Average HH income	\$77,433	\$71,098	\$69,239
Average house value	\$146,398	\$138,401	\$133,332

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

JULIE BUXTON

918.398.2824 | 214.500.4713

jbuxton@mcgrawcp.com

CURT ROBERTS

918.231.0691

croberts@mcgrawok.com

