

# 23<sup>rd</sup> & B.A. Expressway • Broken Arrow, Oklahoma

**LOCATION** South of the Broken Arrow Expressway at 23<sup>rd</sup> East Avenue and College Street

Sewer to property. Zoned agriculture. 1 mile east of new Flight Safety facility. Major retail in the area.

## THE PROPERTY

- Gross Land Area 1,428,403 SF
- 32.792 acres

## TRAFFIC COUNT

- 193<sup>rd</sup> East Ave South of 71<sup>st</sup> 11,046 ADT
- 193<sup>rd</sup> East Ave North of 81<sup>st</sup> 10,847 ADT
- OK 51 West of 193<sup>rd</sup> East Ave 36,400 ADT

**Price \$1,428,000**

