

2023-2024
**GROUNDS FOR
DEVELOPMENT**

BROKEN ARROW, OKLAHOMA



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FOREST RIDGE

ENJOY RESORT-STYLE LIVING AT FOREST RIDGE IN BROKEN ARROW!



- + 20 neighborhoods with over 1,500 homes
- + Private parks and lakes
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- + Just 20 minutes from downtown Tulsa
- + On-site restaurant & bar – The Rocking “R” Ranch House
- + The Ridge Club – private social and fitness club with resort style pool, fitness facility, tennis center, social events, and more
- + Community-wide social events
- + New home prices range from high \$300k to \$2 million +

BROKEN ARROW, OKLAHOMA

Located right outside of Tulsa in northeast Oklahoma, Broken Arrow is the state's fourth-largest city. Our rapidly growing population can be attributed to a high commitment to the quality of life for our residents and continued investment in serving our business community. Our community has seen a steady uptick in new housing starts in 2019, which has continued into 2023. With our expanding population and strategic access to traffic from the Broken Arrow Expressway and the Creek Turnpike, there has never been a better time to invest in Broken Arrow.

Learn more about development opportunities by contacting the Broken Arrow Economic Development Corporation (BAEDC), which works with the City of Broken Arrow Tourism and Economic Development team to make Broken Arrow an attractive place for businesses to locate. An independent organization that partners with the business community, city government, and public-school systems, the BAEDC focuses on creating wealth, jobs, and economic growth in the community through attraction and retention of businesses, workforce development and education, and collaboration with regional partners.

The BAEDC and the City of Broken Arrow Tourism and Economic Development teams work hand in hand with regional brokers and landowners to meet the needs of businesses, from land identification through the city permitting and planning process. To see how we can help you meet your project requirements, to view available real estate, and to learn why Broken Arrow is the right choice for your business, contact our offices or visit brokenarrowedc.com.



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BROKEN ARROW DEMOGRAPHICS

POPULATION: 117,762
 FOURTH-LARGEST CITY IN OKLAHOMA
 OVER 300 MANUFACTURERS
 MEDIAN HOME VALUE: \$217,529

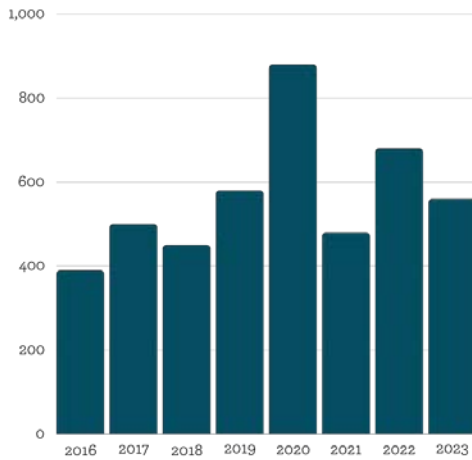
MEDIAN HOUSEHOLD INCOME: \$78,461
 UNEMPLOYMENT RATE: 3.1%*
 MEDIAN AGE: 38.1
 AVERAGE COMMUTE TIME: 21.5 MIN**

**ESRI Demographic and Community Profile **2023 US Census*



Steady Single-Family Housing Growth - 2023

Single-family housing permits per year



MAJOR INDUSTRY SECTORS*

- Retail Trade
- Accommodation and Food Services
- Manufacturing
- Construction
- Healthcare and Social Assistance

GROWTH

- 31% higher median household income than Tulsa County
- 11% higher median household income than Wagoner County
- 11% Broken Arrow population growth 2016-2023
- 6% Tulsa Region population growth 2022-2023

WORKFORCE

- City of Broken Arrow labor force: 61,260
- Wagoner County labor force: 39,737
- Tulsa County labor force: 331,491
- Average commute time: 21.5 minutes**

EDUCATIONAL ATTAINMENT

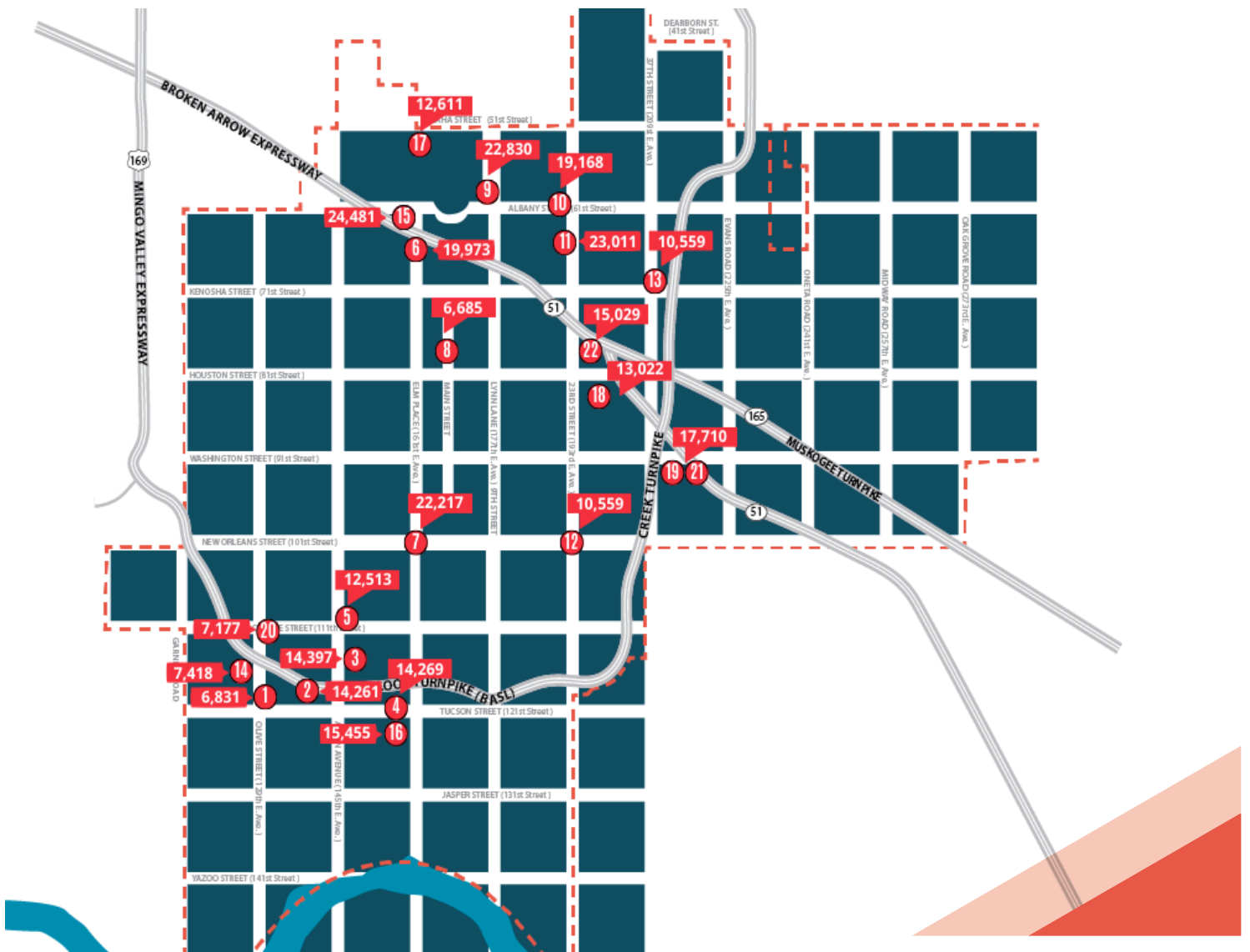
- 94.5% High school graduate or higher in Broken Arrow
- 88.9% High school graduate or higher in the U.S.

PUBLIC SCHOOL ENROLLMENT

- Broken Arrow Public Schools: 20,140 enrolled
- Union Public Schools: 15,011 enrolled

MAJOR RETAIL DEVELOPMENTS

1. **TUCSON & OLIVE**
121st & 129th
2. **TUCSON AND ASPEN & BA CORNER**
121st & 145th
3. **ASPEN RIDGE**
145th & Creek Turnpike
4. **THE SHOPS AT ASPEN CREEK**
161st & Creek Turnpike
5. **FLORENCE & ASPEN**
111th & 145th
6. **STONEWOOD HILLS**
Elm & BA Expressway
7. **NEW ORLEANS SQUARE**
101st & Elm
8. **THE ROSE DISTRICT**
Main & Broadway
9. **MISSION HILLS CORNER**
Albany & Lynn Lane
10. **ALBANY & COUNTY LINE**
61st & 193rd
11. **ADAMS CREEK TOWN CENTER**
Hillside Drive & County Line
12. **NEW ORLEANS & COUNTY LINE**
101st & 193rd
13. **NORTHEAST CROSSROADS**
Kenosha & 209th
14. **FLORENCE & CREEK TURNPIKE**
111th & Creek Turnpike
15. **BATTLE CREEK COMMERCIAL CENTER**
Albany Dr. & BA Expressway
16. **1201 WEST TUCSON & 6800 S. ELM PL.**
121st & 161st
17. **OMAHA & ELM**
51st & 161st E. Ave
18. **HOUSTON & COUNTY LINE / COLLEGE & COUNTY LINE**
81st & 193rd / College & 81st
19. **CREEK 51 BUSINESS PARK**
Creek Turnpike & Hwy 51
20. **FLORENCE & OLIVE**
111th & 129th
21. **JACKSON MILLS**
Creek Turnpike & Hwy 51
22. **BA EXPRESSWAY & COUNTY LINE**
Hwy 51 & 193rd





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PRIMARY TRADE AREA

RETAIL TRADE AREA

- Primary trade area (15 min*):
 - Population: 276,159
 - Total purchasing power: \$26 billion
- Secondary trade area (30 min*):
 - Population: 772,441
 - Total purchasing power: \$75.9 billion
- Secondary trade area (45 min*):
 - Population: 971,100
 - Total purchasing power: \$92.6 billion

* Drive time radius of the Rose District

Leakage Summary

Industry Group	Retail Gap
Nonstore retailers	\$318,226,139.00
Food & Beverage Stores	\$160,216,357.00
<i>Grocery Stores</i>	\$158,871,267.00
<i>Restaurants & Other Eating Places</i>	\$19,769,966.00
Gasoline stations	\$70,506,804.00
Clothing Stores	\$38,612,208.00
Food Services and Drinking Places	\$32,123,014.00
Clothing & Clothing Accessories Stores	\$31,279,373.00
<i>Family Clothing Stores</i>	\$28,284,837.00
Motor Vehicle & Parts Dealers	\$27,193,472.00
Health & Personal Care Stores	\$6,593,527.00

Consumer Expenditures

Retail Category	Average Amount Spent	Total Amount Spent
Apparel and Services	\$2,092.92	\$92,971,825.00
Computer	\$284.76	\$12,649,214.00
Entertainment and Recreation	\$3,648.78	\$162,086,167.00
Food	\$9,939.08	\$441,513,756.00
<i>Food at Home</i>	\$6,353.31	\$6,353.31
<i>Food away from Home</i>	\$3,585.77	\$3,585.77
Financial	\$193,646.38	\$616,259,076.08
Health	\$623.49	\$27,696,896.00
Home	\$23,592.22	\$1,048,013,343.00
Household Furnishings	\$1,783.16	\$79,211,581.00
Household Operations	\$2,163.87	\$96,123,232.00
Insurance	\$9,396.98	\$417,432,956.00
Transportation	\$6,751.14	\$299,898,861.00
Travel	\$1,797.42	\$79,845,311.00

Spending Potential Index

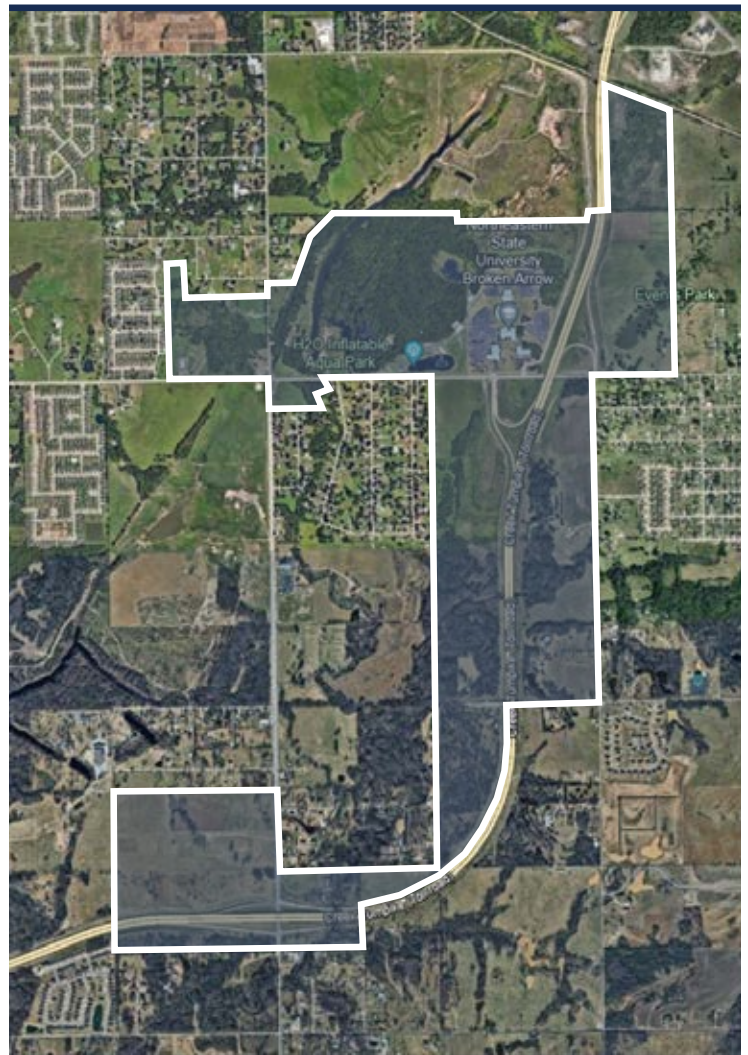
Retail Category	Spending Potential Index	Retail Category	Spending Potential Index
Apparel and Services	95	Household Furnishings	
<i>Computer and Hardware for Home Use</i>	95	<i>Furniture</i>	99
<i>Computer Accessories</i>	95	<i>Rugs</i>	95
Entertainment and Recreation	96	<i>Major Appliances</i>	99
<i>Fees and Admissions</i>	101	Household Operations	
<i>Toys/Games/Crafts/Hobbies</i>	99	<i>Child Care</i>	104
<i>Sports/Recreation/Exercise Equipment</i>	106	Insurance	
Food	94	<i>Owner's and Renter's Insurance</i>	102
<i>Food at Home</i>	93	Transportation	
<i>Food away from Home</i>	96	<i>Payments on Vehicles excluding leases</i>	101
Financial		Travel	
<i>Value of Stocks/Bonds/Mutual Funds</i>	94	<i>Airline Fares</i>	98
Health		<i>Auto/Truck Rental on Trips</i>	100
<i>Eyeglasses and Contact Lenses</i>	95	<i>Food and Drink on Trips</i>	98
Home			
<i>Mortgage Payment and Basics</i>	103		

209TH & CREEK TURNPIKE



The Broken Arrow City Council has approved the creation of TIF District #5. TIF District #5 encompasses 1,055 acres. The TIF district will capture sales tax only revenues within the increment district to fund infrastructure improvements in the project area surrounding Sunset Amphitheater in Broken Arrow.

Projected to open by December 2025, Sunset in Broken Arrow will be a 12,500-seat outdoor performance venue and is expected to draw in thousands of new visitors to Broken Arrow every year. Located on the property immediately to the north of the Broken Arrow Events Park, this land is included in the Broken Arrow Amphitheater TIF, created to help spur additional retail and commercial development that will compliment to new development.



Retail Category	2 Mile	5 Mile	10 Mile
2028 Projection	7,706	291,484	839,607
2023 Population	7,306	284,032	821,735
2023 Median HH Income	\$85,067	\$69,850	\$60,839

Source: Esri forecasts for 2023 and 2028 Market Profile



*photo is a conceptual site plan

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TUCSON & OLIVE

This proposed 25-acre tract is ready to develop new pad sites to provide consumer retail businesses that deliver convenience to these new neighborhoods along 129th and 121st Streets. This development will follow the current Broken Arrow Master Plan along this busy corridor just off the Creek Turnpike.

The highly visible Tucson and Olive will be a great location for a needed neighborhood-corridor convenience retail provider. Adjacent retail pad options will support this development with a walkable, landscaped, trail-themed site that connects with planned trail extensions.

TUSCON & ASPEN / BA CORNER



Both properties are ideally located just off the Creek Turnpike near a high growth area focused on development. Tucson and Aspen and BA Corner stand ready for your development with the City of Broken Arrow water and sewer to the site. The Tucson & Aspen site is 30 acres and BA Corner is 35.69 acres. Both sites have the possibility of being divided for commercial uses.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	10,924	44,586	159,136
2023 Population	10,470	42,845	153,355
2023 Median HH Income	\$83,988	\$82,074	\$69,487.00

Source: Esri forecasts for 2023 and 2028 Market Profile

ASPEN RIDGE



Aspen Ridge of Broken Arrow is a 60-acre mixed-use development that will feature 150,000 square feet of retail shopping, restaurant, grocery, entertainment, and 170 residential apartments. The project is located immediately north of the Creek Turnpike and 145th East Ave. (Aspen) in south Broken Arrow. The center will be home to a local household name grocery operator, Reasor's, that will include 60,000 sq. ft. of grocery store and adjacent retail shop spaces and restaurant parcels.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	26,081	339,865	836,147
2023 Population	25,346	331,990	818,134
2023 Median HH Income	81,036	66,991	61,087

Source: Esri forecasts for 2023 and 2028 Market Profile



THE SHOPS AT ASPEN CREEK

The Shops at Aspen Creek is a regional shopping center located in Broken Arrow, Oklahoma. The 150-acre mixed-use development is planned to include the best brands in shopping, dining, and entertainment. The Shops at Aspen Creek are adjacent to a 240-unit multi-family project located in a beautifully wooded setting amidst the lifestyle components of the development that opened in 2017. The center is also home to Regal Warren Broken Arrow, a 150,000 sq. ft., 18-screen, state-of-the-art movie theater. This property is located at the Southeast corner of Aspen Avenue and the Creek Turnpike, offering major visibility and excellent access from the frontage road, the turnpike, and Tucson Street, making it the ideal location for a new retail development.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	26,275	105,256	381,561
2023 Population	25,194	101,281	367,335
2023 Median HH Income	\$84,964	\$83,990	\$70,545.00

Source: Esri forecasts for 2023 and 2028 Market Profile



FLORANCE & ASPEN



111th & Aspen is a 15.84-acre commercial land opportunity in Broken Arrow. This investment property features one large lot suitable for various commercial uses, and is strategically located for retail, office, or mixed-use development. With a prime location at 111th & Aspen, this property seamlessly blends with the natural beauty of Broken Arrow.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	35,763	314,809	852,831
2023 Population	34,880	307,700	805,511
2023 Median HH Income	\$79,821	\$68,228	\$61,029

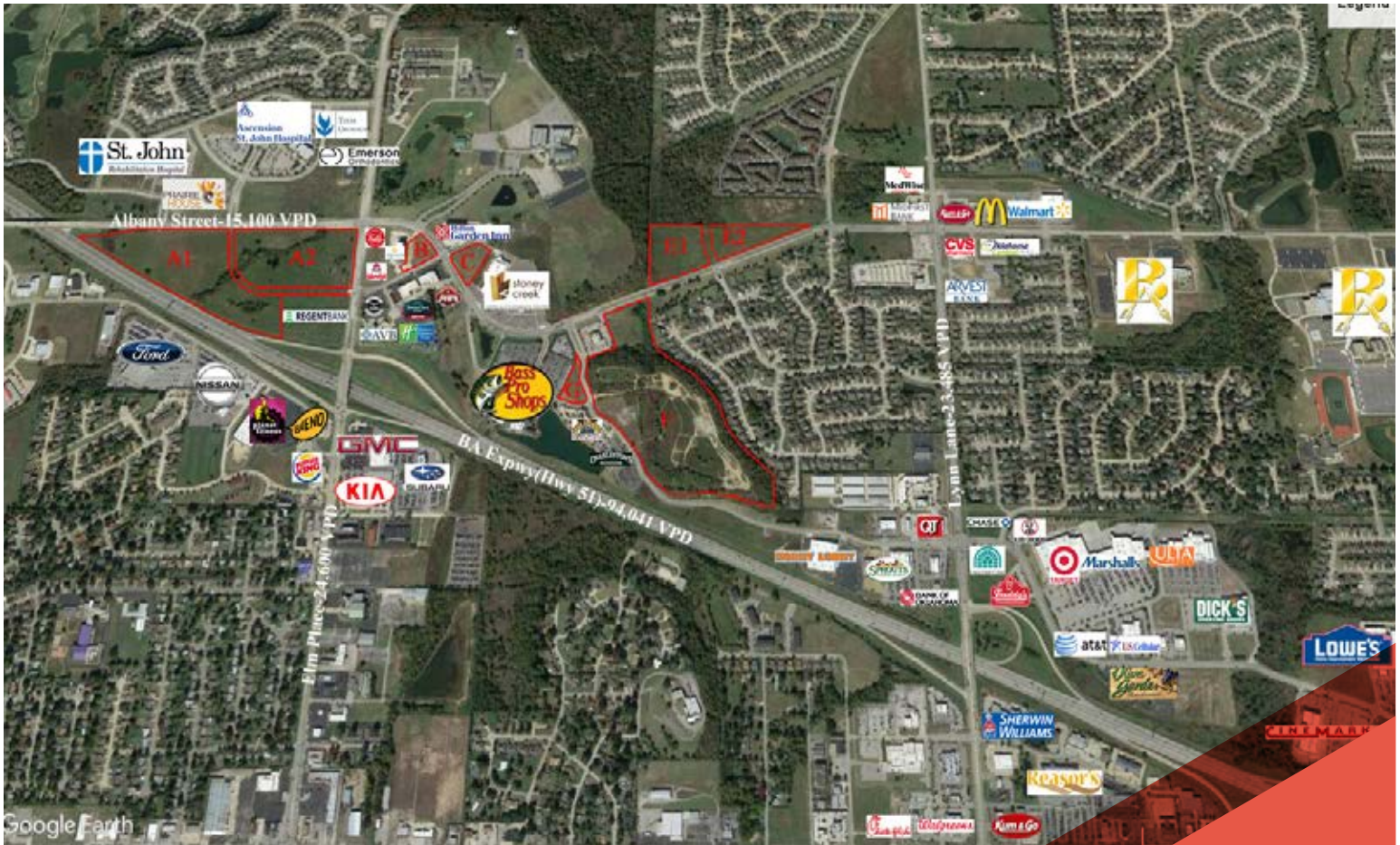
Source: Esri forecasts for 2023 and 2028 Market Profile

STONE WOOD HILLS

Home to Bass Pro Shop, Stone Wood Hills sits on 430 acres along the Broken Arrow Expressway (SH-51). This site provides an outstanding view of Broken Arrow and Tulsa, centered around a combination of retail, restaurant, and office development. Sites front along Broken Arrow's busiest highway traveled by 90k cars per day. This site is home to the Stoney Creek Hotel and Conference Center that features 177 guest rooms and over 40,000 sf of meeting space.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	13,581	374,441	842,245
2023 Population	12,587	367,613	823,974
2023 Median HH Income	\$62,106	\$61,100	\$61,033

Source: Esri forecasts for 2023 and 2028 Market Profile



NEW ORLEANS SQUARE

Significant growth in south Broken Area has focused the city's efforts in revitalizing the intersection of Elm Place and New Orleans Street (101st). The retail district is home to an array of businesses including retail, restaurants, service-based businesses, and one-of-a-kind boutiques. Crunch Fitness, Handmade Market, Summer's Market and Restore are a few examples of new businesses. Businesses and area residents have helped create a vision of a beautifully landscaped, walkable shopping destination. Many commercial lots and buildings are available for sale and lease.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	20,666	218,861	761,407
2023 Population	20,289	213,428	744,938
2023 Median HH Income	\$69,947	\$74,168	\$60,817

Source: Esri forecasts for 2023 and 2028 Market Profile





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THE ROSE DISTRICT

Rose District is a collaborative public/private partnership that breathed new life into Broken Arrow’s 100-year-old historical downtown core. Community leaders envisioned a downtown district that would come to provide a pedestrian-friendly atmosphere, unique dining experiences, and boutique shopping that now draws residents and visitors into the downtown district. Already home to many exciting restaurants and boutiques, an open plaza with an interactive fountain, and a 1,500-seat Performing Arts Center, this retail and arts district is primed for more growth.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	15,049	293,996	818,666
2023 Population	14,448	287,741	800,814
2023 Median HH Income	\$55,907	\$63,592	\$60,973

Source: Esri forecasts for 2023 and 2028 Market Profile



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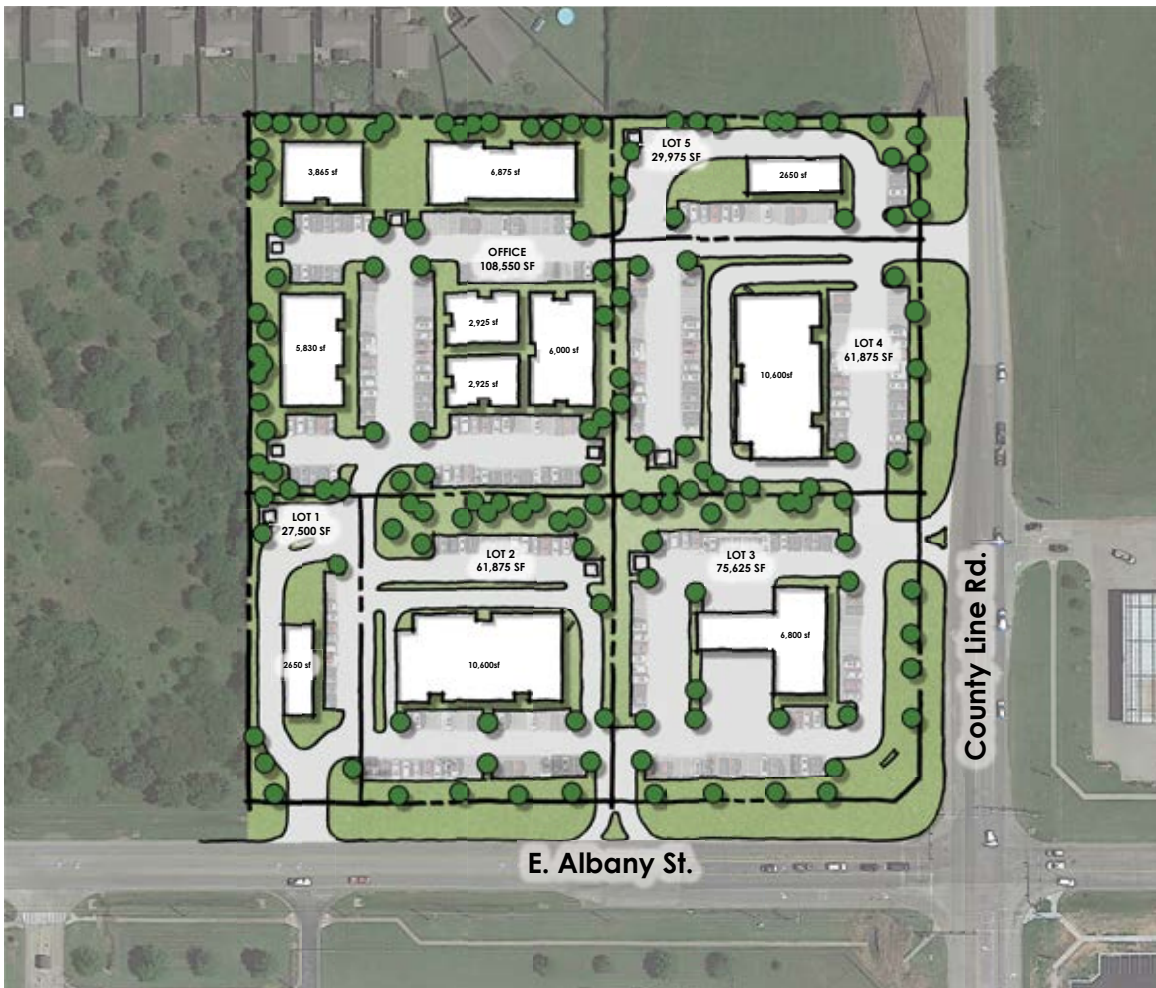
MISSION HILLS CORNER

Located at the intersection of Albany and Lynn Lane, this property is minutes from Broken Arrow's Ascension St. John Hospital, Bass Pro Shops, and Target, Mission Hills Corner and has easy access to the Broken Arrow Expressway. The location has excellent potential to serve retail and office users in a high-density area of Broken Arrow.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	20,197	299,621	833,580
2023 Population	19,751	293,570	815,347
2023 Median HH Income	\$74,160	\$60,783	\$61,019

Source: Esri forecasts for 2023 and 2028 Market Profile





10 ALBANY & COUNTY LINE

Located near the largest High School in the State of Oklahoma and multiple residential communities, this 8.47 Acre parcel has been approved for commercial zoning (subject to platting). City of Broken Arrow water is already on-site with sewer located just North of the property line. Let Albany and County Line meet your needs today.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	18,856	274,348	822,376
2023 Population	18,369	268,187	804,245
2023 Median HH Income	\$72,706	\$62,102	\$61,066

Source: Esri forecasts for 2023 and 2028 Market Profile



ADAMS CREEK TOWN CENTER / ADAMS CREEK RETAIL CENTER

A prime location within an existing regional trade area, Adams Creek Town Center is a power center boasting excellent demographics and accessibility (Broken Arrow Expressway). This retail development includes 22.20 acres and is anchored by Target, Lowes, and Cinemark.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	14,096	328,071	836,507
2023 Population	13,660	321,774	818,266
2023 Median HH Income	\$64,127	\$61,312	\$60,970

Source: Esri forecasts for 2023 and 2028 Market Profile





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NEW ORLEANS & COUNTY LINE

This divisible, 20-acre lot is located on the hard corner of New Orleans and 193rd (County Line) with entry access from both streets. This location is ready for commercial development. The property is an easy access location for all Broken Arrow and South Tulsa as it is located a half mile West of the Creek Turnpike. Northeastern State University's Broken Arrow campus serves over 3,500 students and is located just a few minutes from this intersection.



Retail Category	5 Min	15 Min	30 Min
2028 Projection	26,806	239,185	783,311
2023 Population	26,327	233,228	766,111
2023 Median HH Income	\$68,292	\$73,042	\$60,717

Source: Esri forecasts for 2023 and 2028 Market Profile

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NORTHEAST CROSSROADS

Let Northeast Crossroads meet your needs for restaurant, office, medical, hotel and many other uses. Located in a high growth area for both retail and residential. This mixed-use development land has great visibility from the Creek Turnpike and Kenosha St. While it is divided into lots, there is potential to combine tracts for larger development tracts as needed to meet the user's needs. Easy access to Creek Turnpike and the BA Expressway.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	14,339	105,366	351,193
2023 Population	13,612	100,175	339,460
2023 Median HH Income	\$65,206	\$75,704	\$65,789.00

Source: Esri forecasts for 2023 and 2028 Market Profile



FLORENCE & CREEK TURNPIKE

The property's Turnpike location is outstanding based on its proximity to the Tulsa Technology Broken Arrow Campus and the City of Broken Arrow's 90-acre manufacturing district. Aspen Ridge is under development with Reasor's, Kum and Go, and Chipotle is 1.5 miles to the Southeast. Another nearby attraction is Haikey Creek Park, less than 1 mile from the site.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	26,051	325,910	826,562
2023 Population	25,200	318,703	808,690
2023 Median HH Income	\$90,599	\$66,274	\$61,223

Source: Esri forecasts for 2023 and 2028 Market Profile



BATTLE CREEK COMMERCIAL CENTER

This is a 3.00-acre parcel, expandable up to 4.91 acres. In a strategic location with adjacent 8” sanitary sewer and 8” water line utilities, this parcel is a blank canvas for diverse commercial opportunities. Whether you envision retail, office space, or a unique development project, this land provides the canvas for your vision. With the convenience of readily available utilities and the flexibility of size, seize the chance to shape the future of this dynamic space.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	19,566	393,961	847,044
2023 Population	18,467	386,398	828,574
2023 Median HH Income	\$64,201	\$61,427	\$61,088

Source: Esri forecasts for 2023 and 2028 Market Profile





16 1201 W. TUCSON ST. / 6800 S. ELM PLACE

1201 W. Tucson St. ranges from 5.53 to 11.89 acres in size and is designated for commercial use. Boasting a generous frontage of approximately 1,322 feet along W. Tucson St. (E. 121st St.), this prime location is situated near The Club at Indian Springs and the surrounding neighborhood, providing a strategic advantage. Less than half a mile from the Creek Turnpike, this land is positioned near schools, retail centers, and restaurants, making it an ideal locale for various ventures.

Explore the expansive potential of **6800 S. Elm Pl.** A 22.95-acre parcel. With flexible zoning, this site offers versatility for various development projects, allowing you to tailor the space to your vision. Enjoy a substantial frontage along S. Elm Pl. (161st E. Ave.), providing a prominent presence in the vicinity, and situated near The Club at Indian Springs and the surrounding neighborhood. Positioned strategically, less than half a mile from the Creek Turnpike, and close to schools, retail centers, and restaurants, this land is primed for success in a dynamic community.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	23,008	292,119	817,650
2023 Population	23,347	284,991	799,806
2023 Median HH Income	\$83,727	\$70,272	\$60,896.00

Source: Esri forecasts for 2023 and 2028 Market Profile





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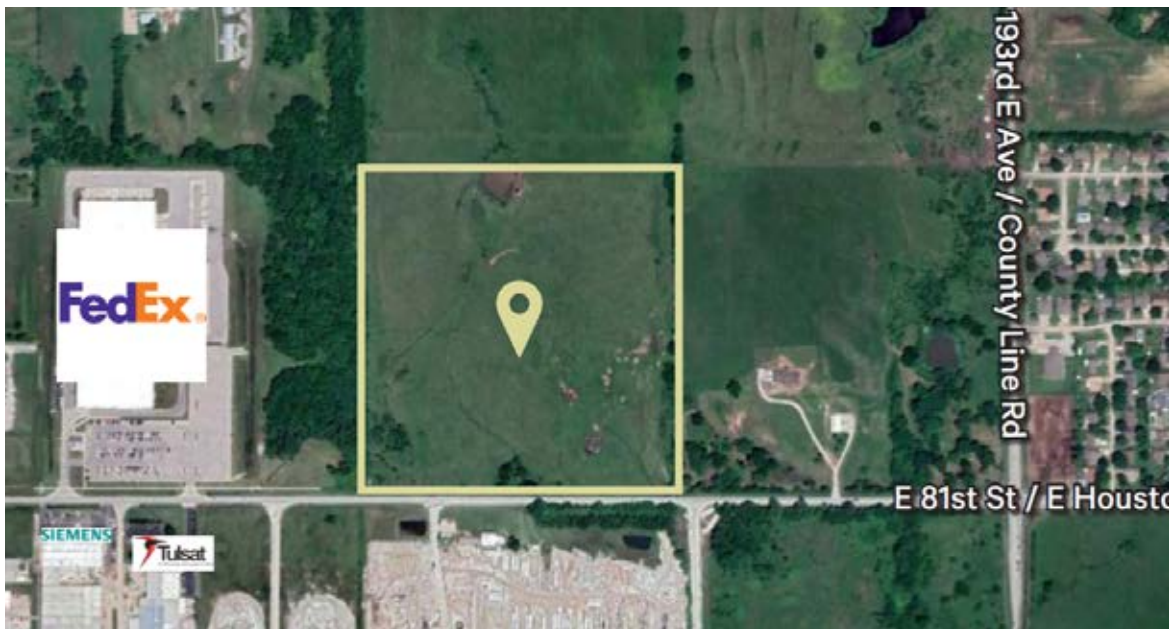
OMAHA & ELM

This 18.83 acre parcel is strategically positioned for commercial development. With numerous residential subdivisions in close proximity, this site presents an enticing proposition for commercial ventures seeking both visibility and accessibility. Seize this opportunity to shape the future of this prime location, where potential meets strategic positioning.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	18,985	338,577	841,184
2023 Population	18,110	332,495	822,745
2023 Median HH Income	\$85,698	\$60,355	\$61,075

Source: Esri forecasts for 2023 and 2028 Market Profile





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HOUSTON & COUNTY LINE / COLLEGE & COUNTY

Two plots, 40-acres each can be combined into one. This expansive parcel boasts a strategic location adjacent to the new FedEx Distribution Facility. This land harmonizes seamlessly with the industrial character of its surroundings. With frontage on Houston Street South and convenient proximity, just one mile to SH-51 (Broken Arrow Expressway), this property stands as an investment opportunity.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	13,494	279,223	826,688
2023 Population	12,833	272,582	808,774
2023 Median HH Income	\$58,807	\$63,901	\$60,822.00

Source: Esri forecasts for 2023 and 2028 Market Profile



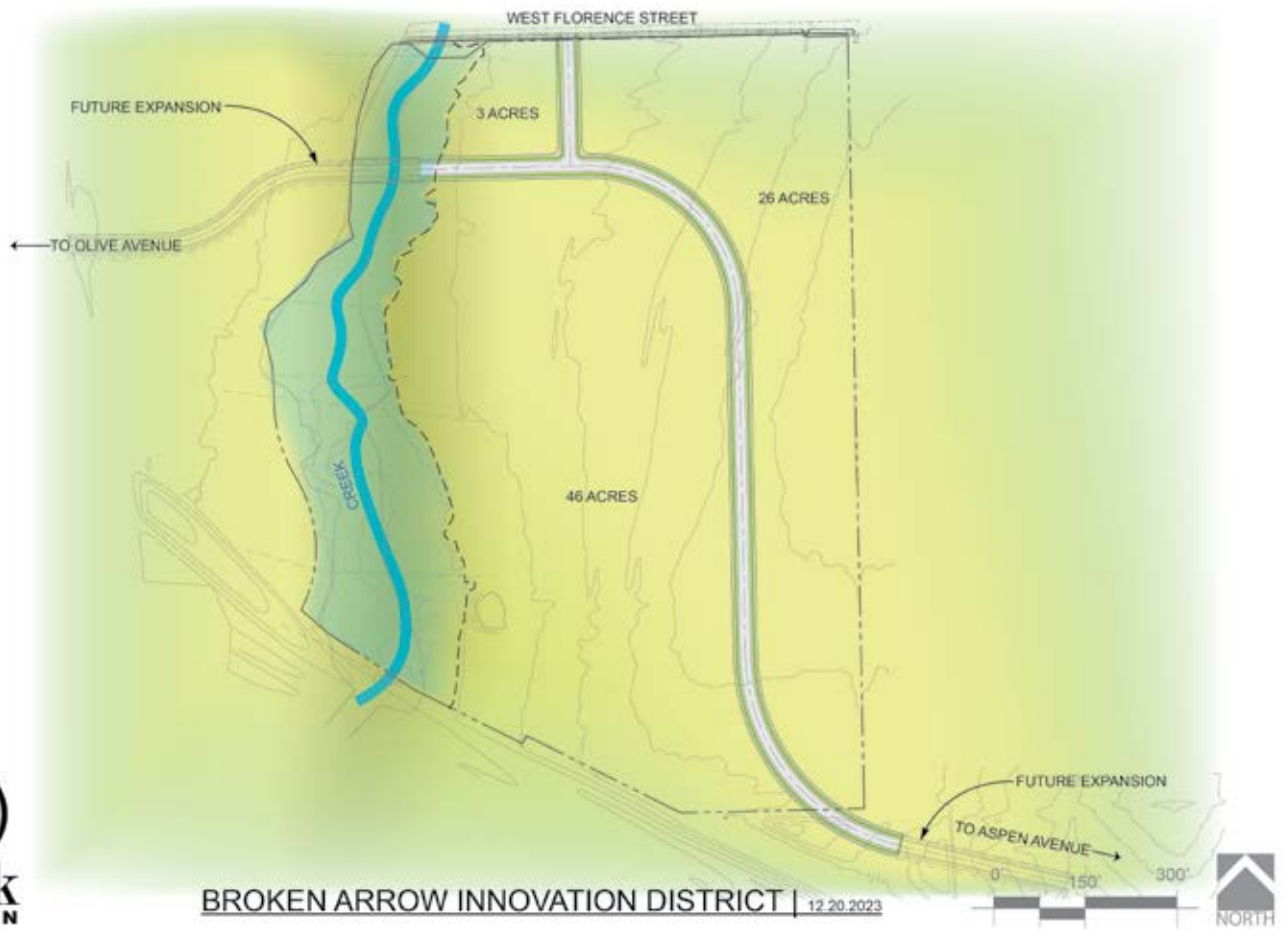
CREEK 51 BUSINESS PARK

Creek 51 is a new light industrial business park located in Broken Arrow, Oklahoma. The project is strategically located at the southwest corner of the Creek Turnpike and Highway 51. The project will include office/warehouse, light manufacturing, and distribution facilities.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	4,425	259,172	815,626
2023 Population	4,113	252,531	797,550
2023 Median HH Income	\$82,685	\$63,700	\$60,907

Source: Esri forecasts for 2023 and 2028 Market Profile





FLORENCE & OLIVE

Situated on 90-acres in South Broken Arrow, the City of Broken Arrow in partnership with the Broken Arrow EDC have laid the groundwork for an advanced manufacturing district to build upon the manufacturing foundation that has shaped Broken Arrow for decades. The district is designed to foster collaboration among cutting-edge industries, create an ecosystem for entrepreneurs, and train and upskill our local workforce. With modern infrastructure and an industry specific focus, the park is poised to become a hub for advancements in manufacturing, driving economic investment and high-wage job growth in Broken Arrow.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	16,277	479,654	850,417
2023 Population	15,773	470,453	831,824
2023 Median HH Income	\$46,981	\$60,962	\$61,296

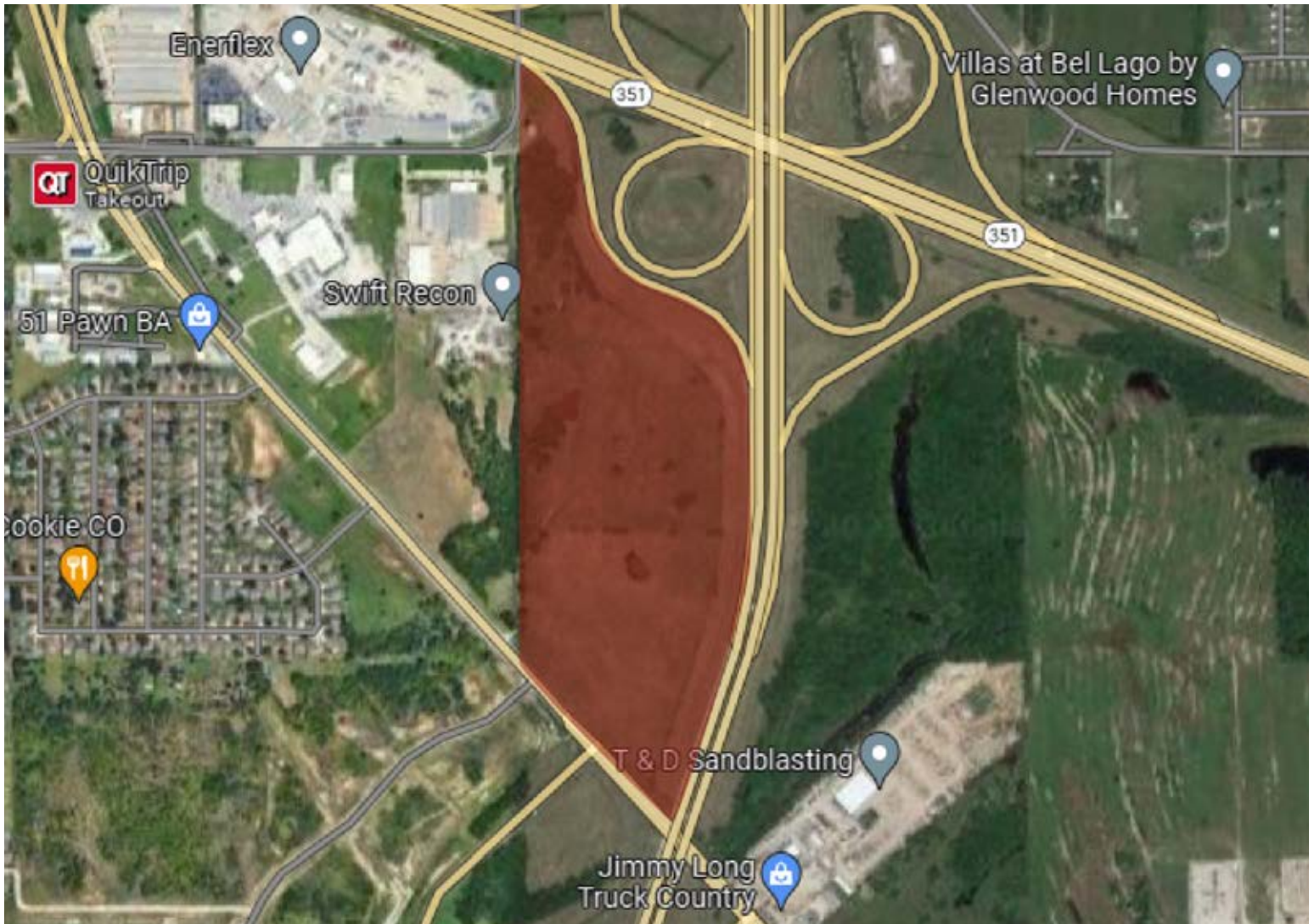
Source: Esri forecasts for 2023 and 2028 Market Profile

JACKSON MILLS

Jackson Mills is a 52-acre site strategically situated at the intersection of Hwy 51 and Creek Turnpike in Broken Arrow, OK, within Wagoner County. Positioned directly across from Creek 51 Industrial Park and adjacent to Swift Recon, this land holds a coveted location that promises visibility and accessibility.

Retail Category	5 Min	15 Min	30 Min
2028 Projection	4,425	259,172	815,626
2023 Population	4,113	252,531	797,550
2023 Median HH Income	\$82,685	\$63,700	\$60,907

Source: Esri forecasts for 2023 and 2028 Market Profile



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- Restoration & Renovation
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BA EXPRESSWAY & COUNTY LINE

This 32 Acre development is designated in the City of Broken Arrow's Comprehensive plan that allows for commercial or industrial as part of a Planned Unit Development. This land has great visibility from the BA Expressway and is ready to meet your development needs.

Retail Category	2 Mile	5 Mile	10 Mile
2028 Projection	12,540	314,223	848,053
2023 Population	12,081	307,242	829,879
2023 Median HH Income	\$59,958	\$61,786	\$61,117

Source: Esri forecasts for 2023 and 2028 Market Profile



BLENDING IN

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OUR LOCATIONS

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