

2024-2025 GROUNDS FOR DEVELOPMENT

BROKEN ARROW, OKLAHOMA

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- + 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 +

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BROKEN ARROW

CHAMBER OF COMMERCE &
ECONOMIC DEVELOPMENT CORPORATION



BROKEN ARROW

Where opportunity lives

Broken Arrow, Oklahoma

Situated just outside of Tulsa in northeast Oklahoma, Broken Arrow ranks as the fourth-largest city in the state. Our swiftly increasing population is a testament to our dedication to enhancing the quality of life for residents and our ongoing investment in supporting the business community. The city is experiencing a consistent rise in housing developments, which is expected to persist into 2025. With our growing population and strategic access to traffic from the Broken Arrow Expressway and the Creek Turnpike, now is an ideal time to invest in Broken Arrow.



BROKEN ARROW
119,154

POPULATION

4TH LARGEST CITY
in
OKLAHOMA

City Labor Force
64,098

Unemployment Rate
3.3%

Med. HH Income
\$85,742

Avg. Commute
21 MIN

Median Age
37.9



31% higher median income than Tulsa County
10% higher median income than Wagoner County



Educational Attainment

90.8% — High School Graduate or Higher
5.5% — Above US Average

Major Industry Sectors



Retail Trade



Manufacturing



Construction



Professional, Scientific & Technical Services



Healthcare and Social Assistance

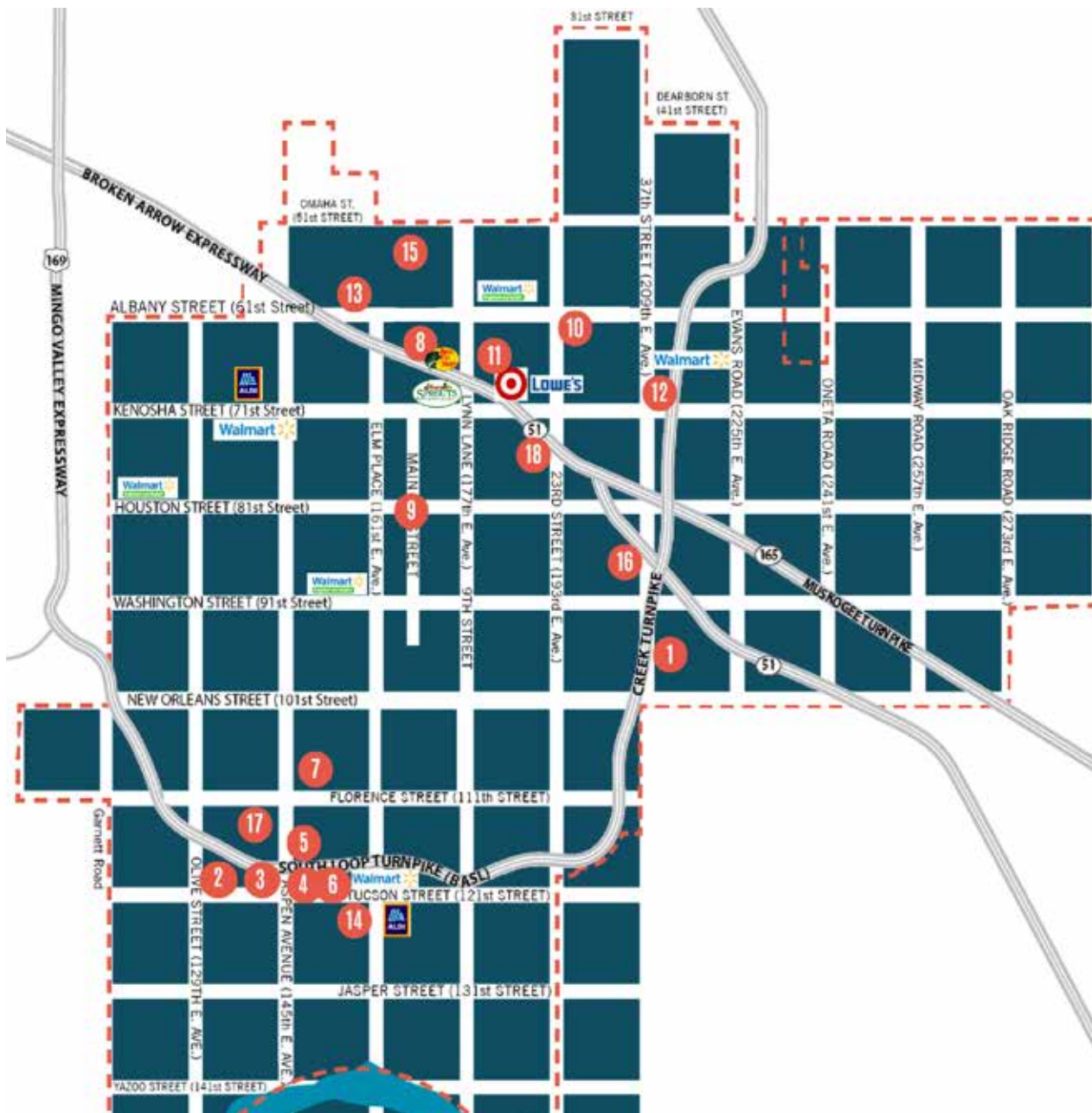
Public School Enrollment

Broken Arrow Public Schools: **20,115**
Union Public Schools: **14,979**

*Esri 2024 Demographic and Community Profile

MAJOR RETAIL DEVELOPMENTS

1. SUNSET DISTRICT
2. TUCSON AND OLIVE
3. TUCSON 28
(Tucson & Aspen)
4. ASPEN MARKET
5. ASPEN RIDGE
6. THE SHOPS AT ASPEN CREEK
7. FLORENCE & ASPEN
8. STONEWOOD HILLS
9. THE ROSE DISTRICT
10. TIGER CROSSING
(Albany & County Line)
11. ADAMS CREEK
12. NORTHEAST CROSSROADS
13. BATTLE CREEK
14. 1201 W. TUCSON & 6800 S. ELM PL.
15. OMAHA & ELM
16. CREEK 51 BUSINESS PARK
17. ARROW FORGE
(Florence & Olive)
18. BA EXPRESSWAY & COUNTY LINE





**Photo Credit - all photos, pg. 5: Ray Neal, DroneOcle*



PRIMARY TRADE AREA

RETAIL TRADE AREA

- Primary trade area (15 min*):
 - Population: 279,356
 - Total purchasing power: \$26 billion
- Secondary trade area (30 min*):
 - Population: 807,586
 - Total purchasing power: \$75.9 billion
- Secondary trade area (45 min*):
 - Population: 1,021,332
 - Total purchasing power: \$92.6 billion

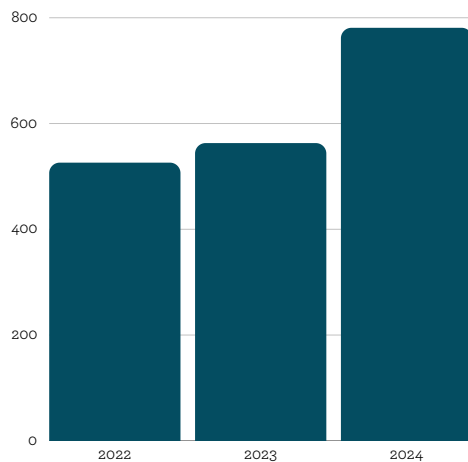
**Drive time radius of the Rose District*

HOUSING DATA

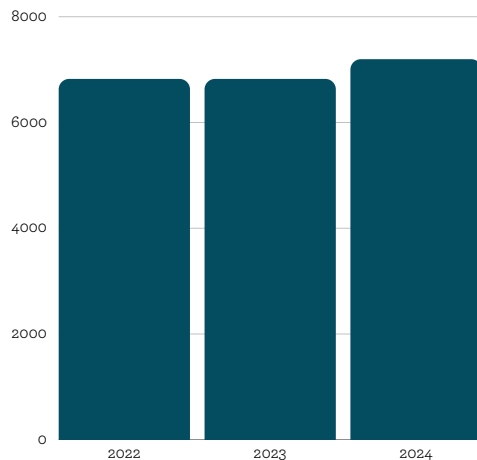
Median Home Price



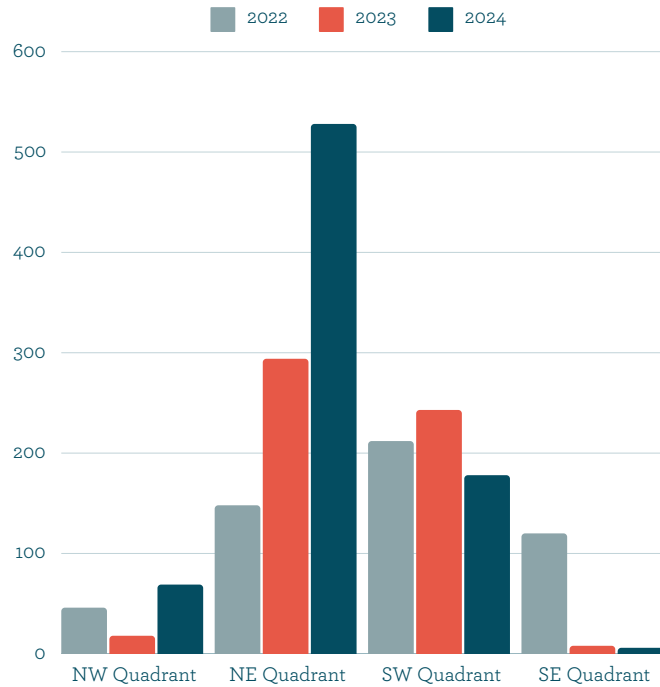
Single-Family Housing Permits Per Year



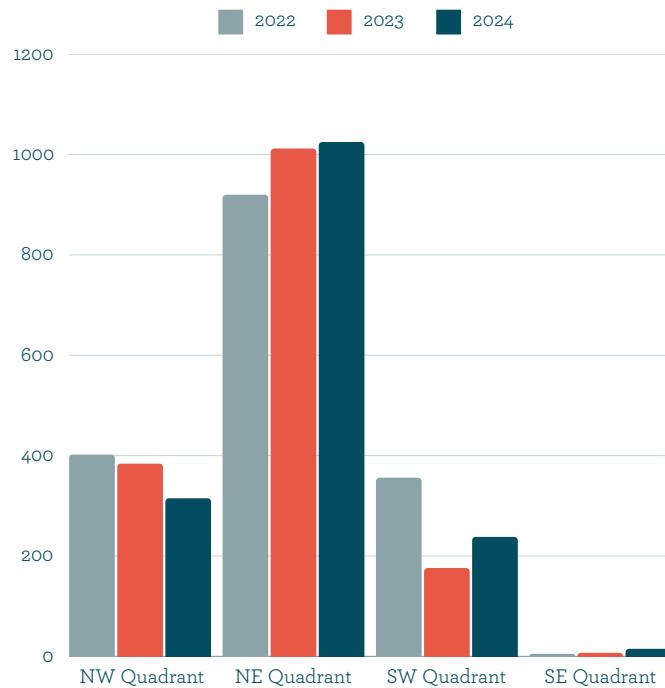
Multi-Family Total Units Per Year



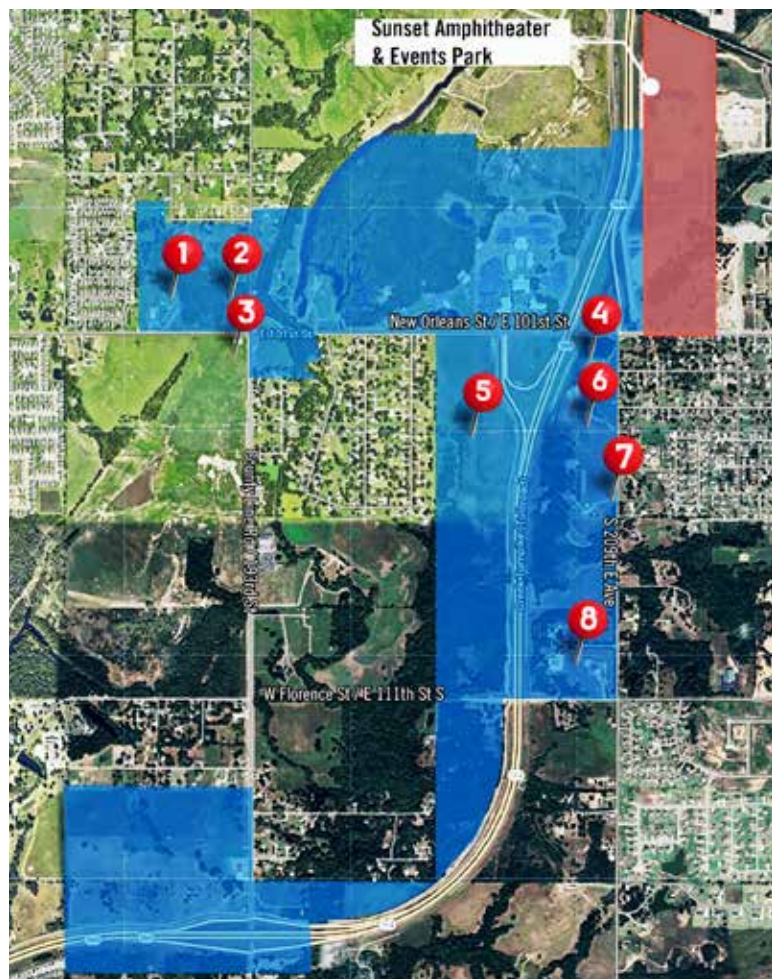
Single Family Home Permits Issued by Quadrant



Available Residential Lots by Quadrant



NW Quadrant: Northwest of New Orleans St. and Elm Pl.
NE Quadrant: Northeast of New Orleans St. and Elm Pl.
SW Quadrant: Southwest of New Orleans St. and Elm Pl.
SE Quadrant: Southeast of New Orleans St. and Elm Pl.



*photo is a conceptual site plan

Number	Property Address	Land Area (AC)
1	NWC 101st St & County Line Rd	49.00
2	S 193rd Ave	2.38
3	18574 E 101st St	20.00
4	E 101st St. & Creek Tpke	42.18
5	SW 101st & Creek Expy	67.00
6	E 106th St. & 209th E Ave	36.42
7	10600 S 209th East Ave	36.42
8	NEC Creek Expressway & 111 St S	76.10

TIF DISTRICT #5: SUNSET AMPHITHEATER DEVELOPMENT

1,055-acre TIF district approved to fund vital infrastructure
12,500-seat Sunset Amphitheater opening late 2025,
strategically located next to Broken Arrow Events Park for easy
access

Drives growth: Attracts visitors and spurs new retail and
commercial development

Economic Catalyst: Boosts tourism and transforms Broken Arrow
into a top destination

209th & Creek Turnpike	2 Miles	5 Miles	10 Miles
2024 Population	26,819	138,222	435,041
2029 Projection	27,712	142,859	456,562
2024 Median HH Income	\$84,140	\$80,477	\$68,240
Consumer Spending	\$347.5M	\$1.8B	\$5.3B
Daytime Employees	3,377	48,665	193,615

Source: Esri forecasts for 2024 and 2029 Market Profile



*photo is a conceptual site plan

TUCSON & OLIVE

Prime 25-Acre Development Opportunity: Located at Tucson and Olive (121st & 129th E Ave)

Strategic Location: Situated along a busy corridor just off the Creek Turnpike

Master Plan Alignment: Part of Broken Arrow's Master Plan for growth and convenience

Walkable Design: Features landscaped, trail-themed pads connecting to planned trail extensions

Versatile Pad Options: Supports adjacent retail developments for a cohesive community hub

Tucson & Olive	2 Miles	5 Miles	10 Miles
2024 Population	26,293	106,974	386,222
2029 Projection	27,255	111,080	406,902
2024 Median HH Income	\$82,843	\$83,261	\$71,319
Consumer Spending	\$363.2M	\$1.5B	\$5B
Daytime Employees	1,647	37,330	182,742

Source: Esri forecasts for 2024 and 2029 Market Profile



TUCSON 28

Prime Retail Hotspot: Located at Tucson and Aspen (121st & 145th E Ave) in South Broken Arrow's rapidly growing retail hub

Versatile Pad Sites: Flexible layouts with multiple access points to suit your vision

Exceptional Visibility: Located at a bustling signalized intersection

Affluent Market: Average household income exceeding \$100,000 within a 3-mile radius

Tucson 28	2 Miles	5 Miles	10 Miles
2024 Population	25,193	108,040	391,959
2029 Projection	26,122	112,030	412,611
2024 Median HH Income	\$84,033	\$84,043	\$71,102
Consumer Spending	\$326.3M	\$1.4B	\$4.9B
Daytime Employees	2,895	36,744	177,492

Source: Esri forecasts for 2024 and 2029 Market Profile

ASPEN MARKET



ASPEN MARKET

35-Acre Shovel-Ready with full utility access

Commercially Zoned and primed for success

Unbeatable Location: Nestled just off the Creek Turnpike in a booming, high-growth corridor at Tucson and Aspen (121st & 145th E Ave)

Endless Possibilities: Flexible development options with subdivision available

ASPEN MARKET	2 Miles	5 Miles	10 Miles
2024 Population	26,361	107,699	388,658
2029 Projection	27,325	111,777	409,359
2024 Median HH Income	\$83,170	\$83,464	\$71,204
Consumer Spending	\$339.6M	\$1.4B	\$4.8B
Daytime Employees	2,895	36,744	177,492

Source: Esri forecasts for 2024 and 2029 Market Profile

ASPEN RIDGE

Location: Regional grocery-anchored shopping center in south Broken Arrow, Oklahoma, near the Creek Turnpike and Aspen (145th East Ave)

Development Overview:

- 60-acre mixed-use development
- Includes 150,000 sq. ft. of retail, restaurant, grocery, and entertainment spaces
- 170 residential apartments as part of a Class A multi-family project starting Q2 2025

Anchor Tenant: Reasor's Grocery opened a 60,000 sq. ft. store in August 2024

Outparcels:

- Grocery-anchored outparcel available for lease or build-to-suit, up to 6,500 sq. ft.
- Adjacent to national restaurant brands and retail opportunities

Transportation Access:

- Easy access to Creek Turnpike with 37,309 vehicles per day (VPD)
- Controlled traffic signal on Aspen (E 145th St)
- West Norfolk Drive infrastructure completed, including sidewalks

Aspen Ridge	2 Miles	5 Miles	10 Miles
2024 Population	28,566	117,453	404,303
2029 Projection	29,563	121,881	425,380
2024 Median HH Income	\$81,859	\$81,793	\$70,215
Consumer Spending	\$363.2M	\$1.5B	\$5B
Daytime Employees	4,619	39,254	181,442

Source: Esri forecasts for 2024 and 2029 Market Profile



SHOPS AT ASPEN CREEK



SHOPS AT ASPEN CREEK

Prime Shopping Destination: The Shops at Aspen Creek is a premier 150-acre mixed-use development in Broken Arrow, Oklahoma, featuring one million square feet of retail, dining, and entertainment options

Key Attractions: Includes the Regal Warren Broken Arrow, an 18-screen state-of-the-art theater, and a 240-unit multifamily project in a wooded, convenient setting

Strategic Location: Situated at the southeast corner of Aspen Avenue (145th E Ave.) and the Creek Turnpike, with high visibility and easy access

Shops at Aspen Creek	2 Miles	5 Miles	10 Miles
2024 Population	26,293	106,974	386,222
2029 Projection	27,255	111,080	406,902
2024 Median HH Income	\$82,843	\$83,261	\$71,319
Consumer Spending	\$338.2M	\$1.4B	\$4.8B
Daytime Employees	3,556	35,677	173,454

Source: Esri forecasts for 2024 and 2029 Market Profile

FLORENCE & ASPEN

Prime Location: Located in a rapidly growing, high-demand area at Florence and Aspen (111th & 145th E Ave.) in Broken Arrow, Oklahoma

Expansive Potential: 15.84-acre commercial property designed for visionary projects

Tailored Flexibility: Customizable lot sizes to fit a variety of commercial needs

Versatile Uses: Perfect for retail hubs, office spaces, or dynamic mixed-use developments

Room to Grow: A hotspot for diverse businesses ready to thrive and expand

Florence & Aspen	2 Miles	5 Miles	10 Miles
2024 Population	30,715	128,559	421,169
2029 Projection	31,680	133,346	442,843
2024 Median HH Income	\$77,620	\$79,063	\$68,765
Consumer Spending	\$381.8M	\$1.6B	\$5.2B
Daytime Employees	5,540	52,952	191,636

Source: Esri forecasts for 2024 and 2029 Market Profile



STONE WOOD HILLS

Prime Location: Stone Wood Hills spans 430 acres along the Broken Arrow Expressway (SH-51), one of the city's busiest highways with 90,000 cars passing daily

Dynamic Development: The area seamlessly integrates retail, dining, and office spaces, creating a vibrant hub for business and leisure

Major Attractions: Home to the popular **Bass Pro Shops**, a key draw for visitors and locals alike

Stoney Creek Hotel & Conference Center: Offers 177 guest rooms and over 40,000 square feet of meeting space, making it a premier destination for events and conferences

Scenic Views: Provides panoramic views of Broken Arrow and Tulsa, adding to its appeal as a mixed-use development

Stone Wood Hills	2 Miles	5 Miles	10 Miles
2024 Population	31,298	156,701	448,873
2029 Projection	32,944	164,804	471,611
2024 Median HH Income	\$68,032	\$67,142	\$65,763
Consumer Spending	\$378.2M	\$1.8B	\$5.5B
Daytime Employees	19,331	69,704	213,678

Source: Esri forecasts for 2024 and 2029 Market Profile





THE ROSE DISTRICT

Historic Transformation: The Rose District, Broken Arrow, Oklahoma's revitalized 100-year-old historic downtown, now a thriving hub of activity

Vibrant Destination: A pedestrian-friendly hub with unique dining, boutique shopping, and lively community spaces

Cultural & Entertainment Hub: Home to a 1,500-seat Performing Arts Center and an open plaza with an interactive fountain

Endless Opportunities: Already thriving, this retail and arts district is ready for even more growth and investment

The Rose District	2 Miles	5 Miles	10 Miles
2024 Population	29,108	151,928	441,214
2029 Projection	30,155	160,332	463,993
2024 Median HH Income	\$64,166	\$72,201	\$66,085
Consumer Spending	\$338.5M	\$1.9B	\$5.4B
Daytime Employees	20,114	65,828	214,110

Source: Esri forecasts for 2024 and 2029 Market Profile

TIGER CROSSING



TIGER CROSSING

Strategic Location: Perfectly positioned near Broken Arrow High School, Oklahoma's largest high school, and surrounded by thriving residential neighborhoods—an unbeatable combination for foot traffic and visibility

Unlimited Commercial Potential: Zoned Commercial, this property is ready to bring your business vision to life, from retail to dining and beyond

Development-Ready Infrastructure: City water on-site and convenient sewer access just north of the property line mean streamlined construction and faster project timelines

Exceptional Growth Opportunity: Situated at the high-traffic intersection of Albany & County Line, this parcel is your gateway to tapping into Broken Arrow's dynamic growth

Tiger Crossing	2 Miles	5 Miles	10 Miles
2024 Population	27,777	119,153	392,077
2029 Projection	30,254	127,421	412,935
2024 Median HH Income	\$70,944	\$72,844	\$66,142
Consumer Spending	\$334.1M	\$1.5B	\$4.8B
Daytime Employees	7,530	43,154	186,804

Source: Esri forecasts for 2024 and 2029 Market Profile

ADAMS CREEK TOWN CENTER



ADAMS CREEK TOWN CENTER

Dynamic Regional Power Center Development: Anchored by Target, Lowe's, and Cinemark

Prime Location: E. Hillside Drive at N. 23rd Street in Broken Arrow, Oklahoma

Expansive Space: 22.20 Acres zoned C5—ready for your next big idea!

Unbeatable Exposure and Impressive Visitor Traffic: Over 6.2 million visits in 2022 (Placer.ai)

Thriving Market: Excellent demographics in one of the nation's top cities to start a business—ranked #16 in 2022!

Adams Creek Town Center	2 Miles	5 Miles	10 Miles
2024 Population	31,248	154,649	446,213
2029 Projection	32,911	162,728	468,877
2024 Median HH Income	\$68,074	\$67,382	\$65,952
Consumer Spending	\$377.5M	\$1.8B	\$5.4B
Daytime Employees	19,011	68,659	212,688

Source: Esri forecasts for 2024 and 2029 Market Profile

NORTHEAST CROSSROADS

Prime Location: Excellent visibility from the Creek Turnpike and Kenosha Street, with 120 feet of frontage on Kenosha (71st Street)

Versatile Development: Flexible lot layout allows for combining tracts to accommodate larger developments, ideal for retail, office, medical, restaurant, or hotel uses

Seamless Connectivity: Direct access to the Creek Turnpike and Broken Arrow Expressway, ensuring convenience for businesses and visitors

Full Utility Access: Ready-to-develop sites with all utilities in place and build-to-suit options to bring your vision to life

Established Trade Area: Located in a vibrant regional trade area anchored by Walmart with strong demographics to support business growth

Northeast Crossroads	2 Miles	5 Miles	10 Miles
2024 Population	13,262	97,993	340,634
2029 Projection	15,090	106,794	360,549
2024 Median HH Income	\$66,142	\$76,713	\$66,763
Consumer Spending	\$155.3M	\$1.2B	\$4.1B
Daytime Employees	3,749	30,604	142,601

Source: Esri forecasts for 2024 and 2029 Market Profile





BATTLE CREEK

Strategic Location: 3.00-acre parcel, expandable to 4.91 acres located at Albany (61st St) and Broken Arrow Expressway, provides a prime site for commercial development.

Utility Access: Equipped with adjacent 8-inch sanitary sewer and water line utilities, ensuring streamlined development

Versatile Potential: Perfect for retail, office, or other commercial ventures, with a flexible parcel size to suit your needs

Development Opportunity: A blank canvas ready to bring your vision to life and create a lasting impact in a dynamic area

Battle Creek	2 Miles	5 Miles	10 Miles
2024 Population	25,111	191,830	500,354
2029 Projection	25,890	200,341	524,813
2024 Median HH Income	\$74,675	\$63,332	\$63,285
Consumer Spending	\$318.3M	\$2.2B	\$6B
Daytime Employees	23,461	90,541	250,106

Source: Esri forecasts for 2024 and 2029 Market Profile



1201 W. TUCSON ST.

Generous Size: 1201 W. Tucson St. offers parcels ranging from 5.53 to 11.89 acres, designated for commercial use

Prime Frontage: Features approximately 1,322 feet of frontage along W. Tucson St. (121st St.), providing excellent visibility

Strategic Location: Situated near The Club at Indian Springs and surrounding neighborhoods, offering a competitive advantage

Easy Accessibility: Located less than half a mile from the Creek Turnpike and near schools, retail centers, and restaurants, making it ideal for a variety of ventures

6800 S. ELM

Expansive Opportunity: 6800 S. Elm Pl. is a 22.95-acre parcel offering flexibility for various development projects

Prominent Frontage: Features substantial frontage along S. Elm Pl. (161st E. Ave.), ensuring strong visibility and presence

Versatile Zoning: Flexible zoning allows you to tailor the space to suit your specific vision and development needs

Prime Location: Strategically located less than half a mile from the Creek Turnpike and near The Club at Indian Springs, schools, retail centers, and restaurants

Dynamic Community: Positioned in a thriving area, ready to support your project's success

1201 W Tucson & 6800 S Elm	2 Miles	5 Miles	10 Miles
2024 Population	25,111	191,830	500,354
2029 Projection	25,890	200,341	524,813
2024 Median HH Income	\$74,675	\$63,332	\$63,285
Consumer Spending	\$308M	\$1.2B	\$4.5B
Daytime Employees	2,309	24,105	152,754

Source: Esri forecasts for 2024 and 2029 Market Profile

OMAHA & ELM

Strategic Location: Perfectly positioned in a rapidly growing area, this 18.83-acre parcel is primed for commercial development

High Visibility: Surrounded by thriving residential subdivisions, this site guarantees high visibility and seamless accessibility for businesses

Prime Opportunity: The ideal spot for innovative commercial ventures eager to tap into a dynamic and expanding community

Future-Focused: A blank canvas awaiting your ideas to shape the future and leave a lasting impact on this premier location

Omaha & Elm	2 Miles	5 Miles	10 Miles
2024 Population	26,361	107,699	388,658
2029 Projection	27,325	111,777	409,359
2024 Median HH Income	\$83,170	\$83,464	\$71,204
Consumer Spending	\$339.6M	\$1.4B	\$4.8B
Daytime Employees	2,895	36,744	177,492

Source: Esri forecasts for 2024 and 2029 Market Profile



CREEK 51

Strategic Location: Creek 51 is a light industrial business park situated at the southwest corner of the Creek Turnpike and Highway 51 in Broken Arrow, Oklahoma

Versatile Facilities: The park will feature office/warehouse spaces, light manufacturing facilities, and distribution centers tailored to industrial needs

Prime Accessibility: Offers easy access to major highways, making it an ideal location for businesses seeking strong infrastructure and connectivity

Industrial Hub: Designed to support a range of industrial ventures, Creek 51 provides a foundation for growth in a dynamic community

Creek 51	2 Miles	5 Miles	10 Miles
2024 Population	9,618	112,582	337,388
2029 Projection	10,945	121,580	357,084
2024 Median HH Income	\$83,394	\$77,494	\$69,100
Consumer Spending	\$126.2M	\$1.4B	\$4.1B
Daytime Employees	4,547	31,349	138,235

Source: Esri forecasts for 2024 and 2029 Market Profile





ARROW FORGE

Prime Location: Strategically situated right off the Creek Turnpike, on Florence and Olive (111th & 129th E Ave) in Broken Arrow, OK

Expansive Space: 90 acres of meticulously curated land, Arrow Forge provides an abundance of space for businesses of all scales to thrive

Flexible Zoning: Thoughtfully designed zoning options to accommodate a diverse range of industries and business needs

Robust Infrastructure: Arrow Forge is equipped with essential infrastructure to support your operations from day one

Access to Critical Workforce: Across the street from Arrow Forge is the Broken Arrow campus of Tulsa Tech, home to most of the institutions automotive programs, houses the massive manufacturing hub, as well as foundational health-science and cosmetology programs

Supportive Community: Broken Arrow is home to 300 manufacturers, so you will be joining a dynamic community of like-minded businesses and professionals dedicated to driving success

Arrow Forge	2 Miles	5 Miles	10 Miles
2024 Population	26,819	138,222	435,041
2029 Projection	27,712	142,859	456,562
2024 Median HH Income	\$84,140	\$80,477	\$68,240
Consumer Spending	\$347.5M	\$1.8B	\$5.3B
Daytime Employees	3,377	48,665	193,615

Source: Esri forecasts for 2024 and 2029 Market Profile

BA EXPRESSWAY & COUNTY LINE



BA EXPRESSWAY & COUNTY LINE

Prime Development Potential: Perfectly positioned for commercial or industrial use, this 32-acre property is part of a forward-thinking Planned Unit Development

Strategically Integrated: Aligned with the City of Broken Arrow's comprehensive plan, ensuring seamless community integration and long-term success

Exceptional Visibility: Boasts exceptional exposure along the BA Expressway, making it the perfect choice for businesses aiming to dominate the spotlight

Ready for Success: This development-ready site offers unparalleled accessibility and visibility in one of the region's most thriving markets

BA Expressway & County Line	2 Miles	5 Miles	10 Miles
2024 Population	26,819	138,222	435,041
2029 Projection	27,712	142,859	456,562
2024 Median HH Income	\$84,140	\$80,477	\$68,240
Consumer Spending	\$347.5M	\$1.8B	\$5.3B
Daytime Employees	3,377	48,665	193,615

Source: Esri forecasts for 2024 and 2029 Market Profile



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