



GROUNDS FOR DEVELOPMENT

BROKEN ARROW, OKLAHOMA



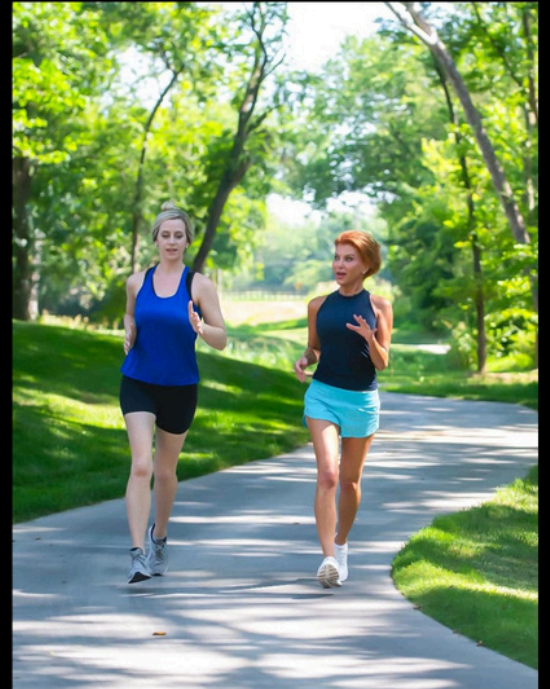
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2025-2026



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



- + 20 neighborhoods with over 1,500 homes
- + Private parks and lakes
- + 10-mile trail system
- + New home prices range from \$450k to \$2 million+
- + Just 20 minutes from downtown Tulsa
- + On-site restaurant & bar – The Rocking “R” Ranch House
- + Home to the Club at Forest Ridge- a semi-private golf club with an 18-hole golf course, indoor tennis and pickleball facility, resort-style pool, fitness center, and more.
- + Community-wide social events

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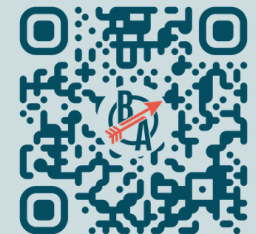
BROKEN ARROW
WHERE OPPORTUNITY LIVES



BROKEN ARROW
ECONOMIC DEVELOPMENT CORPORATION

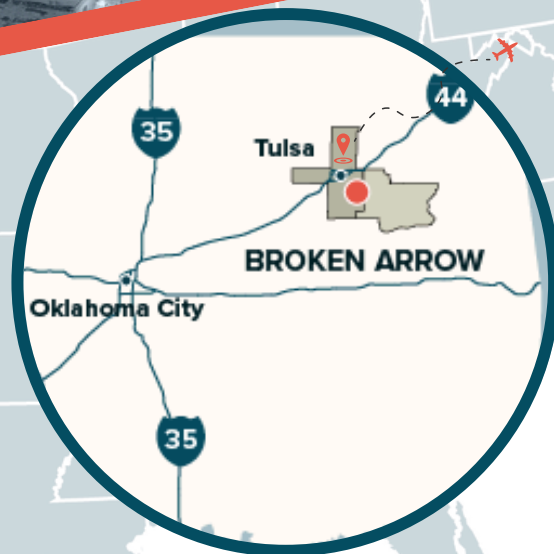


BROKEN ARROW
CHAMBER OF COMMERCE



BROKEN ARROW Oklahoma COMMUNITY PROFILE

Tulsa
BROKEN ARROW



POPULATION



121,430

4TH LARGEST CITY
in
OKLAHOMA

MEDIAN AGE

38.6

CITY LABOR FORCE

67,444

UNEMPLOYMENT RATE

3.1%

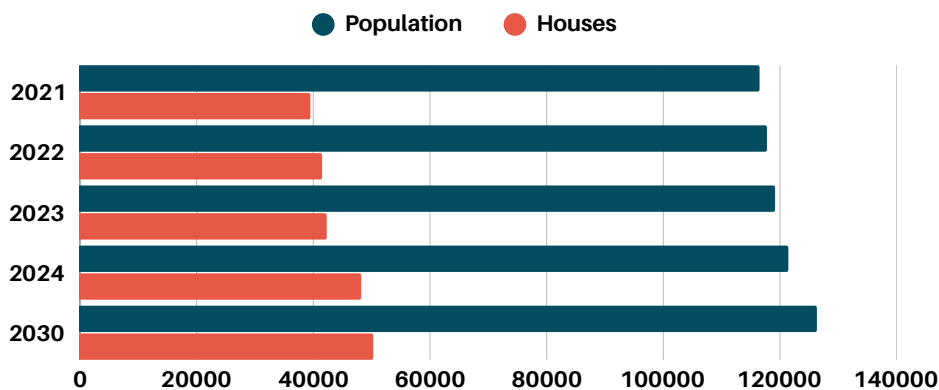
MEDIAN HH INCOME

\$87,137

JUST MINUTES FROM TULSA IN NORTHEAST OKLAHOMA, BROKEN ARROW IS ONE OF THE STATE'S FASTEST-RISING CITIES AND IS NOW THE FOURTH LARGEST AND GROWING EVERY DAY. OUR BOOMING POPULATION REFLECTS A COMMUNITY COMMITTED TO **EXCEPTIONAL QUALITY OF LIFE** AND A CITY THAT CONTINUOUSLY INVESTS IN ITS BUSINESS ECOSYSTEM. NEW HOUSING DEVELOPMENTS ARE POPPING UP ACROSS THE COMMUNITY, WITH EVEN MORE MOMENTUM PROJECTED THROUGH 2026.

WITH THIS SURGE IN GROWTH AND PRIME VISIBILITY ALONG THE BROKEN ARROW EXPRESSWAY AND THE CREEK TURNPIKE, THERE HAS NEVER BEEN A BETTER MOMENT TO INVEST IN BROKEN ARROW.

POPULATION + HOUSING GROWTH YOY



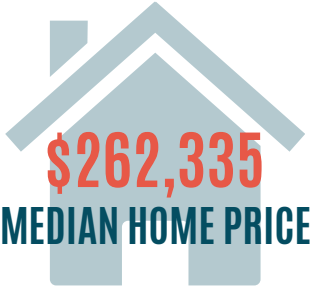
Data Sources: Esri 2025 Demographics & Community Profile

HOUSING AT A GLANCE

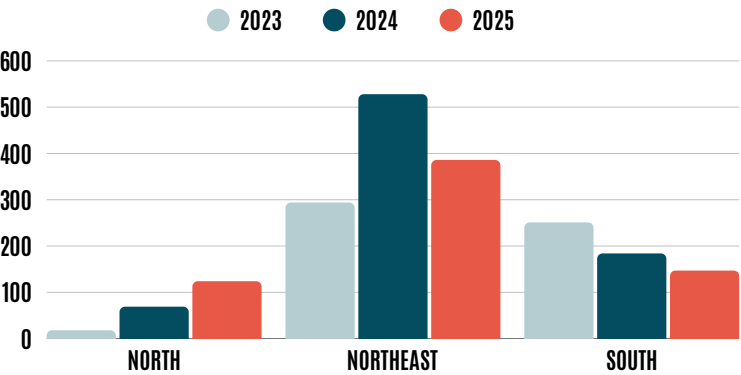
BROKEN ARROW’S HOUSING MARKET CONTINUES TO STRENGTHEN THE CITY’S APPEAL FOR RETAIL & COMMERCIAL DEVELOPMENT, OFFERING A POWERFUL COMBINATION OF **AFFORDABILITY, QUALITY CONSTRUCTION, AND STEADY POPULATION GROWTH.**

WITH **HOME PRICES THAT REMAIN ACCESSIBLE FOR A WIDE RANGE OF BUYERS** AND NEIGHBORHOODS FILLED WITH WELL-BUILT, MODERN HOMES, THE COMMUNITY ATTRACTS FAMILIES, YOUNG PROFESSIONALS, AND LONG-TERM RESIDENTS WHO DRIVE CONSISTENT CONSUMER SPENDING.

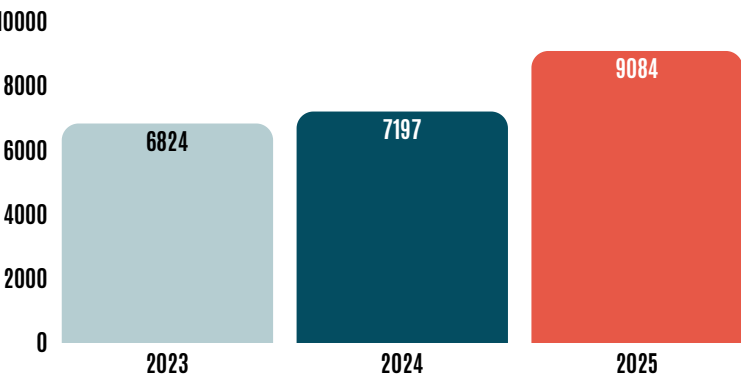
NEW SUBDIVISIONS AND **ONGOING RESIDENTIAL INVESTMENT SIGNAL SUSTAINED MOMENTUM,** CREATING A RELIABLE AND EXPANDING CUSTOMER BASE. FOR DEVELOPERS, BROKEN ARROW’S HOUSING LANDSCAPE PROVIDES THE FOUNDATION FOR STRONG WORKFORCE, STABLE DEMAND, AND **A MARKET PRIMED FOR CONTINUED GROWTH.**



SINGLE FAMILY HOME PERMITS ISSUED BY AREA



MULTI-FAMILY TOTAL UNITS PER YEAR



Data Sources: Esri 2025 Demographics & Community Profile
City of Broken Arrow Community Development



LIFE IN BROKEN ARROW

BROKEN ARROW OFFERS A **VIBRANT, COMMUNITY-CENTERED LIFESTYLE** FILLED WITH YEAR-ROUND ACTIVITIES AND BELOVED LOCAL TRADITIONS. SIGNATURE EVENTS LIKE **ROOSTER DAYS**, THE FOUR-DAY SUMMER FESTIVAL THAT BRINGS RESIDENTS TOGETHER FOR ENTERTAINMENT AND CELEBRATION, **TASTE OF SUMMER** WITH ITS ALL-YOU-CAN-EAT ICE CREAM, AND **CHALK IT UP**, THE COLORFUL STREET ART FESTIVAL, **HIGHLIGHT THE CITY'S LIVELY SPIRIT.**

Community Events

FIESTA DE MAYO

MAY 2, 2026

ROOSTER DAYS

MAY 14, 2026 - MAY 17, 2026

TASTE OF SUMMER

JUNE 13, 2026

BLOCK PARTY

JUNE 26, 2026 - JUNE 27, 2026

ROSE FESTIVAL & CHALK IT UP

SEPTEMBER 11, 2026 - SEPTEMBER 13, 2026

KITES OVER BA

SEPTEMBER 11, 2026 - SEPTEMBER 13, 2026

SCOTFEST

SEPTEMBER 18, 2026 - SEPTEMBER 20, 2026

CHRISTMAS IN BROKEN ARROW KICK OFF

NOVEMBER 12, 2026

BEYOND THESE MAJOR EVENTS, BROKEN ARROW PROVIDES A WIDE RANGE OF EXPERIENCES THAT MAKE EVERYDAY LIFE ENGAGING AND ENJOYABLE. **THE ROSE DISTRICT** SERVES AS THE HEART OF THE COMMUNITY WITH ITS BOUTIQUES, AWARD-WINNING RESTAURANTS, COFFEE SHOPS, ART GALLERIES, LIVE MUSIC, AND SEASONAL EVENTS THAT KEEP THE AREA BUSTLING DAY AND NIGHT.

FAMILIES AND VISITORS CAN TAKE ADVANTAGE OF **ELAM PARK**, ONE OF THE CITY'S NEWEST AND MOST EXCITING ADDITIONS, OFFERING AN INVITING MIX OF PLAY AREAS, GATHERING SPACES, AND AMENITIES THAT ENCOURAGE BOTH FUN AND RELAXATION. ALONGSIDE ELAM PARK, THE CITY'S NETWORK OF PARKS AND OUTDOOR SPACES PROVIDES **ROOM TO UNWIND, EXPLORE, AND STAY ACTIVE.**

FROM PERFORMANCES AT **THE BROKEN ARROW PERFORMING ARTS CENTER** TO LOCAL ENTERTAINMENT OPTIONS LIKE MOVIE THEATERS, CREATIVE STUDIOS, AND COMMUNITY EVENTS, THERE IS ALWAYS SOMETHING HAPPENING. WITH A THRIVING DINING SCENE, A VIBRANT ARTS AND CULTURE LANDSCAPE, AND PLENTY OF OUTDOOR AND INDOOR ACTIVITIES, **BROKEN ARROW DELIVERS A DYNAMIC LIFESTYLE WITH SOMETHING FOR EVERYONE.**



A PRIME MARKET FOR RETAIL

BROKEN ARROW AT A GLANCE

POPULATION **121,430**



162,275
5 MILE RADIUS

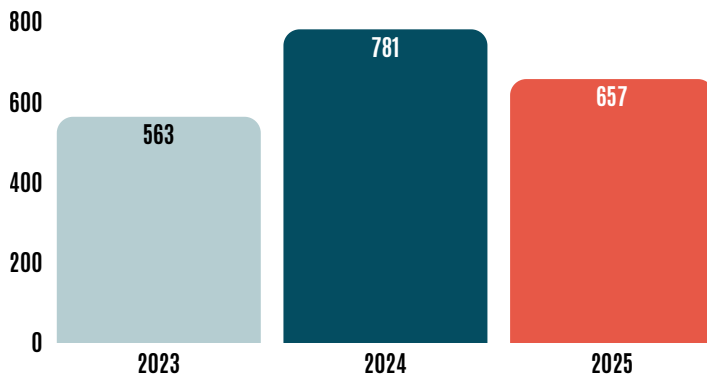


459,723
10 MILE RADIUS

MEDIAN HH INCOME
\$87,137



TOTAL HOUSING PERMITS ISSUED PER YEAR



MAJOR INDUSTRY SECTORS



RETAIL TRADE



MANUFACTURING



CONSTRUCTION



PROFESSIONAL, SCIENTIFIC
& TECHNICAL SERVICES



HEALTHCARE AND SOCIAL ASSISTANCE

BROKEN ARROW OFFERS ONE OF THE **STRONGEST ENVIRONMENTS FOR RETAIL DEVELOPMENT** IN THE REGION, ANCHORED BY A **GROWING ROSTER OF MAJOR NATIONAL RETAILERS** AND A **STEADY PIPELINE OF NEW ROOFTOPS**. CONSISTENT AND STABLE GROWTH IN HOUSING PERMITS CONTINUES TO EXPAND THE CUSTOMER BASE, CREATING RELIABLE DEMAND FOR RETAIL, DINING, AND SERVICES.

THAT MOMENTUM IS REINFORCED BY NATIONAL RECOGNITION, INCLUDING BEING NAMED **6TH BEST MID-SIZED CITY TO LIVE** IN THE U.S. AND THE **#1 OVERALL BEST CITY TO LIVE** IN OKLAHOMA BY U.S. NEWS AND WORLD REPORT, WHICH UNDERSCORES THE CITY'S QUALITY OF LIFE AND LONG-TERM APPEAL. TOGETHER, THESE FACTORS MAKE BROKEN ARROW A **PROVEN, HIGH-CONFIDENCE MARKET** FOR RETAIL INVESTMENT AND EXPANSION.

NATIONAL BRANDS



CHARLESTON'S
RESTAURANT

TRADER
JOE'S

SPROUTS
FARMERS MARKET



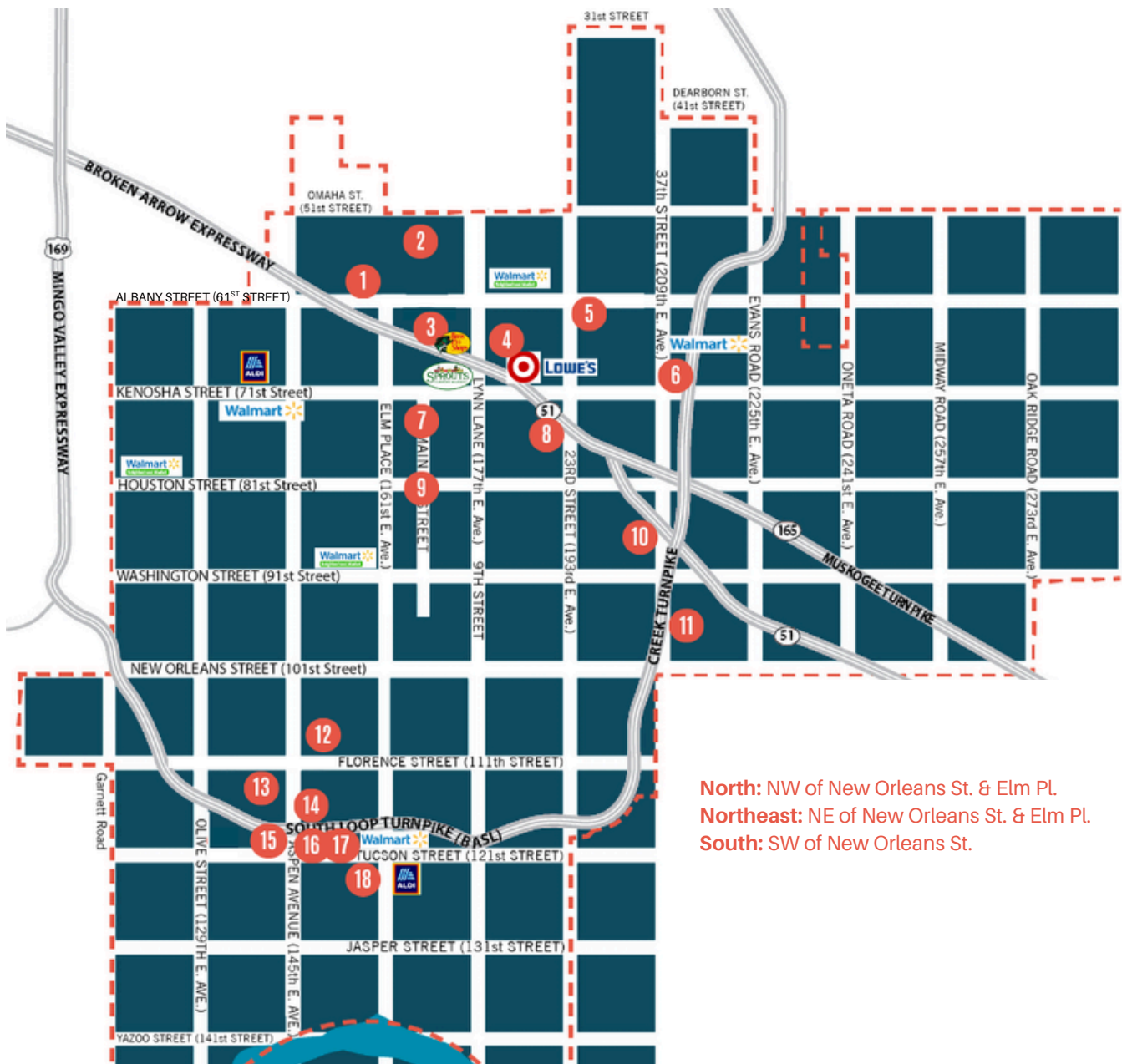
CAVA

TOP EMPLOYERS

- ZEECO INC.
- DAVIS H. ELLIOT
- AG EQUIPMENT CO.
- ENERFLEX
- CYMSTAR
- FLIGHTSAFETY
- ASCENSION ST. JOHN
- ARROWHEAD WINCH
- SOLAR TURBINES
- BLUE BELL CREAMERIES

DEVELOPMENT SITES

1. **BATTLE CREEK**
ALBANY & ELM
2. **OMAHA & ELM**
OMAHA & ELM
3. **STONEWOOD HILLS**
ALBANY & ELM
4. **ADAMS CREEK**
ALBANY & LYNN LANE
5. **TIGER CROSSING**
ALBANY & COUNTY LINE
6. **NORTHEAST CROSSROADS**
KENOSHA & 37TH ST
7. **BROADWAY OFF MAIN**
BROADWAY & MAIN STREET
8. **BA EXPRESSWAY & COUNTY LINE**
BA EXPRESSWAY & COUNTY LINE
9. **THE ROSE DISTRICT**
MAIN STREET
10. **CREEK 51 CORRIDOR**
WASHINGTON & 37TH ST
11. **THE SUNSET DISTRICT**
NEW ORLEANS ST & 37TH ST
12. **FLORENCE & ASPEN**
FLORENCE & ASPEN
13. **ARROW FORGE**
FLORENCE & OLIVE
14. **ASPEN RIDGE**
TUCSON & ASPEN
15. **TUCSON 28**
TUCSON & ASPEN
16. **HACKBERRY MARKET**
TUCSON & ASPEN
17. **THE SHOPS AT ASPEN CREEK**
TUCSON & ELM
18. **6800 S. ELM**
TUCSON & ELM

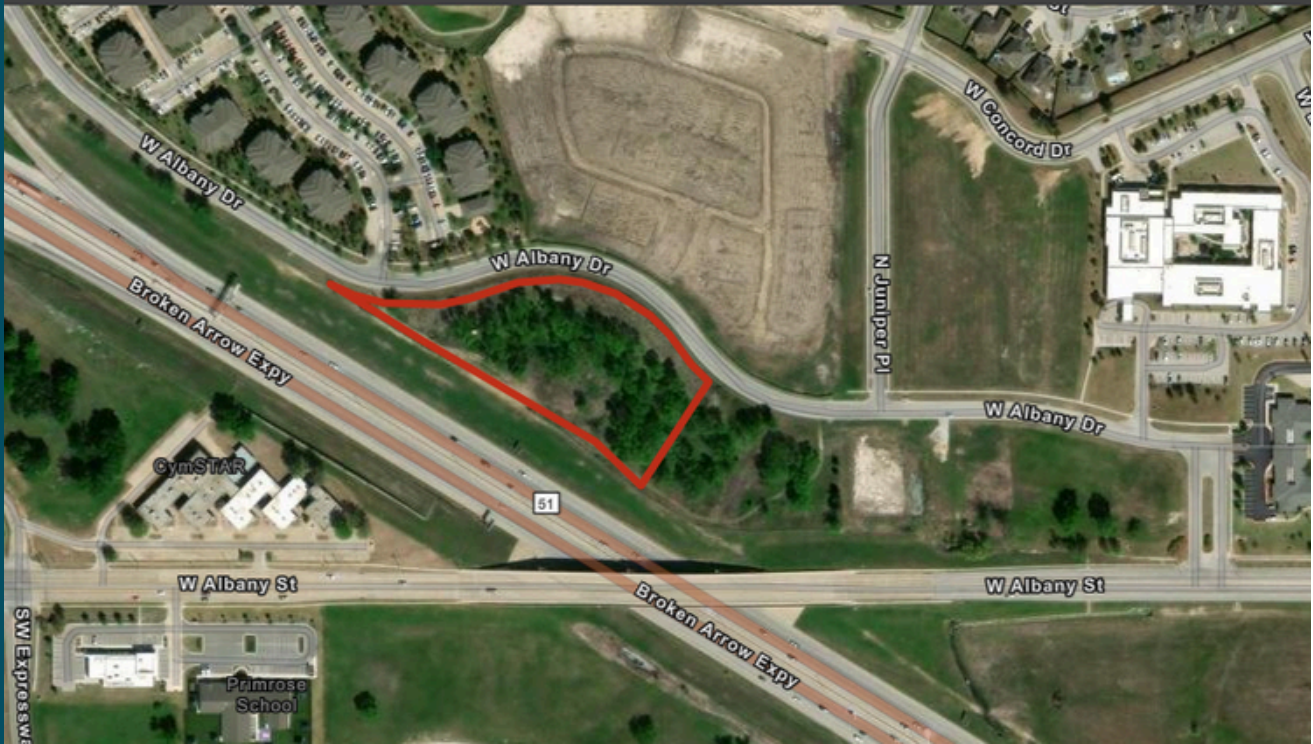


NORTH



BROKEN ARROW
ECONOMIC DEVELOPMENT CORPORATION

BATTLE CREEK



DEMOGRAPHICS

2025 POPULATION

26,596 202,384 513,824

2 MILES

5 MILES

10 MILES

2030 PROJECTION

27,588 208,728 529,652

2 MILES

5 MILES

10 MILES

2025 MEDIAN HH INCOME

\$82,277 \$71,372 \$72,528

2 MILES

5 MILES

10 MILES

CONSUMER SPENDING

\$675.6M \$4.1B \$12.2B

2 MILES

5 MILES

10 MILES

DAYTIME EMPLOYEES

25,108 103,433 289,294

2 MILES

5 MILES

10 MILES

SITE INFORMATION

THIS **STRATEGICALLY LOCATED 3-ACRE PARCEL**, EXPANDABLE TO 4.91 ACRES AT ALBANY (61ST STREET) AND THE BROKEN ARROW EXPRESSWAY, OFFERS A PRIME SITE FOR COMMERCIAL DEVELOPMENT IN A **HIGH-VISIBILITY, HIGH-ACCESS CORRIDOR**. WITH ADJACENT 8-INCH SANITARY SEWER AND WATER LINE UTILITIES ALREADY IN PLACE, THE PROPERTY IS **SET UP FOR STREAMLINED PLANNING AND CONSTRUCTION**.

ITS **VERSATILE POTENTIAL** MAKES IT IDEAL FOR RETAIL, OFFICE, OR A WIDE RANGE OF COMMERCIAL VENTURES, AND THE FLEXIBLE PARCEL SIZE ALLOWS YOU TO TAILOR THE SITE TO YOUR GOALS. ALTOGETHER, THIS PROPERTY PRESENTS A **RARE DEVELOPMENT OPPORTUNITY** AND A BLANK CANVAS READY TO BRING YOUR VISION TO LIFE IN A DYNAMIC AND GROWING AREA.



NORTHEAST



BROKEN ARROW
ECONOMIC DEVELOPMENT CORPORATION

OMAHA & ELM



DEMOGRAPHICS

2025 POPULATION

29,307	172,359	489,101
2 MILES	5 MILES	10 MILES

2030 PROJECTION

30,360	177,520	504,254
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$84,956	\$70,416	\$73,858
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$714.7M	\$3.4B	\$11.6B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

11,695	82,902	265,630
2 MILES	5 MILES	10 MILES

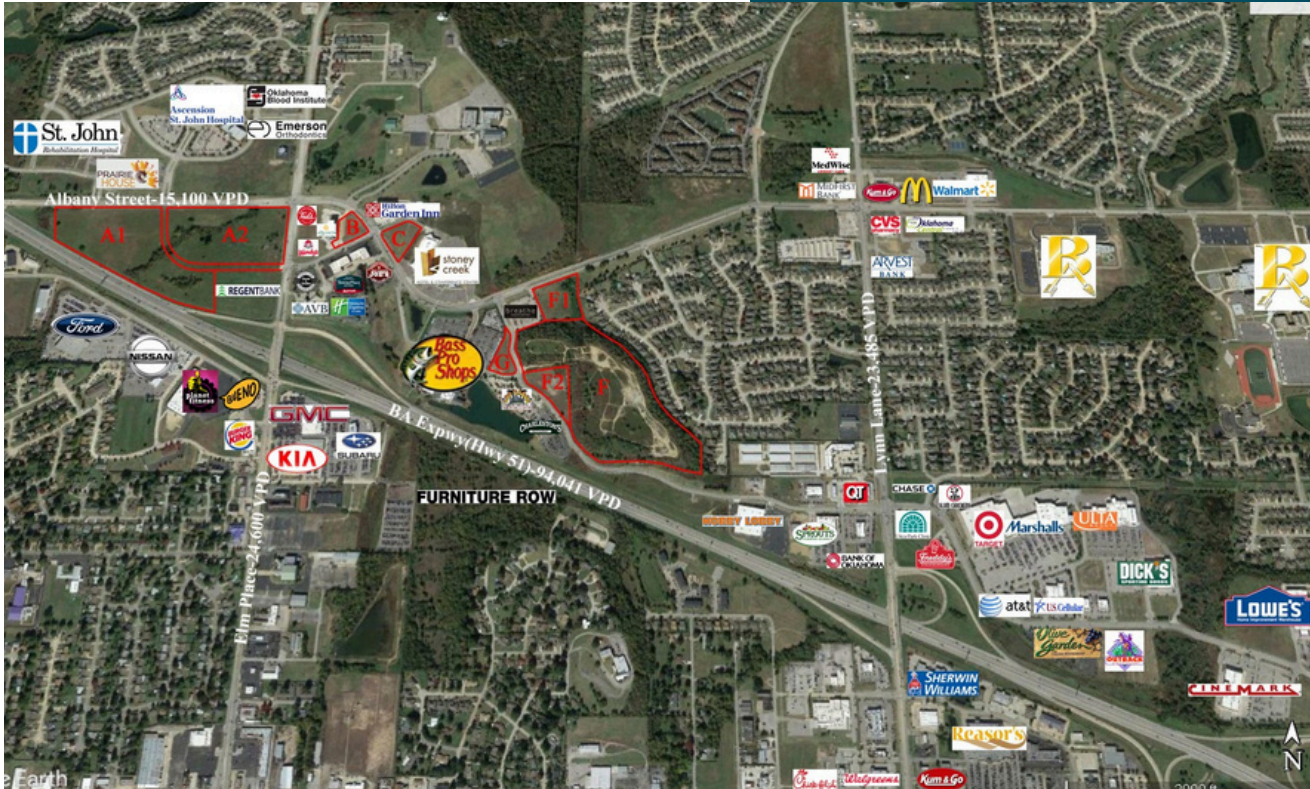
SITE INFORMATION

PERFECTLY POSITIONED IN A RAPIDLY GROWING AREA, THIS 18.83-ACRE PARCEL OFFERS A STRATEGIC LOCATION THAT IS PRIMED FOR COMMERCIAL DEVELOPMENT AND POISED FOR LONG-TERM SUCCESS. **SURROUNDED BY THRIVING RESIDENTIAL SUBDIVISIONS,** THE SITE DELIVERS EXCEPTIONAL VISIBILITY AND SEAMLESS ACCESSIBILITY THAT CAN DRIVE **CONSISTENT CUSTOMER TRAFFIC.**

THIS IS A PRIME OPPORTUNITY FOR **INNOVATIVE COMMERCIAL VENTURES** READY TO TAP INTO A **DYNAMIC AND EXPANDING COMMUNITY** WITH STRONG DEMAND AND RISING MOMENTUM. WITH ITS EXPANSIVE SIZE AND FUTURE-FOCUSED POTENTIAL, THE PROPERTY SERVES AS A BLANK CANVAS WHERE YOUR IDEAS CAN SHAPE THE FUTURE AND CREATE A LASTING IMPACT ON THIS PREMIER LOCATION.



STONEWOOD HILLS



SITE INFORMATION

STONEWOOD HILLS OFFERS A **PRIME LOCATION** SPANNING 430 ACRES ALONG THE BROKEN ARROW EXPRESSWAY, ONE OF THE CITY'S BUSIEST HIGHWAYS WITH 90,000 CARS PASSING DAILY, CREATING **UNMATCHED VISIBILITY FOR NEW DEVELOPMENT**. THE AREA HAS EVOLVED INTO A DYNAMIC DISTRICT THAT BLENDS RETAIL, DINING, AND OFFICE SPACES INTO A VIBRANT HUB FOR BOTH BUSINESS AND LEISURE. IT IS HOME TO MAJOR ATTRACTIONS SUCH AS **BASS PRO SHOPS**, WHICH CONSISTENTLY DRAWS VISITORS AND LOCALS, STRENGTHENING THE AREA'S COMMERCIAL VITALITY.

THE **STONEY CREEK HOTEL AND CONFERENCE CENTER** FURTHER ELEVATES THE DISTRICT WITH 177 GUEST ROOMS AND MORE THAN 40,000 SQUARE FEET OF MEETING SPACE, POSITIONING IT AS A LEADING DESTINATION FOR EVENTS AND CONFERENCES. SCENIC, PANORAMIC VIEWS OF BROKEN ARROW AND TULSA ADD ANOTHER LAYER OF APPEAL, MAKING STONEWOOD HILLS ONE OF THE REGION'S **MOST COMPELLING MIXED-USE DEVELOPMENT OPPORTUNITIES**.



DEMOGRAPHICS

2025 POPULATION

31,554	172,475	477,613
2 MILES	5 MILES	10 MILES

2030 PROJECTION

32,675	178,163	492,856
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$79,894	\$74,142	\$74,546
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$755.3M	\$3.6B	\$11.4B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

22,354	84,759	256,250
2 MILES	5 MILES	10 MILES

ADAMS CREEK



DEMOGRAPHICS

2025 POPULATION

23,114 137,525 413,666
2 MILES 5 MILES 10 MILES

2030 PROJECTION

24,112 143,355 428,121
2 MILES 5 MILES 10 MILES

2025 MEDIAN HH INCOME

\$72,293 \$84,492 \$76,651
2 MILES 5 MILES 10 MILES

CONSUMER SPENDING

\$482.8M \$3.1B \$9.6B
2 MILES 5 MILES 10 MILES

DAYTIME EMPLOYEES

14,079 55,039 211,802
2 MILES 5 MILES 10 MILES

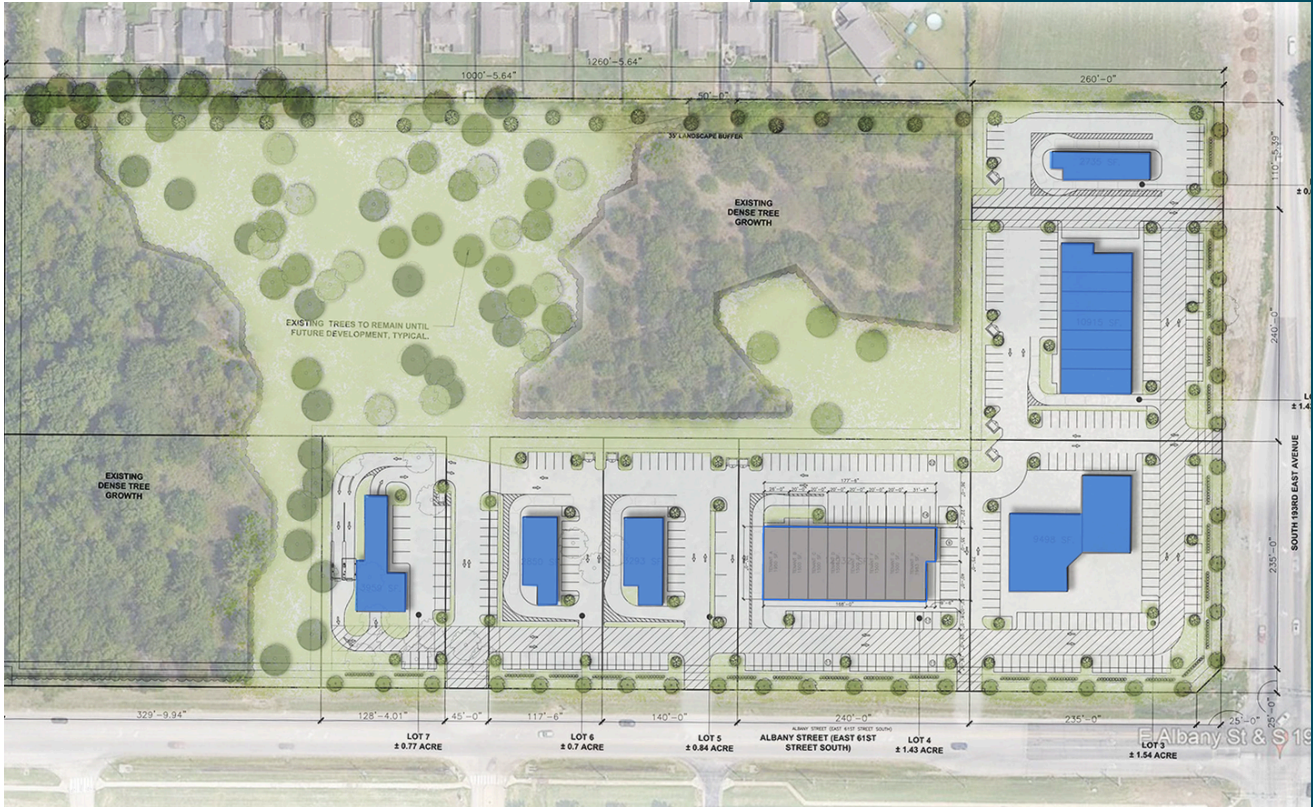
SITE INFORMATION

THIS **DYNAMIC REGIONAL POWER CENTER DEVELOPMENT** IN BROKEN ARROW, OKLAHOMA STANDS OUT AS A PREMIER OPPORTUNITY, ANCHORED BY LOWE'S AND CINEMARK IN A THRIVING RETAIL ENVIRONMENT. POSITIONED AT E. HILLSIDE DRIVE AND N. 23RD STREET, THE SITE BENEFITS FROM A **PRIME LOCATION** THAT DRAWS CONSISTENT CUSTOMER ACTIVITY. WITH 22.20 ACRES ZONED C5, THE PROPERTY OFFERS **EXPANSIVE, CUSTOMIZABLE SPACE** READY FOR YOUR NEXT BIG IDEA.

ITS **UNBEATABLE VISIBILITY AND IMPRESSIVE TRAFFIC** CREATE EXCEPTIONAL POTENTIAL FOR SUSTAINED SUCCESS. COMBINED WITH STRONG LOCAL DEMOGRAPHICS AND RECOGNITION AS ONE OF THE NATION'S TOP CITIES TO START A BUSINESS, THIS MARKET PROVIDES A **POWERFUL FOUNDATION FOR GROWTH**.



TIGER CROSSING



SITE INFORMATION

PERFECTLY POSITIONED NEAR BROKEN ARROW HIGH SCHOOL, OKLAHOMA'S LARGEST HIGH SCHOOL, AND SURROUNDED BY THRIVING RESIDENTIAL NEIGHBORHOODS, THIS SITE OFFERS AN **UNBEATABLE COMBINATION OF FOOT TRAFFIC AND VISIBILITY** THAT STRENGTHENS ITS STRATEGIC LOCATION. ZONED COMMERCIAL, THE PROPERTY IS READY TO SUPPORT A WIDE RANGE OF BUSINESS VISIONS FROM RETAIL TO DINING AND MORE, CREATING **UNLIMITED COMMERCIAL POTENTIAL**.

WITH CITY WATER ALREADY ON-SITE AND CONVENIENT SEWER ACCESS JUST NORTH OF THE PROPERTY LINE, THE **DEVELOPMENT-READY INFRASTRUCTURE** HELPS STREAMLINE CONSTRUCTION AND ACCELERATE PROJECT TIMELINES. SITUATED AT THE HIGH-TRAFFIC INTERSECTION OF ALBANY AND COUNTY LINE, THIS PARCEL REPRESENTS AN **EXCEPTIONAL GROWTH OPPORTUNITY** AND A PRIME GATEWAY TO TAPPING INTO BROKEN ARROW'S EXPANDING MARKET.



DEMOGRAPHICS

2025 POPULATION

27,191	124,676	404,046
2 MILES	5 MILES	10 MILES

2030 PROJECTION

28,369	129,925	417,959
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$80,430	\$82,713	\$75,694
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$584.1M	\$2.8B	\$9.2B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

10,274	50,306	209,943
2 MILES	5 MILES	10 MILES

NORTHEAST CROSSROADS



DEMOGRAPHICS

2025 POPULATION

13,807 103,755 359,136

2 MILES

5 MILES

10 MILES

2030 PROJECTION

14,694 109,071 372,748

2 MILES

5 MILES

10 MILES

2025 MEDIAN HH INCOME

\$78,038 \$86,034 \$75,969

2 MILES

5 MILES

10 MILES

CONSUMER SPENDING

\$285.5M \$2.3B \$7.9B

2 MILES

5 MILES

10 MILES

DAYTIME EMPLOYEES

13,658 86,800 350,619

2 MILES

5 MILES

10 MILES

SITE INFORMATION

THIS PRIME SITE OFFERS **EXCELLENT VISIBILITY FROM THE CREEK TURNPIKE** AND KENOSHA STREET, WITH 120 FEET OF FRONTAGE ON KENOSHA, CREATING A STANDOUT LOCATION FOR FUTURE DEVELOPMENT. ITS **FLEXIBLE LOT LAYOUT** ALLOWS TRACTS TO BE COMBINED FOR LARGER PROJECTS, MAKING IT IDEAL FOR RETAIL, OFFICE, MEDICAL, RESTAURANT, OR HOTEL USES. THE PROPERTY BENEFITS FROM **SEAMLESS CONNECTIVITY** WITH DIRECT ACCESS TO THE CREEK TURNPIKE AND THE BROKEN ARROW EXPRESSWAY, ENSURING CONVENIENCE FOR BOTH BUSINESSES AND VISITORS.

WITH **FULL UTILITY ACCESS ALREADY IN PLACE** AND BUILT-TO-SUIT OPTIONS AVAILABLE, THE SITE IS READY TO BRING YOUR VISION TO LIFE. **LOCATED IN AN ESTABLISHED REGIONAL TRADE AREA ANCHORED BY WALMART** AND SUPPORTED BY STRONG LOCAL DEMOGRAPHICS, THIS PROPERTY OFFERS A POWERFUL FOUNDATION FOR SUSTAINED BUSINESS GROWTH.



BROADWAY OFF MAIN



SITE INFORMATION

BROADWAY OFF MAIN IS **THE NEXT EXCITING CHAPTER OF THE ROSE DISTRICT**, EXTENDING THE ENERGY, CHARACTER, AND SUCCESS OF BROKEN ARROW'S BELOVED DOWNTOWN INTO A NEW AND HIGHLY ANTICIPATED DEVELOPMENT. DESIGNED TO REFLECT THE SAME LOOK AND FEEL AS THE REVITALIZED ROSE DISTRICT, THIS PROJECT **FEATURES 33 CONTIGUOUS LOTS** TOTALING MORE THAN 115,000 SQUARE FEET OF MIXED-USE DEVELOPMENT.

WHILE PLANS ARE STILL BEING REFINED, **THE VISION INCLUDES GROUND-FLOOR RETAIL WITH MARKET-RATE APARTMENTS** ACROSS FOUR STORIES ABOVE, ALONG WITH THE POTENTIAL FOR STRUCTURED PARKING AMENITIES. BROADWAY OFF MAIN OFFERS A RARE OPPORTUNITY FOR RETAILERS, RESTAURANTS, AND DEVELOPERS TO **BECOME PART OF THE CONTINUED GROWTH OF THE ROSE DISTRICT**, BUILDING ON ITS PROVEN SUCCESS, STRONG FOOT TRAFFIC, AND ENDURING APPEAL.



DEMOGRAPHICS

2025 POPULATION

30,333	166,107	463,632
2 MILES	5 MILES	10 MILES

2030 PROJECTION

31,172	172,173	478,903
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$73,214	\$79,753	\$75,167
2 MILES	5 MILES	10 MILES

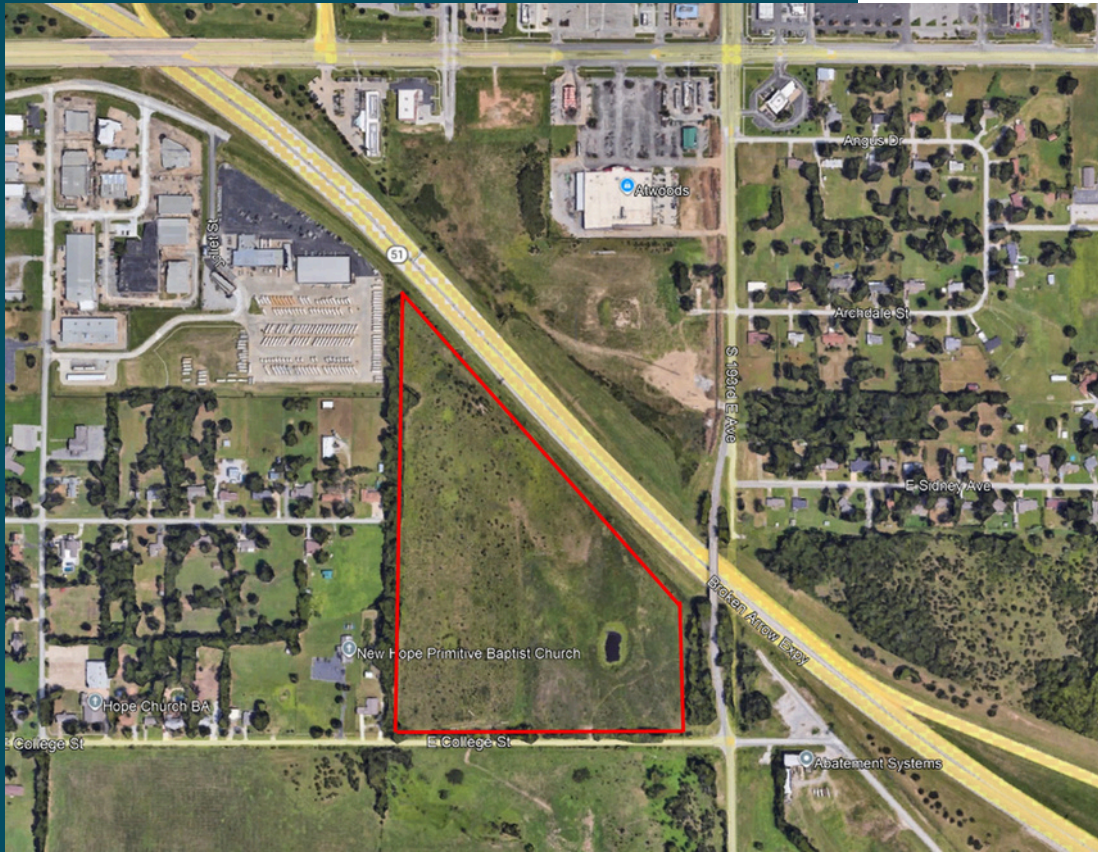
CONSUMER SPENDING

\$631.1M	\$3.8B	\$10.9B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

22,530	78,928	245,201
2 MILES	5 MILES	10 MILES

BA EXPRESSWAY & COUNTY LINE



DEMOGRAPHICS

2025 POPULATION

19,010	136,161	409,836
2 MILES	5 MILES	10 MILES

2030 PROJECTION

19,963	142,044	424,305
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$74,449	\$85,660	\$76,986
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$394.4M	\$3.1B	\$9.6B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

14,039	52,604	206,867
2 MILES	5 MILES	10 MILES

SITE INFORMATION

THIS 32-ACRE PROPERTY OFFERS **PRIME DEVELOPMENT POTENTIAL** FOR COMMERCIAL OR INDUSTRIAL USE AND IS PART OF A FORWARD-THINKING PLANNED UNIT DEVELOPMENT, CREATING A STRONG FOUNDATION FOR FUTURE GROWTH. **STRATEGICALLY INTEGRATED WITH THE CITY OF BROKEN ARROW'S COMPREHENSIVE PLAN**, THE SITE ALIGNS WITH LONG-TERM COMMUNITY GOALS AND SUPPORTS SEAMLESS INTEGRATION INTO THE SURROUNDING AREA. ITS **EXCEPTIONAL VISIBILITY ALONG THE BROKEN ARROW EXPRESSWAY** PROVIDES STANDOUT EXPOSURE FOR BUSINESSES SEEKING TO COMMAND ATTENTION AND CAPTURE HIGH TRAFFIC VOLUME.

WITH **DEVELOPMENT-READY CONDITIONS**, UNPARALLELED ACCESSIBILITY, AND A POSITION WITHIN ONE OF THE REGION'S MOST THRIVING MARKETS, THIS SITE IS FULLY PREPARED TO SUPPORT LONG-TERM SUCCESS.



THE ROSE DISTRICT



SITE INFORMATION

THE **AWARD-WINNING ROSE DISTRICT** IN **BROKEN ARROW, OKLAHOMA** IS A **BEAUTIFULLY REVITALIZED 100-YEAR-OLD HISTORIC DOWNTOWN** AND ONE OF THE REGION'S MOST VIBRANT AND THRIVING DESTINATIONS. NAMED **ONE OF AMERICA'S MOST PEDESTRIAN-FRIENDLY DISTRICTS** AND ADORNED WITH MORE THAN TWO HUNDRED STRANDS OF ROSES, IT BLENDS HISTORIC CHARM WITH A MODERN VIBE. THE ROSE DISTRICT OFFERS AN IMPRESSIVE MIX OF **UNIQUE DINING, BOUTIQUE SHOPPING, ART GALLERIES, AND WELCOMING COMMUNITY SPACES** THAT KEEP THE AREA **BUSTLING DAY AND NIGHT**. AS A MAJOR ARTS AND ENTERTAINMENT ANCHOR, THE DISTRICT FEATURES A **1,500-SEAT PERFORMING ARTS CENTER** THAT HOSTS HIGH-QUALITY PRODUCTIONS, AS WELL AS **THE ROSE DISTRICT PLAZA**, WHICH INCLUDES AN INTERACTIVE WATER FEATURE AND AN OPEN SPACE THAT HOSTS A FARMERS MARKET WITH 100 VENDORS OFFERING LOCALLY PRODUCED GOODS. THE PLAZA ALSO SERVES AS THE CENTERPIECE FOR FESTIVALS, CONCERTS, COMMUNITY EVENTS, AND FAMILY GATHERINGS.

WITH **CONTINUED VITALITY AND STEADY MOMENTUM**, THIS THRIVING RETAIL AND ARTS DISTRICT OFFERS OUTSTANDING OPPORTUNITIES FOR NEW INVESTMENT AND CONTINUED GROWTH, MAKING THE ROSE DISTRICT A **PREMIER LOCATION FOR BUSINESSES SEEKING TO JOIN A FLOURISHING AND BELOVED DOWNTOWN**.

DEMOGRAPHICS

2025 POPULATION

30,682	154,264	451,775
2 MILES	5 MILES	10 MILES

2030 PROJECTION

31,644	160,122	467,129
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$71,616	\$83,380	\$75,749
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$612.6M	\$3.6B	\$10.7B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

20,443	75,204	237,955
2 MILES	5 MILES	10 MILES

CREEK 51 BUSINESS PARK



DEMOGRAPHICS

2025 POPULATION

8,535 114,152 350,268
2 MILES 5 MILES 10 MILES

2030 PROJECTION

9,205 119,779 363,872
2 MILES 5 MILES 10 MILES

2025 MEDIAN HH INCOME

\$96,017 \$85,303 \$78,703
2 MILES 5 MILES 10 MILES

CONSUMER SPENDING

\$204.1M \$2.6B \$8.1B
2 MILES 5 MILES 10 MILES

DAYTIME EMPLOYEES

4,286 37,832 160,193
2 MILES 5 MILES 10 MILES

SITE INFORMATION

CREEK 51 IS A **STRATEGICALLY LOCATED LIGHT INDUSTRIAL BUSINESS PARK** SITUATED AT THE SOUTHWEST CORNER OF THE CREEK TURNPIKE AND HIGHWAY 51 IN BROKEN ARROW, OKLAHOMA, OFFERING AN **IDEAL SETTING FOR INDUSTRIAL DEVELOPMENT**. THE PARK IS **BUILT TO MEET A WIDE RANGE OF INDUSTRIAL NEEDS**.

WITH **EASY ACCESS TO MAJOR HIGHWAYS**, CREEK 51 PROVIDES PRIME ACCESSIBILITY AND **STRONG CONNECTIVITY** THAT SUPPORT EFFICIENT OPERATIONS AND LOGISTICS. PURPOSEFULLY PLANNED AS AN INDUSTRIAL HUB, THE PARK CREATES A SOLID FOUNDATION FOR BUSINESS GROWTH WITHIN A DYNAMIC AND EXPANDING COMMUNITY.



THE SUNSET DISTRICT

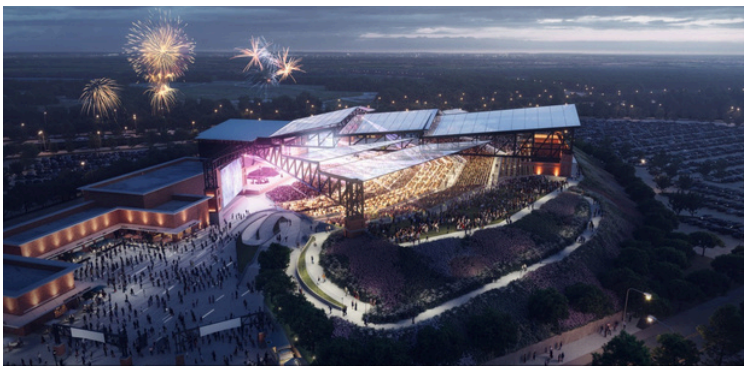
MAP LEGEND

1. 18574 E. 101ST ST
20.00 AC
2. E 101ST ST. & CREEK TURNPIKE
42.18 AC
3. SW 101ST ST. & CREEK EXPRESSWAY
67.00 AC
4. E 106TH ST. & 209TH E AVE.
36.42 AC
5. 10600 S 209TH E AVE.
36.42 AC
6. NEC CREEK EXPRESSWAY & 111TH ST S
76.10 AC



SITE INFORMATION

TIF DISTRICT NO. 5, THE SUNSET AMPHITHEATER DEVELOPMENT, IS A 1,055-ACRE DISTRICT APPROVED TO FUND CRITICAL INFRASTRUCTURE AND SUPPORT LONG-TERM GROWTH IN BROKEN ARROW. THE CENTERPIECE OF THE DISTRICT IS THE **12,500-SEAT SUNSET AMPHITHEATER**, SCHEDULED TO OPEN IN LATE 2026 AND STRATEGICALLY LOCATED NEXT TO THE BROKEN ARROW EVENTS PARK FOR **CONVENIENT ACCESS AND SHARED ACTIVITY**. THIS MAJOR DESTINATION IS EXPECTED TO DRIVE SIGNIFICANT VISITOR TRAFFIC AND ENCOURAGE NEW RETAIL AND COMMERCIAL DEVELOPMENT THROUGHOUT THE SURROUNDING AREA. AS A **POWERFUL ECONOMIC CATALYST**, THE PROJECT WILL BOOST TOURISM AND FURTHER POSITION BROKEN ARROW AS A PREMIER REGIONAL DESTINATION FOR ENTERTAINMENT AND INVESTMENT.



DEMOGRAPHICS

2025 POPULATION

8,388	98,641	331,965
2 MILES	5 MILES	10 MILES

2030 PROJECTION

9,118	103,968	345,314
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$101,596	\$84,815	\$79,753
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$207.4M	\$2.2B	\$7.7B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

2,908	33,103	140,444
2 MILES	5 MILES	10 MILES



SOUTH

BROKEN ARROW
ECONOMIC DEVELOPMENT CORPORATION

FLORENCE & ASPEN



SITE INFORMATION

LOCATED IN A **RAPIDLY GROWING, HIGH-DEMAND** AREA AT FLORENCE AND ASPEN, ALSO KNOWN AS 111TH STREET AND 145TH EAST AVENUE IN BROKEN ARROW, OKLAHOMA, THIS SITE OFFERS A PRIME LOCATION FOR COMMERCIAL INVESTMENT.

THE 15.84-ACRE PROPERTY PROVIDES **EXPANSIVE POTENTIAL FOR VISIONARY PROJECTS**, WITH CUSTOMIZABLE LOT SIZES THAT ALLOW DEVELOPMENT TO BE TAILORED TO A WIDE RANGE OF COMMERCIAL NEEDS. ITS VERSATILITY MAKES IT WELL SUITED FOR RETAIL HUBS, OFFICE SPACES, OR DYNAMIC MIXED-USE DEVELOPMENTS THAT CAN SERVE THE SURROUNDING COMMUNITY. POSITIONED AS A HOTSPOT FOR OPPORTUNITY, THIS PROPERTY OFFERS AMPLE ROOM FOR DIVERSE BUSINESSES TO THRIVE, GROW, AND EXPAND IN **ONE OF BROKEN ARROW'S MOST PROMISING CORRIDORS**.



DEMOGRAPHICS

2025 POPULATION

32,327	134,370	435,192
2 MILES	5 MILES	10 MILES

2030 PROJECTION

33,601	139,195	450,649
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$84,940	\$87,050	\$77,949
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$744.4M	\$3.4B	\$10.5B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

7,466	60,519	218,461
2 MILES	5 MILES	10 MILES

ARROW FORGE



DEMOGRAPHICS

2025 POPULATION

27,880	150,175	456,157
2 MILES	5 MILES	10 MILES

2030 PROJECTION

29,122	155,045	471,740
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$92,615	\$87,655	\$76,791
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$713.7M	\$4.1B	\$10.9B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

5,337	62,041	224,033
2 MILES	5 MILES	10 MILES

SITE INFORMATION

ARROW FORGE IS A **PREMIER INDUSTRIAL DEVELOPMENT** STRATEGICALLY LOCATED JUST OFF THE CREEK TURNPIKE AND OLIVE IN BROKEN ARROW, OKLAHOMA, PROVIDING **EXCELLENT ACCESS AND CONNECTIVITY**. ZONED INDUSTRIAL, THE SITE SPANS 90 ACRES OF THOUGHTFULLY CURATED LAND, OFFERING EXPANSIVE SPACE THAT CAN ACCOMMODATE BUSINESSES OF ALL SIZES AND STAGES OF GROWTH. ARROW FORGE IS EQUIPPED WITH **ROBUST, DEVELOPMENT-READY INFRASTRUCTURE** DESIGNED TO SUPPORT OPERATIONS FROM DAY ONE AND STREAMLINE LONG-TERM SUCCESS.

DIRECTLY ACROSS THE STREET IS THE **BROKEN ARROW CAMPUS OF TULSA TECH**, WHICH HOUSES THE MAJORITY OF THE INSTITUTION'S AUTOMOTIVE PROGRAMS, A LARGE MANUFACTURING HUB, AND FOUNDATIONAL HEALTH SCIENCE PROGRAMS, CREATING **DIRECT ACCESS TO A SKILLED AND JOB-READY WORKFORCE**. WITH MORE THAN 300 MANUFACTURERS ALREADY CALLING BROKEN ARROW HOME, BUSINESSES AT ARROW FORGE JOIN A **SUPPORTIVE AND ESTABLISHED INDUSTRIAL COMMUNITY** FOCUSED ON COLLABORATION, INNOVATION, AND SUSTAINED SUCCESS.



ASPEN RIDGE



SITE INFORMATION

THIS **REGIONAL GROCERY-ANCHORED SHOPPING CENTER** IS LOCATED IN SOUTH BROKEN ARROW, OKLAHOMA NEAR THE CREEK TURNPIKE AND ASPEN, ALSO KNOWN AS 145TH EAST AVENUE, PLACING IT IN A **HIGH-TRAFFIC, HIGH-GROWTH CORRIDOR**. THE **60-ACRE MIXED-USE DEVELOPMENT** FEATURES 150,000 SQUARE FEET OF RETAIL, RESTAURANT, GROCERY, AND ENTERTAINMENT SPACE, ALONG WITH 170 RESIDENTIAL APARTMENTS AS PART OF A CLASS A MULTIFAMILY PROJECT THAT BEGAN IN THE THIRD QUARTER OF 2025, CREATING A **BUILT-IN CUSTOMER BASE**. THE PROJECT IS **ANCHORED BY REASOR'S GROCERY**, WHICH OPENED A 60,000 SQUARE FOOT STORE IN AUGUST 2024 AND DRIVES STRONG DAILY TRAFFIC TO THE SITE.

GROCERY-ANCHORED OUTPARCELS ARE AVAILABLE FOR LEASE OR BUILD-TO-SUIT UP TO 6,500 SQUARE FEET AND ARE POSITIONED NEXT TO NATIONAL RESTAURANT BRANDS AND ADDITIONAL RETAIL OPPORTUNITIES. WITH **EASY ACCESS TO THE CREEK TURNPIKE** CARRYING 37,309 VEHICLES PER DAY, A CONTROLLED TRAFFIC SIGNAL ON ASPEN, AND COMPLETED WEST NORFOLK DRIVE INFRASTRUCTURE INCLUDING SIDEWALKS, THE SITE OFFERS **OUTSTANDING VISIBILITY, ACCESSIBILITY, AND LONG-TERM GROWTH POTENTIAL**.



DEMOGRAPHICS

2025 POPULATION

29,791	122,553	416,778
2 MILES	5 MILES	10 MILES

2030 PROJECTION

31,132	127,248	431,953
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$88,537	\$89,305	\$79,053
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$691.5M	\$3.1B	\$10.1B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

6,255	46,660	209,530
2 MILES	5 MILES	10 MILES

TUCSON 28



DEMOGRAPHICS

2025 POPULATION

26,607 116,636 412,227

2 MILES

5 MILES

10 MILES

2030 PROJECTION

27,930 121,044 427,304

2 MILES

5 MILES

10 MILES

2025 MEDIAN HH INCOME

\$92,066 \$91,753 \$79,479

2 MILES

5 MILES

10 MILES

CONSUMER SPENDING

\$643.4M \$2.9B \$10.1B

2 MILES

5 MILES

10 MILES

DAYTIME EMPLOYEES

4,814 43,329 207,215

2 MILES

5 MILES

10 MILES

SITE INFORMATION

LOCATED AT TUCSON AND ASPEN, ALSO KNOWN AS 121ST STREET AND 145TH EAST AVENUE, THIS PRIME RETAIL HOTSPOT SITS IN **THE HEART OF SOUTH BROKEN ARROW'S RAPIDLY GROWING RETAIL HUB**. THE SITE OFFERS **VERSATILE PAD SITES WITH FLEXIBLE LAYOUTS** AND MULTIPLE ACCESS POINTS, ALLOWING DEVELOPERS AND RETAILERS TO BRING A WIDE RANGE OF CONCEPTS TO LIFE. POSITIONED AT A BUSY SIGNALIZED INTERSECTION WITH RECENT STREET IMPROVEMENTS **DESIGNED TO ACCOMMODATE INCREASED TRAFFIC** FROM NEW RETAIL DEVELOPMENT,

THE PROPERTY DELIVERS EXCEPTIONAL VISIBILITY AND ACCESS. SUPPORTED BY AN AFFLUENT SURROUNDING MARKET WITH AN **AVERAGE HOUSEHOLD INCOME EXCEEDING \$100,000** WITHIN A TEN MILE RADIUS, THIS LOCATION PROVIDES A **STRONG FOUNDATION FOR LONG-TERM RETAIL SUCCESS**.



HACKBERRY MARKET



SITE INFORMATION

THIS **SHOVEL-READY SITE** OFFERS FULL UTILITY ACCESS AND BENEFITS FROM RECENT ROAD IMPROVEMENTS **DESIGNED TO SUPPORT INCREASED TRAFFIC FLOW, CREATING A STRONG FOUNDATION FOR IMMEDIATE DEVELOPMENT.** COMMERCIAL ZONED AND PRIMED FOR SUCCESS, THE PROPERTY IS LOCATED JUST OFF THE CREEK TURNPIKE IN A **BOOMING, HIGH-GROWTH CORRIDOR** AT TUCSON AND ASPEN, ALSO KNOWN AS 121ST STREET AND 145TH EAST AVENUE.

THIS DEVELOPMENT **BROKE GROUND IN AUGUST 2025** AND IS EXPECTED TO BE ANCHORED BY HOME DEPOT, HOBBY LOBBY, T.J. MAXX, AND BURLINGTON, **BRINGING POWERFUL NATIONAL RETAIL DRAW TO THE AREA.** WITH FLEXIBLE DEVELOPMENT OPTIONS AND SUBDIVISION AVAILABLE, THIS HIGH-PROFILE PROJECT OFFERS ENDLESS POSSIBILITIES FOR BUSINESSES LOOKING TO **GROW IN ONE OF BROKEN ARROW'S MOST ACTIVE RETAIL CORRIDORS.**



DEMOGRAPHICS

2025 POPULATION

27,939	115,147	406,909
2 MILES	5 MILES	10 MILES

2030 PROJECTION

29,310	119,589	421,894
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$92,036	\$91,361	\$79,662
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$670.8M	\$2.9B	\$9.9B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

5,003	42,579	204,387
2 MILES	5 MILES	10 MILES

THE SHOPS AT ASPEN CREEK



DEMOGRAPHICS

2025 POPULATION

27,965 112,488 399,547
2 MILES 5 MILES 10 MILES

2030 PROJECTION

29,329 116,929 414,350
2 MILES 5 MILES 10 MILES

2025 MEDIAN HH INCOME

\$91,521 \$91,303 \$80,139
2 MILES 5 MILES 10 MILES

CONSUMER SPENDING

\$668.9M \$2.8B \$9.7B
2 MILES 5 MILES 10 MILES

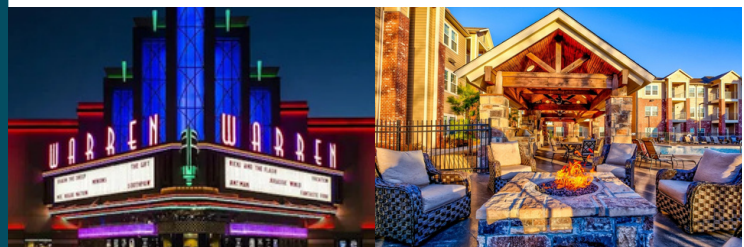
DAYTIME EMPLOYEES

5,378 41,042 200,952
2 MILES 5 MILES 10 MILES

SITE INFORMATION

THE SHOPS AT ASPEN CREEK IS A **PREMIER 150-ACRE MIXED-USE DEVELOPMENT** IN BROKEN ARROW, OKLAHOMA THAT SERVES AS A **PRIME SHOPPING AND ENTERTAINMENT DESTINATION** WITH ONE MILLION SQUARE FEET OF RETAIL, DINING, AND ENTERTAINMENT OPTIONS. **KEY ATTRACTIONS INCLUDE REGAL WARREN BROKEN ARROW**, AN 18-SCREEN STATE-OF-THE-ART MOVIE THEATER, ALONG WITH A 240-UNIT MULTIFAMILY COMMUNITY SET IN A WOODED AND HIGHLY CONVENIENT ENVIRONMENT THAT ADDS **BUILT-IN FOOT TRAFFIC**.

STRATEGICALLY LOCATED AT THE SOUTHEAST CORNER OF ASPEN AVENUE, ALSO KNOWN AS 145TH EAST AVENUE, AND THE CREEK TURNPIKE, THE DEVELOPMENT BENEFITS FROM **EXCEPTIONAL VISIBILITY AND EASY ACCESS**, MAKING IT ONE OF THE **MOST DESIRABLE COMMERCIAL LOCATIONS** IN THE MARKET.



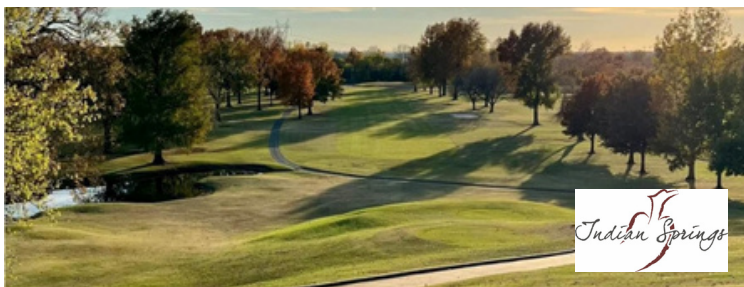
6800 S. ELM



SITE INFORMATION

THIS **EXPANSIVE 22.95-ACRE PARCEL** OFFERS EXCEPTIONAL OPPORTUNITY AND **FLEXIBILITY FOR A WIDE RANGE OF DEVELOPMENT** PROJECTS. WITH PROMINENT FRONTAGE ALONG SOUTH ELM PLACE, ALSO KNOWN AS 161ST EAST AVENUE, THE SITE PROVIDES **STRONG VISIBILITY AND A COMMANDING PRESENCE**. ITS VERSATILE ZONING ALLOWS DEVELOPERS TO **TAILOR THE SPACE TO FIT SPECIFIC PROJECT** GOALS AND MARKET NEEDS.

LOCATED **LESS THAN HALF A MILE FROM THE CREEK TURNPIKE** AND NEAR THE CLUB AT INDIAN SPRINGS, SCHOOLS, RETAIL CENTERS, AND RESTAURANTS, THE PROPERTY BENEFITS FROM **EXCELLENT ACCESSIBILITY AND SURROUNDING ACTIVITY**. POSITIONED WITHIN A DYNAMIC AND THRIVING COMMUNITY, THIS SITE IS **WELL EQUIPPED TO SUPPORT SUCCESSFUL, LONG-TERM DEVELOPMENT**.



DEMOGRAPHICS

2025 POPULATION

25,249	99,345	370,015
2 MILES	5 MILES	10 MILES

2030 PROJECTION

26,225	103,671	384,142
2 MILES	5 MILES	10 MILES

2025 MEDIAN HH INCOME

\$91,392	\$92,550	\$82,299
2 MILES	5 MILES	10 MILES

CONSUMER SPENDING

\$602.9M	\$2.5B	\$9.1B
2 MILES	5 MILES	10 MILES

DAYTIME EMPLOYEES

4,378	28,851	179,547
2 MILES	5 MILES	10 MILES



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