

st & S. 209th E. Ave., Broken Arrow, OK



Buff Creek
Housing Development

Broken Arrow Expy

71st St. (Kenosha)

FOR SALE
± 70 Acres

S. 209th E. Ave.

mpike
files



E 71st St S & S 209th
East Ave, Broken
Arrow, OK 74014



E. 71st & S. 209th E. Ave., Broken Arrow, OK

Buff Creek
Housing Development

FOR SALE
± 70 Acres
(Will Divide)

← 660' ft. →

← 660' ft. →

S. 209th E. Ave.

E. 71st St. (Kenosha)

16,342
CARS PER DAY



PROPERTY HIGHLIGHTS

- Pad sites and various lot sizes available (approx. 660 feet deep)

- Suitable for hotel, restaurant, retail, office, warehouse, or industrial uses

- High-traffic corner location with strong exposure
- Close proximity to major transportation corridors

- Flexible division options based on required acreage
- Pricing varies by location within the development
- Plat and pricing available upon request
- This is a rare opportunity to secure a premier commercial site in a rapidly developing area with strong long-term growth potential.

- Broken Arrow Public Schools
- Broken Arrow Auto Parts
- Casey's General Store
- Walmart
- Lowe's
- Take 5 Car Wash
- Creek Turnpike
- Broken Arrow Expressway
- Timber Ridge Cottages



DEMOGRAPHICS - SOURCE ESRI 2025

1 Mile	3 Miles	5 Miles	
Population	3,050	40,255	106,713
Households	1,096	15,670	40,138
Average HH Income	\$89,637	\$98,439	\$105,436

TRAFFIC COUNT - SOURCE INCDOT 2024

5,766 Vehicles per day	- E. 71st St.
21,593 Vehicles per day	- S. 209th E. Ave.
16,342 Vehicles per day	- Creek Turnpike near Hwy 51



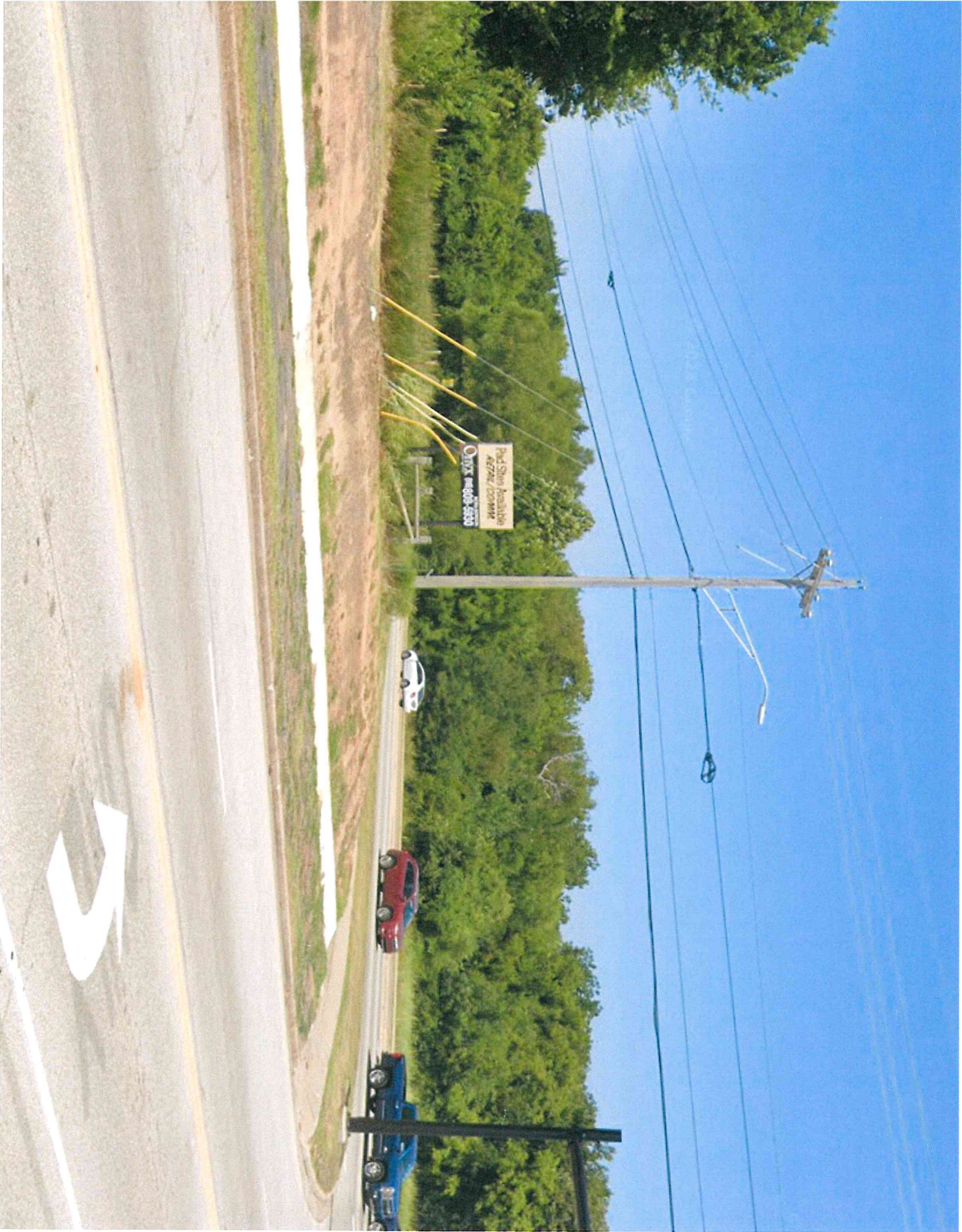
ONXX REALTY GROUP, LLC
 Commercial Development - Investment Property
 All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

NORA GORDON, NAR
 918-808-5930





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E. 71st St. S.

Future Commercial/Office Development

70 Acres For Sale Contiguous Pads Sites

Future Commercial/Office Development



Development Summary

- 50' x 120' = 284 lots
- 60-65' x 120' = 235 lots
- 70' x 120' (Residential Duplex) = 60 lots
- Total Lot Count: 559 Lots**

E. S. 209th

Project # 21076

Stinson



Turner Consulting LLC
 ARCHITECTURE | ENGINEERING | PLANNING
 LANDSCAPE ARCHITECTURE | LAND SURVEYING

1101 DOWLING AVE
 SUITE 200
 DENVER, CO 80202

71st & 209th St, Broken Arrow, OK 74014

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[MANAGE TRANSLATIONS](#)

[ADD ANOTHER LOT](#)

Sale Notes

Sale Notes

Divisible. Price to be determined by location. Various lots available. Corner lot would be priced differently than others. Call for details! Located close to Creek Turnpike. Call for plat with prices. Approximately 1,000 homes to be built within one mile of this location. WOULD ENTERTAIN AN OFFER ON THE ENTIRE 70 ACRES.

323 / 7000 characters used

Listing Completeness: 80%