



Lot 5

Creek 51 Business Park

1608 S 37th Ct,
Broken Arrow, OK

MCP MCGRAW
COMMERCIAL
PROPERTIES

Location Description

The property is strategically located at the intersection of Highway 51 and the Creek Turnpike in Tulsa, Oklahoma, offering prime access to major regional transportation corridors. This high-visibility, high-access location sits at a critical junction for east-west and north-south freight movement across the Tulsa metro and beyond.

Positioned within a growing industrial corridor, the site benefits from proximity to the Tulsa Port of Catoosa, Tulsa International Airport, and key logistics operators. The surrounding area is characterized by industrial users, distribution centers, and light manufacturing facilities, making it ideal for new industrial development.

With infrastructure in place and zoning supportive of industrial use, this park-ready site presents a shovel-ready opportunity for developers seeking a well-connected, growth-oriented location within a business-friendly environment.

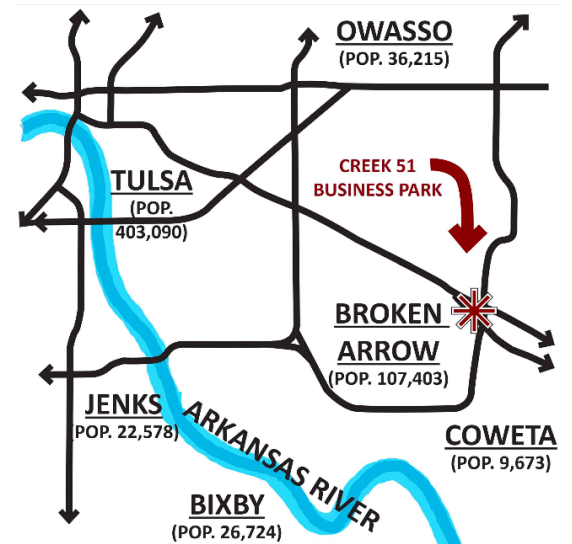
- Creek 51: ~ 27,406 per day (AADT 2024)
- Creek Turnpike: ~19,712 per day (2024 AADT)

Price: \$2,352,632

Size: +/- 18.004 acres

Zoning: IL

Context Map



Contact:

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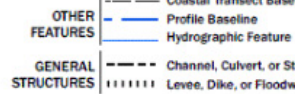
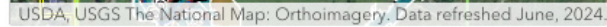
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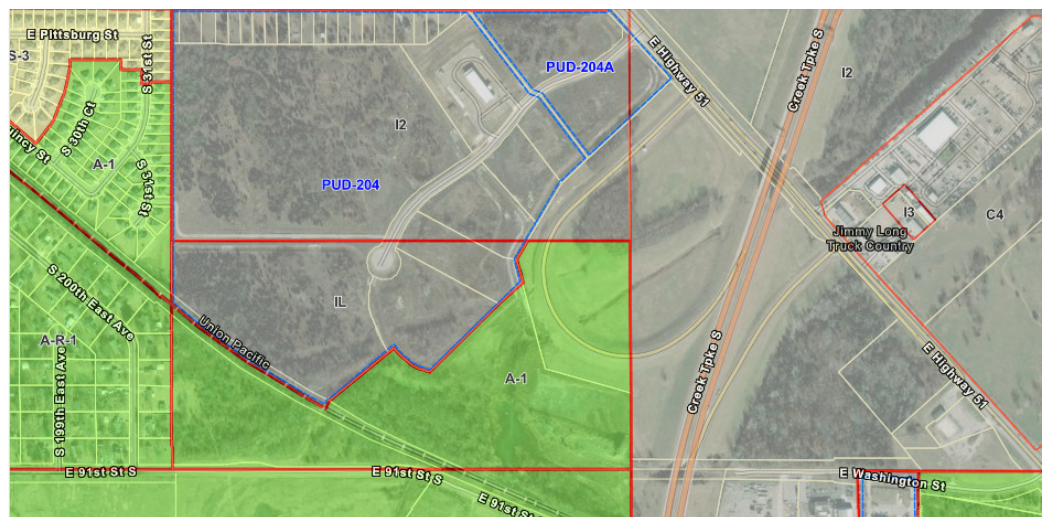
Property Photos



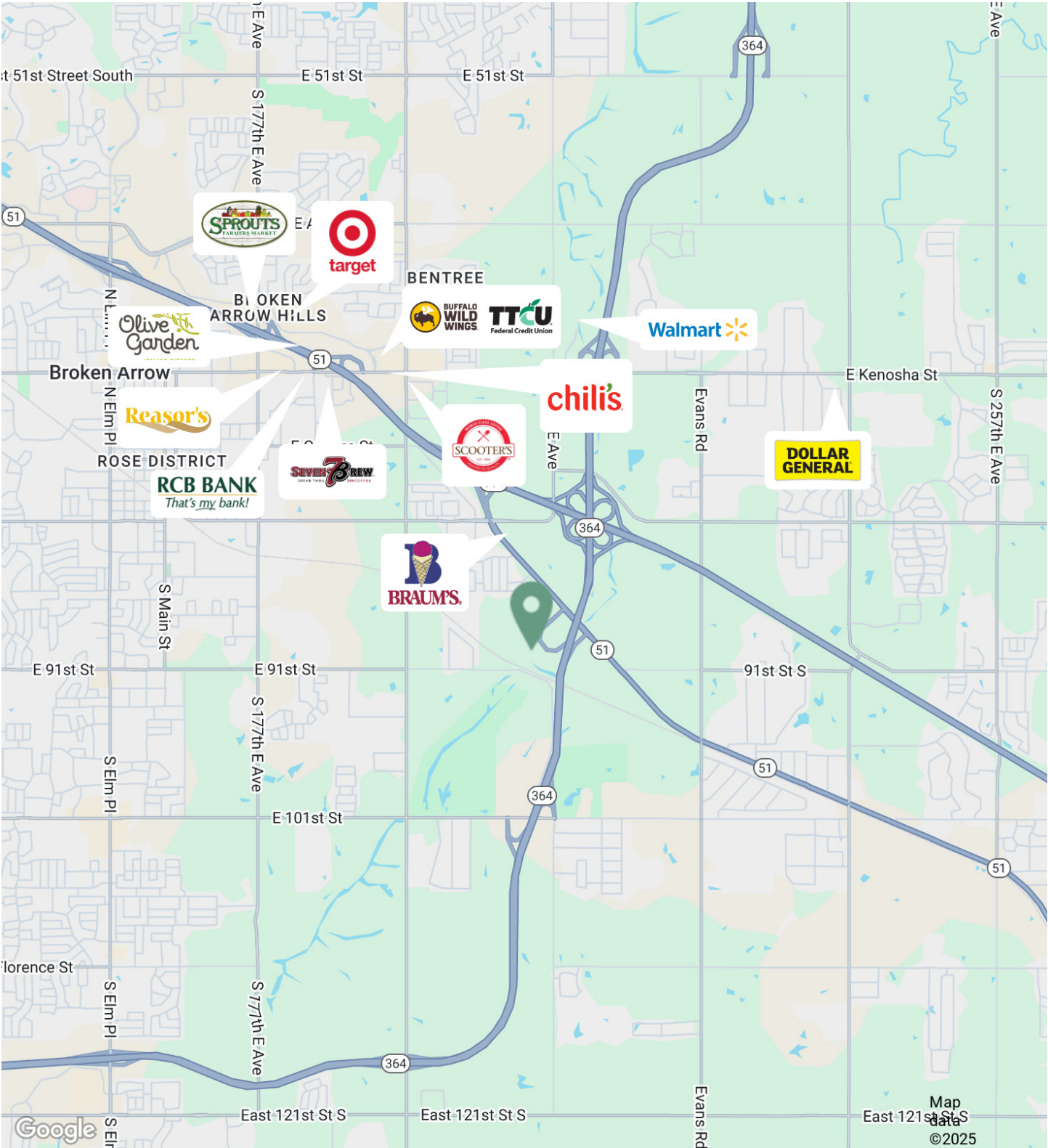
Zone X (Area of Minimal Hazard)



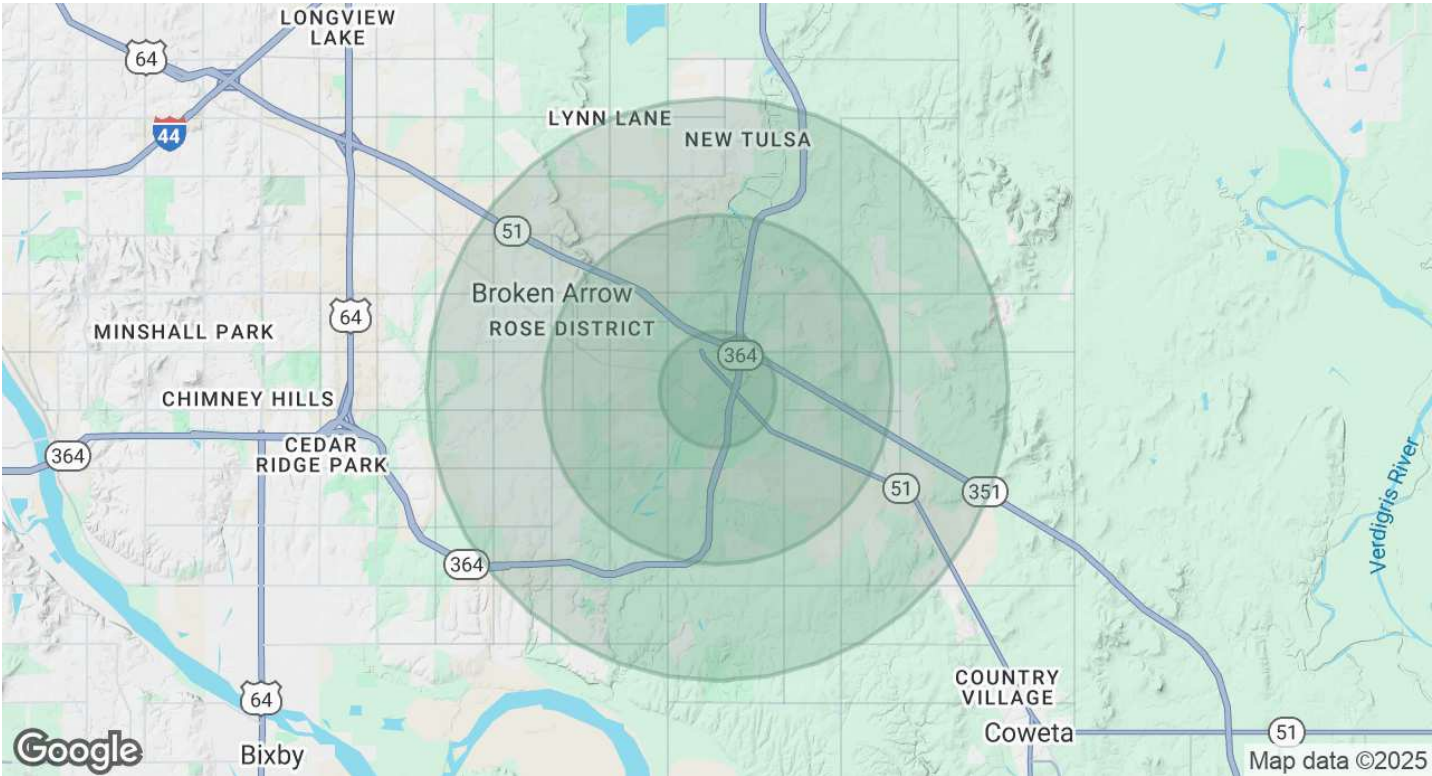
Zoned IL



Location Map



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,916	31,603	117,731
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	718	12,029	43,983
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$102,644	\$100,408	\$103,773
Average House Value	\$217,312	\$255,450	\$265,552

Demographics data derived from AlphaMap

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.