



CHINOWETH & COHEN
COMMERCIAL

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*Specializing in Commercial
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1

2.35 +/- Acres For Sale • \$1,400,000

3140-3150 N. Aspen Ave., Broken Arrow, OK 74012

Vacant land fronting N. Aspen Ave. (S. 145th E. Ave) just south of East 51st St. in BA.



Please note the property outline on this page and on pages 2 and 3 are an estimation for marketing purposes.

Information is deemed reliable but not guaranteed. Buyer to verify all information.

7510 E. 111th St. S. | Bixby, OK 74008 • Office: 918.970.4550 | Fax: 918.943.3155



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PROPERTY DETAILS:

- **ACREAGE:** 2.35 +/- ACRES
- **SQ. FT.:** 102,338 +/- SQUARE FEET
- **ZONING:** CH (Commercial Heavy)

FEATURES:

The Broken Arrow Comprehensive Plan use designates CH zoning for this property. Table 4-1: Land Use Intensity System Zoning Districts Table in the Comprehensive Plan notes that the CH zoning will allow for Districts Level 6 and possibly Level 7. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of major transportation corridors. Nodes along Elm Place, Aspen Avenue, and Kenosha Street, as well as key interchanges along the Broken Arrow Expressway and the Creek Turnpike, are all appropriate areas for Level 6 development. Typical uses could include large shopping centers, big box retailers, commercial, automotive, and office/employment centers. Industrial Light (IL) would be considered in accordance with the Comprehensive Plan under certain conditions.

Zoning District Level 7 could possibly be allowed. However, each specific use would need to be authorized by the City of Broken Arrow.

- **ACCESSIBILITY:** South of the intersection of N. Aspen Ave. (S. 145th E. Ave.) and S. 51st St.
- **FRONTAGE:** 164.82 +/- FEET (north/south street) on N. Aspen Ave. (S. 145th E. Ave.)
- **TRAFFIC COUNT:** 17,000 - VPD - S Aspen Ave. - Data provided by ESRI
- **UTILITIES:** Water and electricity to the property. Sewer is across the road.

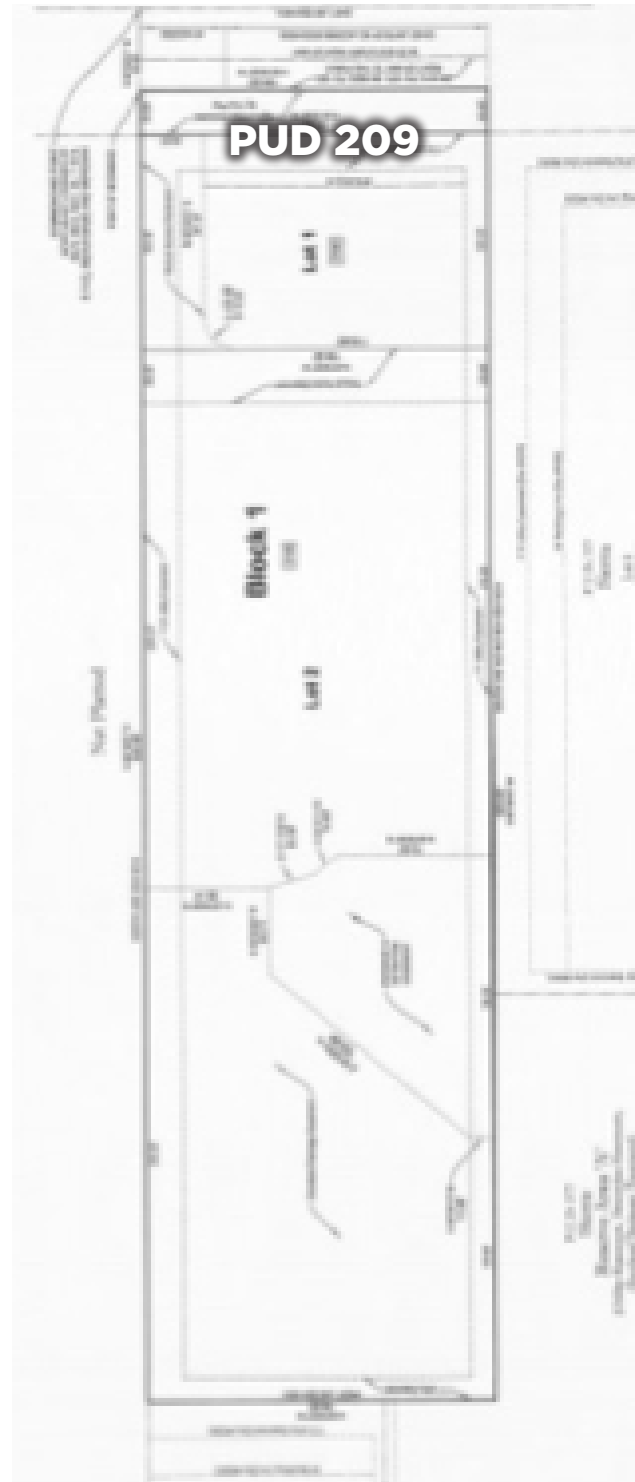
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Vacant land fronting N. Aspen Ave. (S. 145th E. Ave) just south of East 51st St. in BA.
Currently there are no structures on this property.



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Traffic Count Map - Close Up

3140 N Aspen Ave, Broken Arrow, Oklahoma, 74012 2

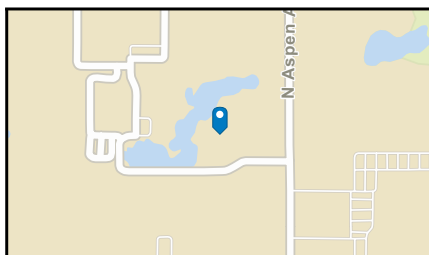
3140 N Aspen Ave, Broken Arrow, Oklahoma, 74012

Rings: 1, 2 mile radii

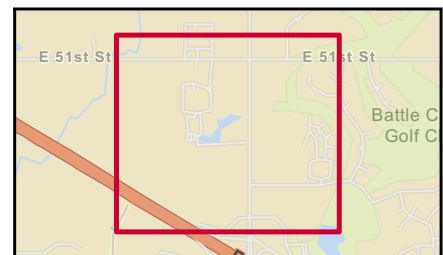
Prepared by Esri

Latitude: 36.08612

Longitude: -95.81669



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

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3140 N Aspen Ave, Broken Arrow, Oklahoma, 74012
Ring of 1 mile

HOUSING



\$13,973

Mortgage Payment & Basics



\$7,393

Average Rent

KEY DEMOGRAPHIC FACTS



6,116

Population



\$90,752

Household Income



8,098

Daytime Population

EMPLOYMENT



White Collar

71.0%



Blue Collar

19.8%



Services

9.3%

2.2%

Unemployment Rate

Information contains data provided by Esri-U.S. BLS (2024), Esri (2024, 2029), Esri-Data Axle (2024).

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Workday Drive KEY FACTS

3140 N Aspen Ave, Broken Arrow, Oklahoma, 74012
Ring of 1 mile



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



1,564 households are *Workday Drive*

57.4% of households are in this segment

Workday Drive: Family Landscapes LifeMode

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children...

ABOUT THIS SEGMENT



Most households have 2 or 3 vehicles. Residents often have long travel time to work.



Family-oriented purchases and activities dominate, TVs, movie purchases, children apparel and toys, and visits to theme parks or zoos.



Well insured and invested in a range of funds, from savings accounts or bonds to stocks.



Outdoor activities and sports are popular. Like to eat out, as well as participate bicycling, jogging, golfing, and boating.



Connected, with a host of wireless devices - anything that enables convenience, like banking, paying bills, or even shopping online.

ABOUT THIS AREA

Household Type:

Single Family

Employment:

Prof; Mgmt

Median Age:

36.6

Median Household Income:

\$90,752

Education:

59.3% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

6,116

Population

2,726

Households

2.24

Avg Size
Household

106

Wealth
Index

112

Housing
Affordability

71

Diversity
Index

\$312,048

Median Home
Value

2.50%

Forecasted Annual
Growth Rate

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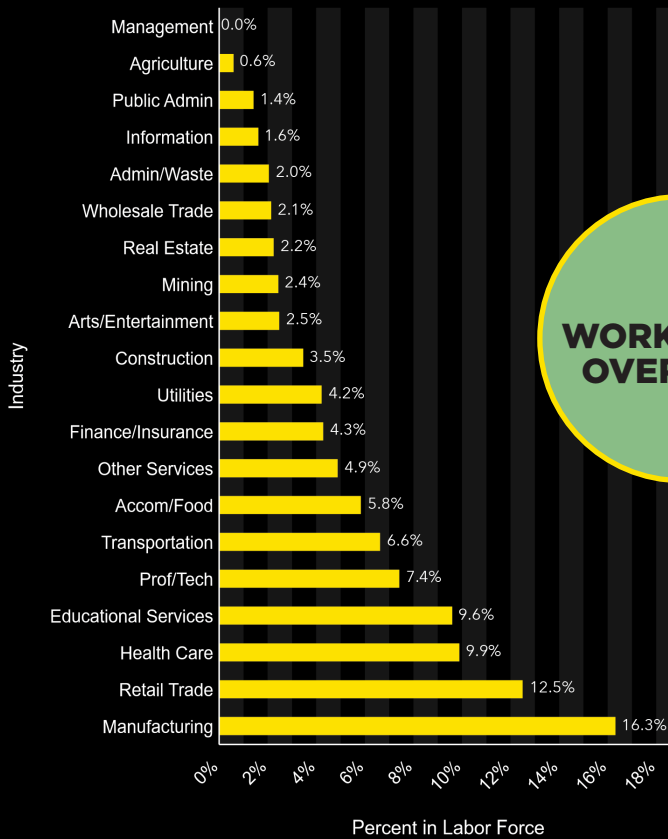
Economic Development Profile

3140 N Aspen Ave, Broken Arrow, Oklahoma, 74012

Ring of 1 mile

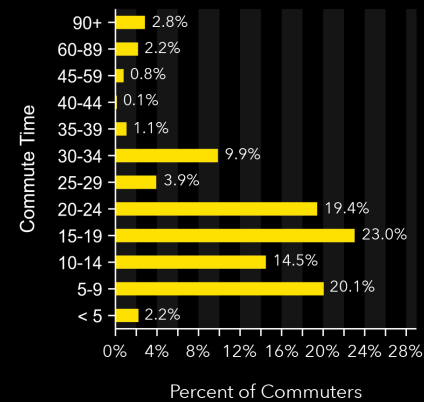


Labor Force by Industry

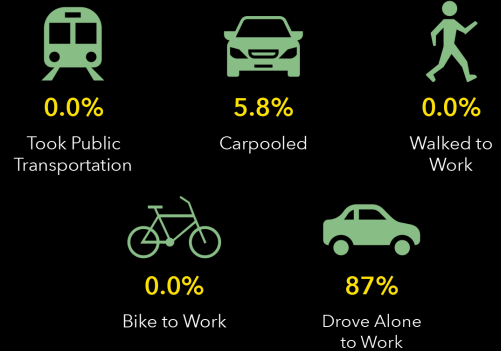


WORKFORCE OVERVIEW

Commute Time: Minutes



Transportation to Work



9.3%

Services



19.8%

Blue Collar



71.0%

White Collar

Employment



9.3%

Services



19.8%

Blue Collar



71.0%

White Collar

Employment

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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