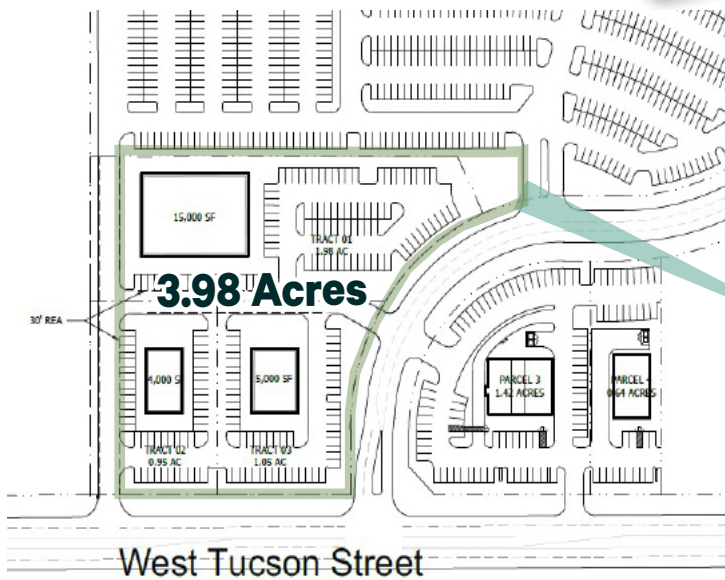


Outparcel and Development Land for Sale

NEC of Aspen & Tuscon, Broken Arrow, OK 74011

CBRE



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Lots For Sale at Aspen and 121st

Property Information

Two lots of land available for purchase in South Broken Arrow. These prime lots offer excellent visibility and access, perfect for retail, office, or mixed-use development. With close proximity to major highways and a growing community, your business will benefit from high traffic and a vibrant local economy. Nearby retail includes: Regal Warren Theaters, Starbucks, Walmart, Aldi, Chick-fil-A and Taco Bell.

Acres	Square Feet
36	1,568,160
3.98	173,369

Demographics	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	7,418	47,375	112,198
2024 Households - Current Year Estimate	2,875	17,834	42,203
2024 Average Household Income	\$102,906	\$111,025	\$115,090

Traffic Counts	Vehicles per day
Creek Nation Turnpike	34,602 VPD
S. Aspen Ave.	9,100 VPD
W Tucson St.	4,600 VPD

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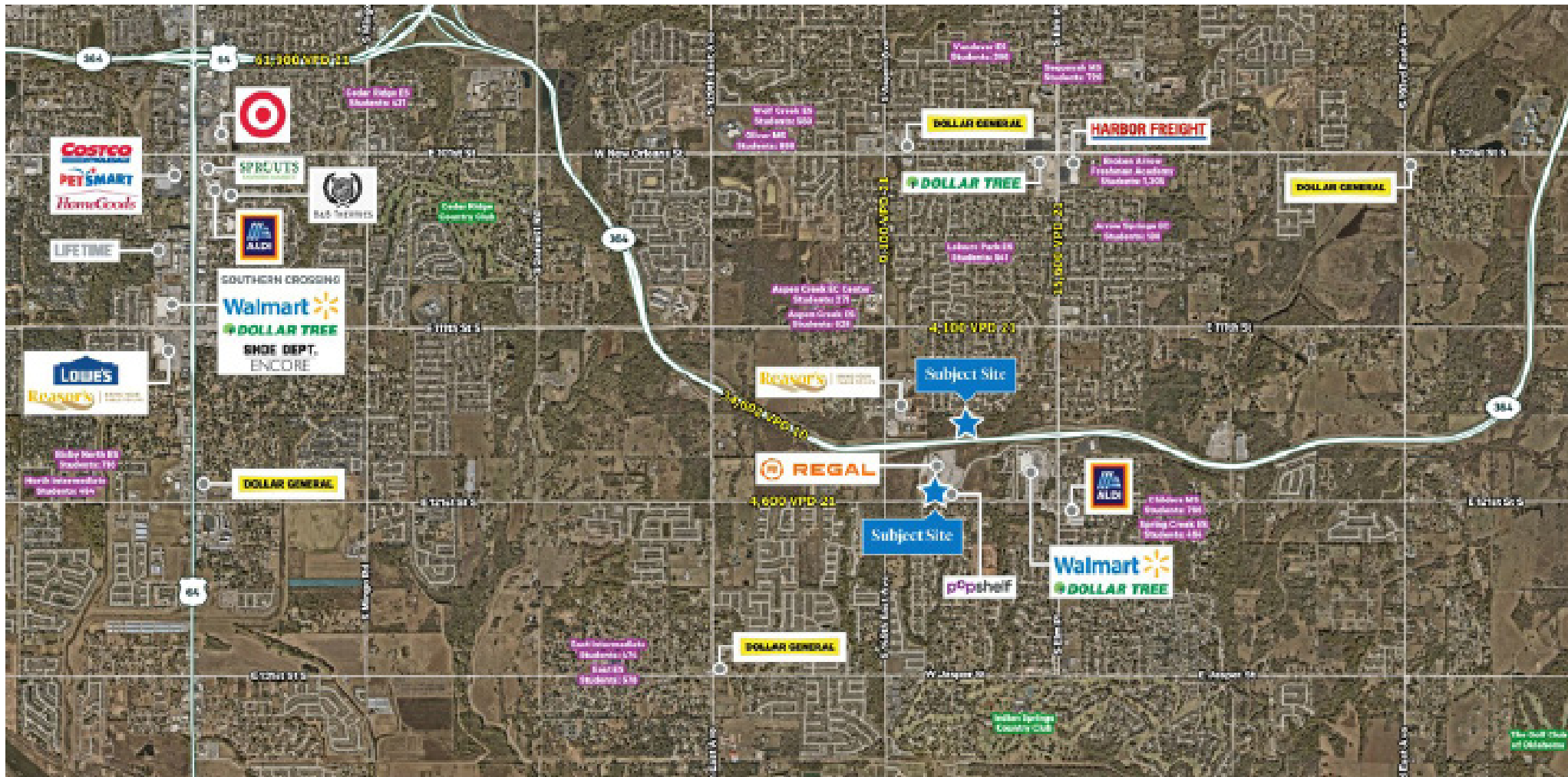
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