



4404 - 4416 W Houston St, Broken Arrow, OK

Investment Description

Introducing an exceptional owner/user opportunity in the coveted Broken Arrow, Oklahoma submarket. This ideal location is at 4404-4416 W Houston Street, in the heart of Broken Arrow. The area is renowned for its vibrant community and growing economy, offering a favorable environment for business. This prime location boasts easy access to major transportation routes and is in close proximity to medical facilities, making it an attractive choice for medical professionals.

The impressive 10,520 SF* building contains four units with three tenants in place. One of the existing tenants is on a short term lease and this presents an opportunity for owner/user to occupy up to ±4,796 SF

*10,520 SF is from recent field measurement. Tulsa County Assessor reflects 10,740 SF.

Demographics	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	3,882	15,834	34,037
TOTAL POPULATION	10,961	41,422	86,142
AVERAGE HH INCOME	\$129,919	\$108,317	\$103,652

Offering Summary

SALE PRICE:	\$2,040,600 (\$193.97/SF)
GROSS ANNUAL RENT (IN-PLACE):	\$136,065 (effective 10/1/24)
BUILDING SIZE:	10,520 SF
NUMBER OF UNITS:	4

PROPERTY HIGHLIGHTS

- Versatile interior layout for office or medical use
- Ideal for medical owner/user
- New lease recently executed with dentist
- Ample parking for staff and visitors
- High visibility, well-maintained and easy access
- Convenient location near major transportation routes



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PROPERTY OVERVIEW

BUILDING NAME	Starkey Building - Forest Creek Business Park
PROPERTY TYPE	Multi-Tenant Office / Medical Office
LOCATION	4404-4416 W Houston St, Broken Arrow, OK 74012
YEAR BUILT	2006
BUILDING SIZE	10,520 SF per recent field measurement, 10,740 SF per county assessor.
LAND AREA	11,822 SF or 0.2714 Acres More or less, subject to verification by survey.
SITE DESCRIPTION	The subject site is generally rectangular in shape with frontage along the N side of W Houston St (E 81st St). It is platted as four separate lots. The topography is generally level & arterial visibility. All utilities are available to the site.
CONSTRUCTION	Stucco exterior w/ exterior trim & large windows around the entire building.
MECHANICAL	The units are heated and cooled by exterior condensing units. Each building has approx. 2 units. All units have gone through regular preventative maintenance checks.
INTERIOR	Interior spaces are a mixture of open plan & hard-walled offices w/ dropped ceilings & standard office/medical finishes.
ROOF	Original Roof with regular maintenance
PROPERTY TAXES	\$16,854
FLOOD ZONE	Unshaded Flood Zone "X" (non-hazardous flood plain)
ZONING	PUD 146A Development Area 2 O3 - Office District - Declaration CG - General Commercial City of Broken Arrow

TENANT INFORMATION

- FLOSS BOSS PEDIATRIC DENTISTRY - Dr. Mark Gilstrap, DMD, recently opened his practice in the lower level (3,498 SF) of suites 4404-4408 and signed a three year lease. The space includes a large waiting area with built-in jungle gym and bright primary colors that appeal to children. The dental space contains four operatories with room to expand into future operatories, two restrooms, lab, x-ray, breakroom and employee lounge.
- PROACTIVE SPORTS & SPINE - ProActive Sport & Spine has been a tenant in the property for over ten years. They occupy 2,465 SF on the first floor of suite 4412. Dr. Travis DeArmon has been a chiropractor in the Tulsa area since 2007. They offer Dynamic Neuromuscular Stabilization, Chiropractic, Therapeutic Exercise, Low Level Laser Therapy, Myofascial Release and Stemwave Therapy. Website: <http://psaschiro.com/>
- HALL'S ANCHOR OF HOPE - Hall's Anchor of Hope recently signed a three-year lease for the lower level of Suite 4416. They occupy 2,235 square feet (1,733 SF on the first floor and 493 SF on the 2nd floor) They are a therapy group for adults, children, couples individuals and families. They have been in business since 2021. Website:<https://anchorofhopeba.org/>



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OWNER/USER INVESTMENT OPPORTUNITY



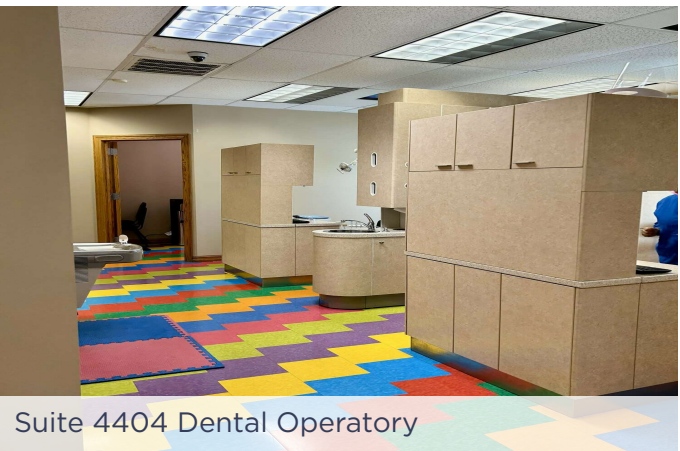
Suite 4404 Reception



Suite 4412 Reception



Suite 4416 Reception



Suite 4404 Dental Operator



Suite 4412 2nd Floor



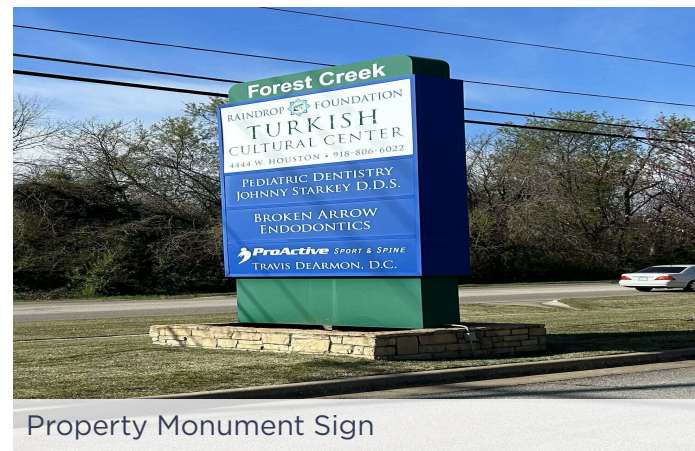
Suite 4416 Office Area



Suite 4404 Administrative Area



Suite 4404 2nd Floor



Property Monument Sign



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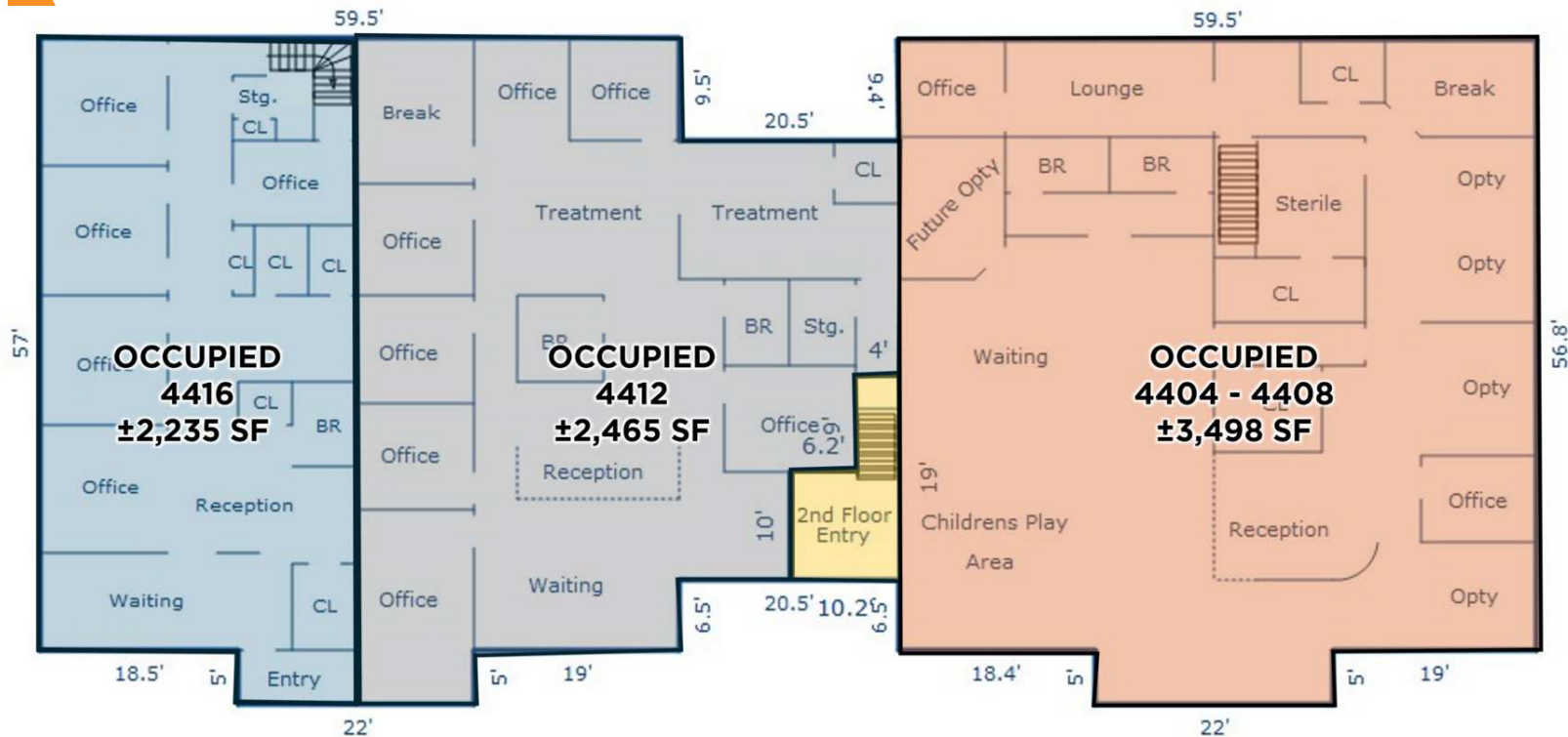


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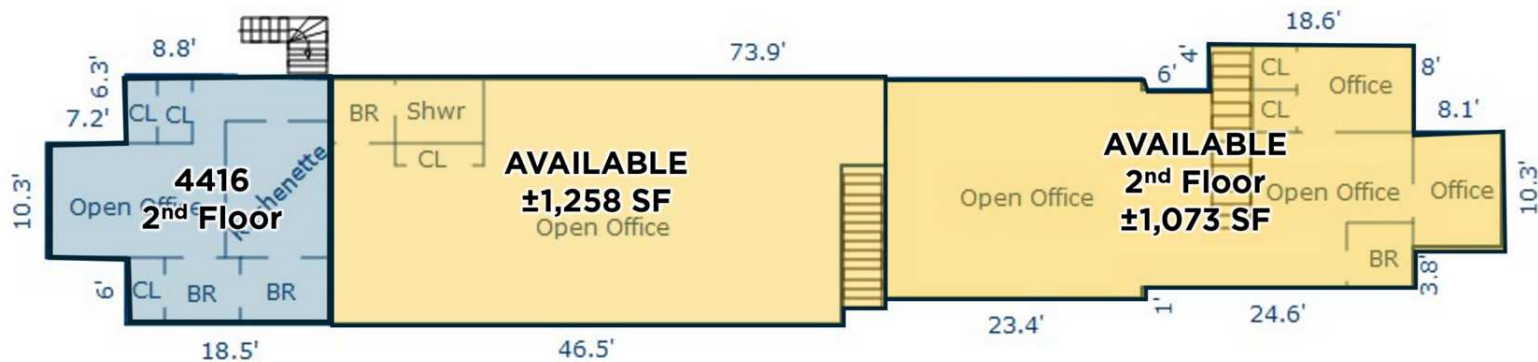


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



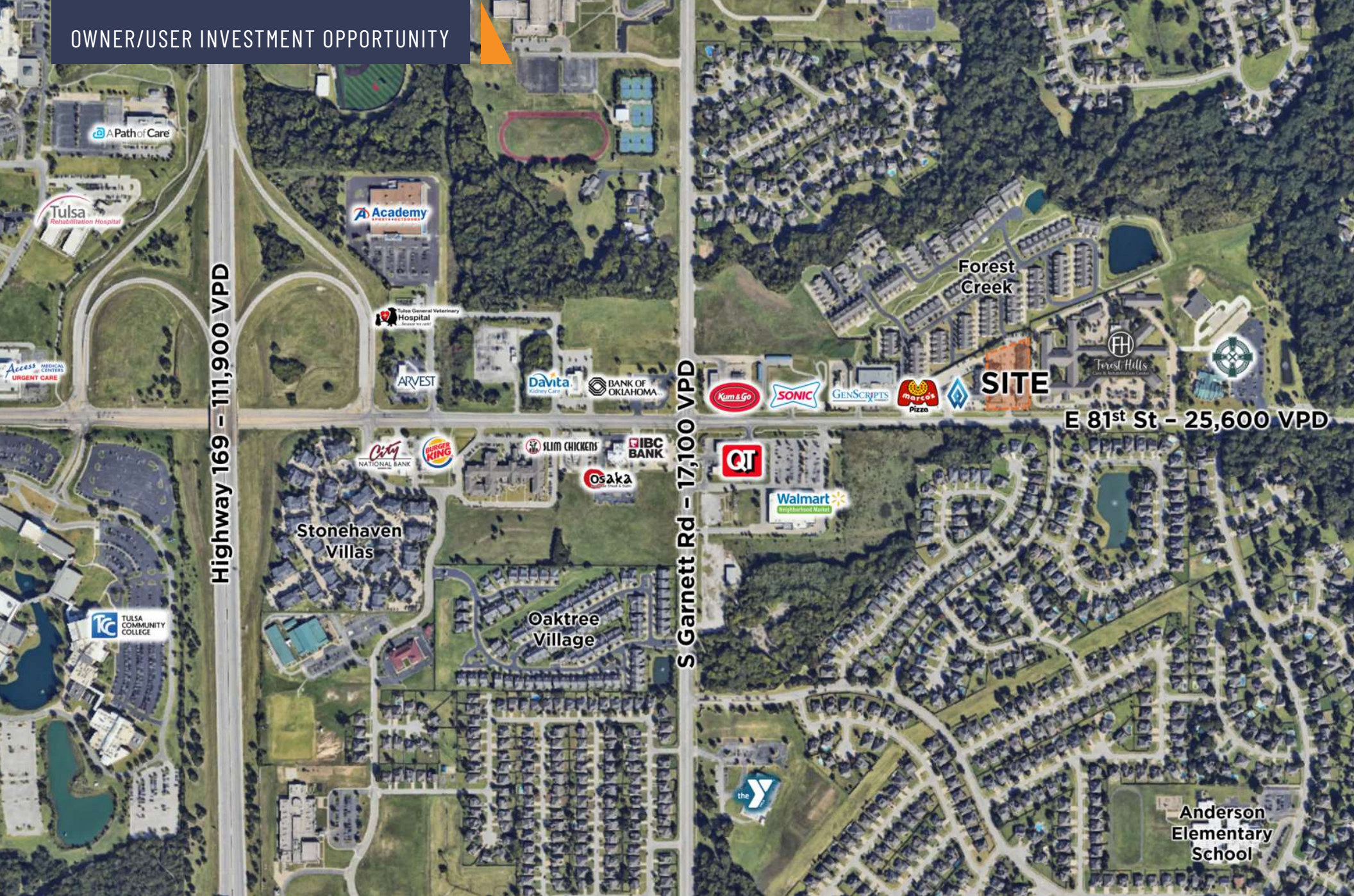
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