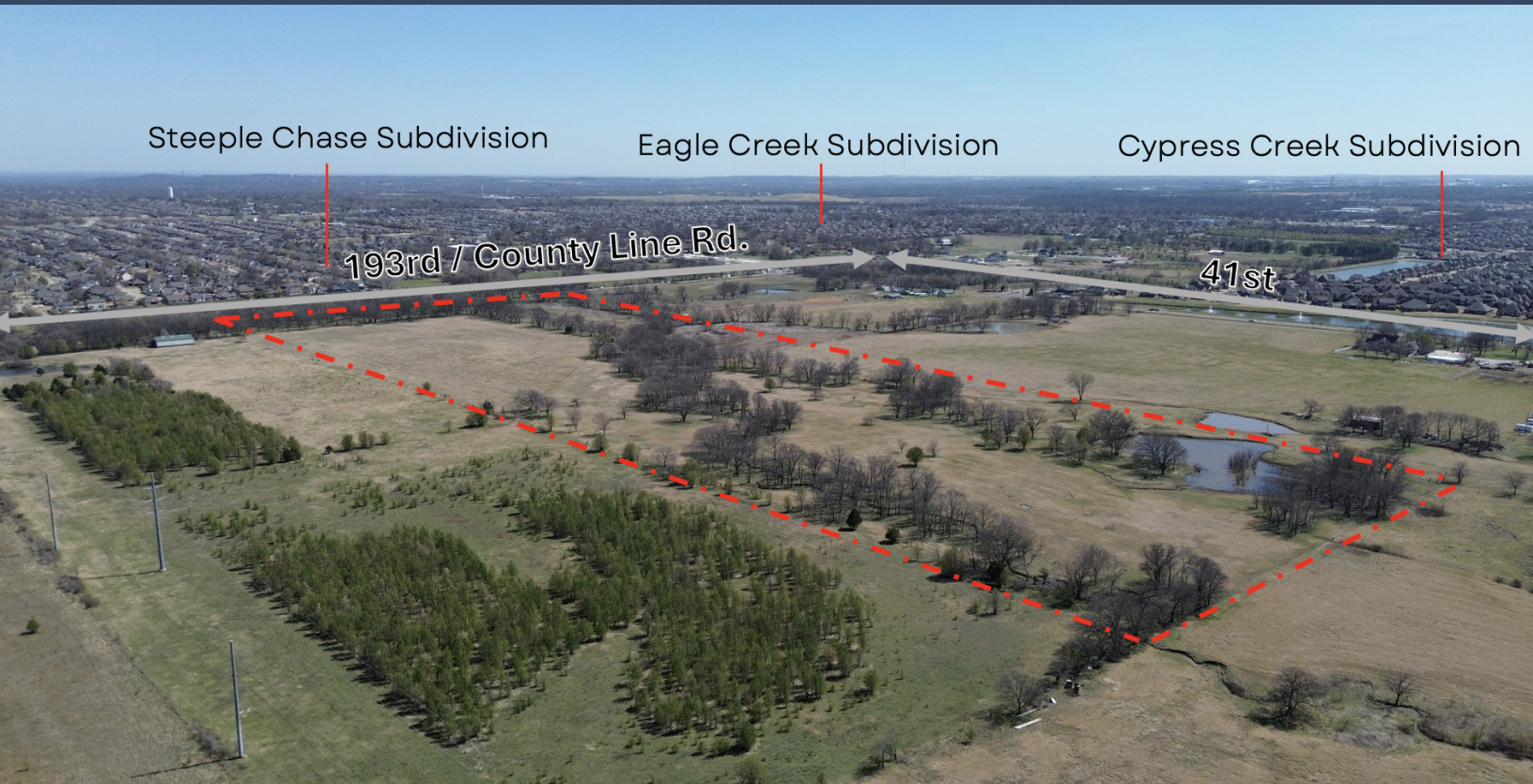


PROPERTY SUMMARY



PROPERTY DESCRIPTION

This ±40-acre development opportunity is strategically located in the path of growth in North Broken Arrow, one of the Tulsa metro’s most sought-after and rapidly expanding residential corridors. Positioned near the intersection of 41st Street and 193rd East Avenue, the property benefits from strong surrounding subdivisions and planned retail expansion, including a future Walmart nearby, driving continued demand for housing. The site features generally flat topography with utilities available, including planned sanitary sewer service by the Tulsa County, making it well-positioned for near-term development. Approximately 25 usable acres provide a functional layout for residential development, with the remaining area offering natural drainage and open space potential. With strong household incomes, population growth, and continued eastward expansion of Tulsa, this property presents an exceptional opportunity for developers seeking to capitalize on Broken Arrow’s momentum.

PROPERTY HIGHLIGHTS

- Tulsa County has approved plans to run sewer down County Line Rd.
- Future Walmart at the intersection of 41st & 193rd
- Thriving residential development corridor

OFFERING SUMMARY

Sale Price:	\$1,125,000
Acres:	40 AC
Price / AC:	\$28,000
Zoning:	AG
Utilities:	Sewer, Water, Electric, Gas
Topography:	Flat
Zoning Jurisdiction:	Tulsa County

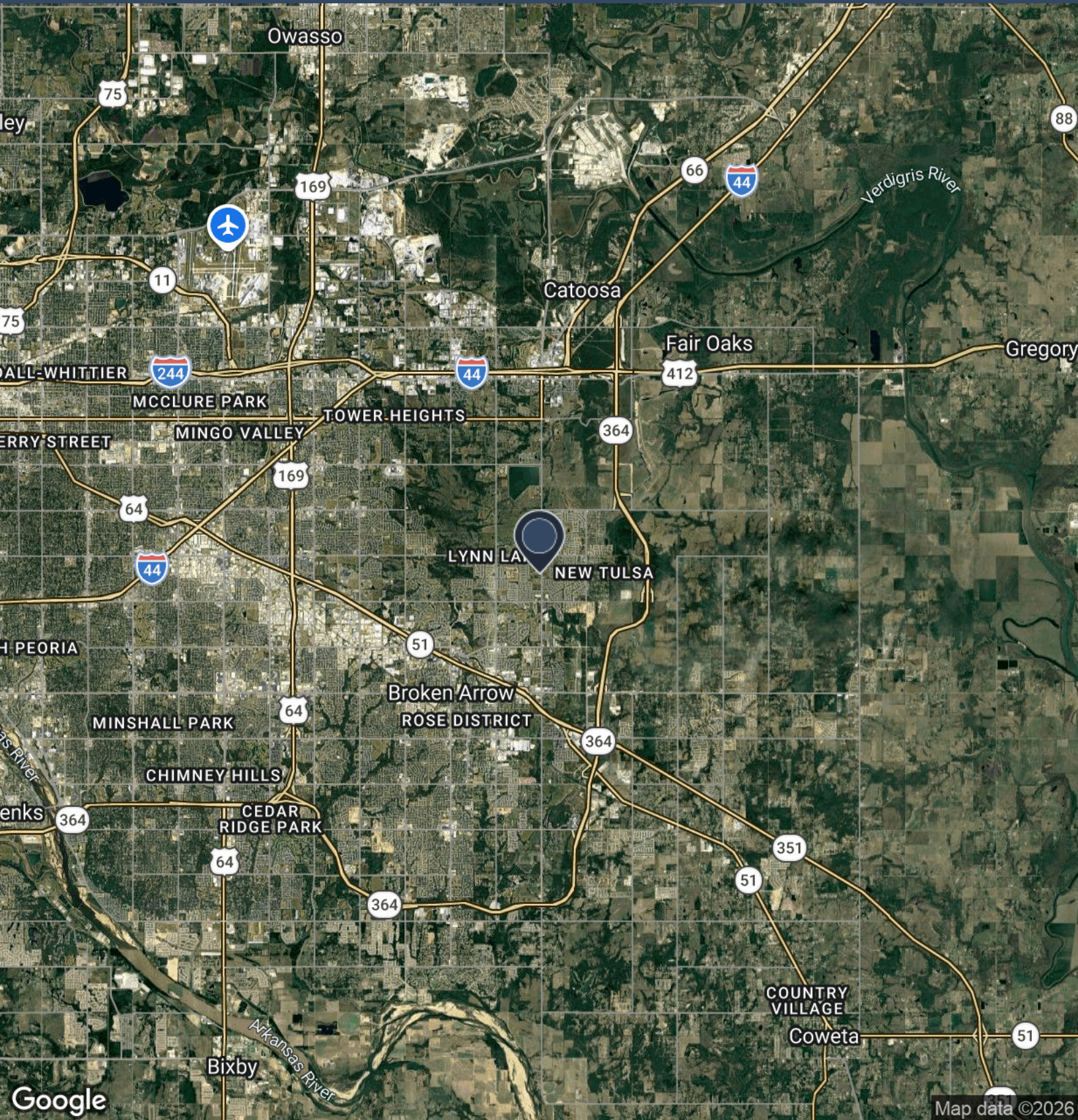
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	285	1,015	3,806
Total Population	782	2,847	10,797
Average HH Income	\$122,792	\$120,393	\$113,679

CHANDLER MOREAU

Owner / Managing Broker
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LOCATION MAP

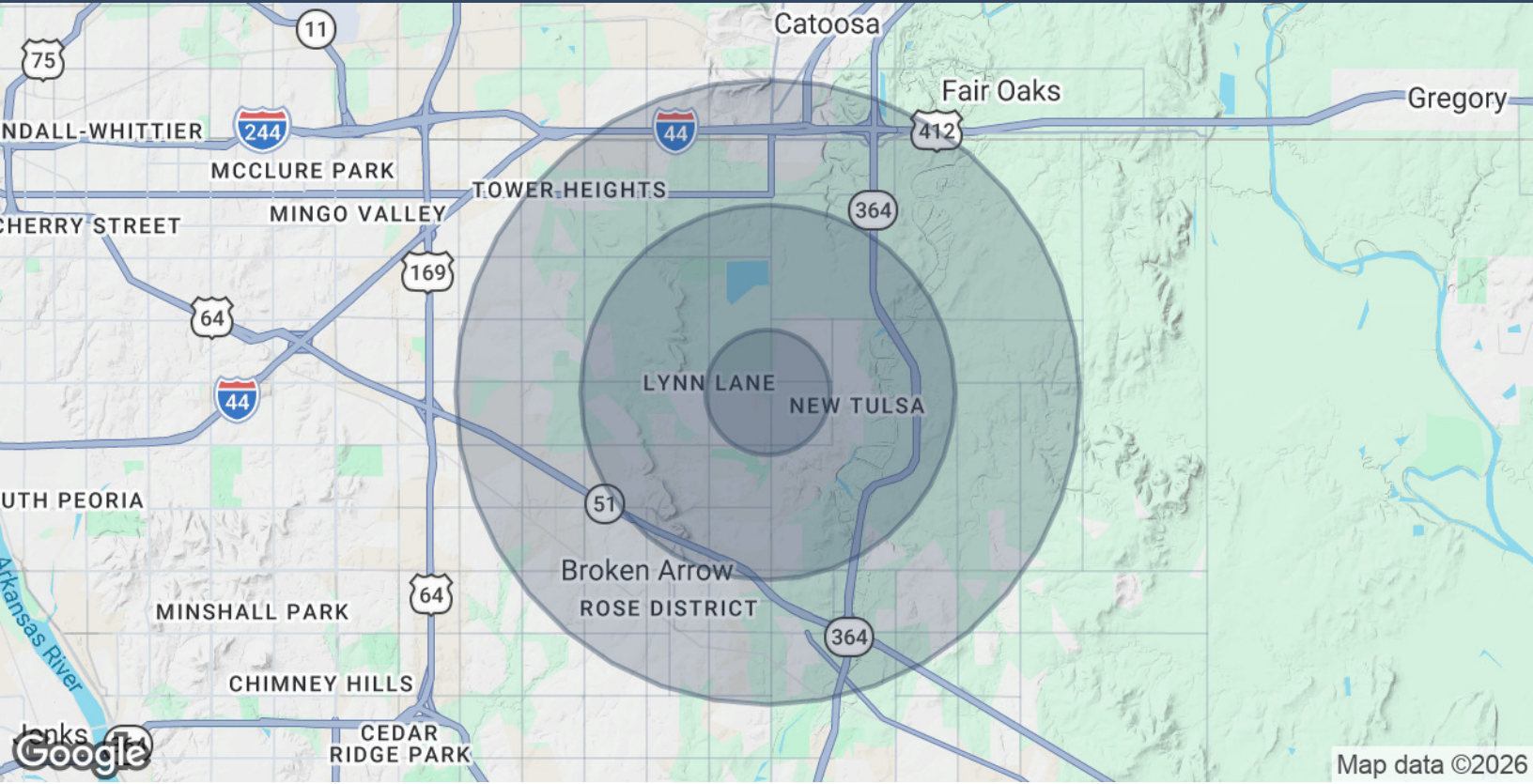


Google

Map data ©2026

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	782	2,847	10,797
Average Age	36.5	36.0	35.3
Average Age (Male)	36.7	36.1	35.0
Average Age (Female)	36.2	35.8	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	285	1,015	3,806
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$122,792	\$120,393	\$113,679
Average House Value	\$261,666	\$253,003	\$246,676

2023 American Community Survey (ACS)

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