

East Broken Arrow Pad Site For Sale

Southeast Corner of E. Kenosha St. & N. Evans Rd., Broken Arrow, OK

Contact

Steve Walman	918-481-8888	steve@walmancommercial.com
Justin Brown	918-481-8888	justin@walmancommercial.com
Candice Swim	918-481-8888	candice@walmancommercial.com



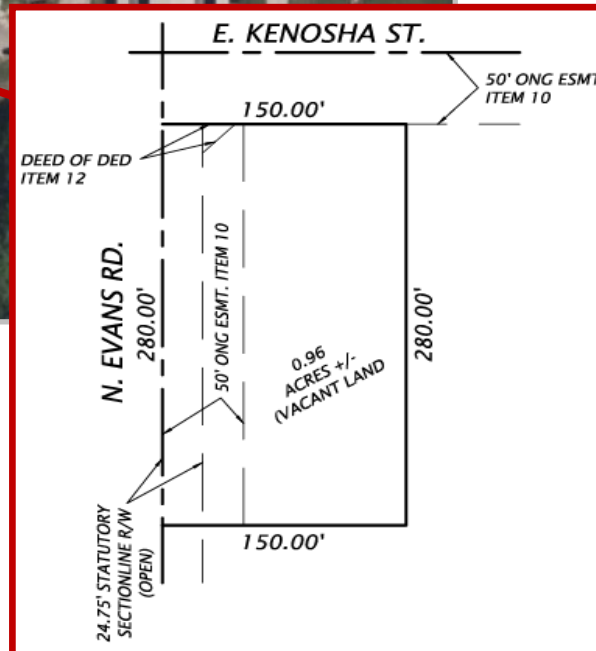
Highlights

- .96 acre, hard corner, pad site on signalized intersection
- Almost 20,000 vehicles passing the site daily
- Excellent visibility and access
- Average household income above \$108,000 within 3 miles of site
- New QT coming soon across the street
- Strong residential growth occurring in East Broken Arrow, with more than 1,000 single family homes planned east of the Creek Turnpike

- Located between Forest Ridge Golf Club and Walmart
- Less than 1 mile from the Creek Turnpike
- Arterial frontage along E. Kenosha
- Prime location within the underserved trade area of East Broken Arrow

Demographics

MILE RADIUS	1	3	5
Population:	2,747	48,278	87,073
Households:	1,069	10,977	32,592
Avg. H.H. Income:	\$116,082	\$108,066	\$107,374
E. Kenosha St.	19,874 vpd		
Creek Turnpike	17,753 vpd		



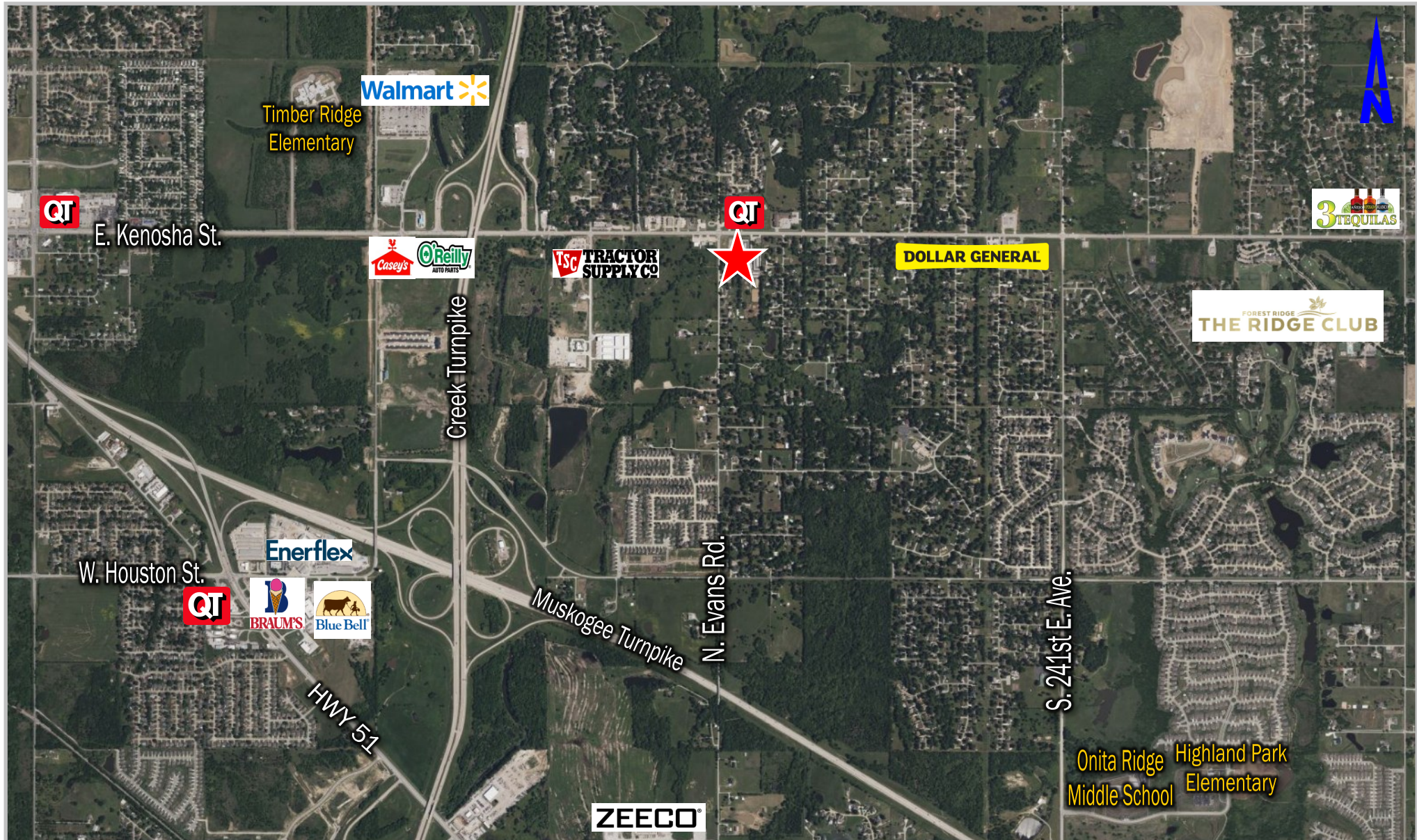
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Location Map

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Community Profile

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BROKEN ARROW Oklahoma COMMUNITY PROFILE



BROKEN ARROW
117,762

POPULATION

60-MIN RADIUS
1,167,034
*From Rose District



City Labor Force
63,167

Businesses
3,773

Med. HH Income
\$78,461

Avg. Commute
21.5

Med. Home Value
\$217,529

Med. Age
38.1

Retail Trade Area



Primary Trade Area:
Population: 276,159
Total Purchasing Power:
\$26 billion
15 Min. Drive Time

Secondary Trade Area:
Population: 772,441
Total Purchasing Power:
\$75.9 billion
30 Min. Drive Time

Retail Market Potential Index

Health- Club
Exercise 2x + per
week



109
100 is the US average which means Broken Arrow has a 13% increase in this type of behavior.

2023 TAXABLE GOODS SOLD
\$3.85 BILLION
MEDIAN DISPOSABLE INCOME
\$63,951K
PROJECTED 5-YEAR SPENDING GROWTH
\$1.9 BILLION

Cost Of Living

Cost of Living Index: 88.1
Grocery Items: 95.2
Housing: 82.1
Utilities: 92.3
Transportation: 83.3
Healthcare: 86.3
Misc Goods: 90.1



Low Cost of Living



More Disposable Income

Sales Tax by County

Wagoner County	9.35%
Tulsa County	8.42%



TAXES

Oklahoma Income Tax Rates

Max Personal Income Tax	4.75%
Corporate Tax Rate	4.0%

#1 BEST CITY IN OKLAHOMA FOR FIRST TIME HOME BUYERS
WALLETHUB 2020

MOST LIVABLE SMALL U.S. CITY
U.S. CONFERENCE OF MAYORS 2018

#9 LOWEST CRIME CITY IN U.S.
BUSINESS INSIDER 2018



Housing Units

City of BA
46,755



Educational Attainment

94.2% High School Graduate or Higher
5.1% Above US Average

CONTACT Jennifer Rush JRush@BrokenArrowOK.gov 918-629-4529

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