

51 WEST - 3611 E NASHVILLE ST



OAK CREEK SOUTH NEIGHBORHOOD (313 HOMES)



RETAIL LOTS AND FUTURE RETAIL SHOP SPACE AVAILABLE

STATE HIGHWAY 51/OK - 51 (27,406 VPD)

### Location Description

Pad and Future Strip opportunities at the interchange of State Highway 51, The Creek Turnpike, and the Muskogee Turnpike in Broken Arrow. These opportunities sit adjacent to major area employers and feature strong visibility from one of Broken Arrow’s major traffic carriers, Highway 51. Broken Arrow is one of the most affluent and rapidly growing suburbs in Oklahoma. This site is directly across from Blue Bell Creameries and benefits from above average daytime population.

### Property Highlights

- Multiple Pads Available
- Quick Access to the Creek Turnpike and Broken Arrow Expressway
- Proximity to Major Employers
- Shovel Ready Pad Delivery

### Sales Price

LOT 1:	\$14.50 PER SF
LOT 2:	CONTACT BROKER
LOT 3:	\$14.50 PER SF

### Demographics

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	836	11,746	42,734
TOTAL POPULATION	2,242	30,863	114,331
AVERAGE HH INCOME	\$102,365	\$101,440	\$103,731

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DOWNTOWN  
TULSA  
(17 MILES  
NORTHWEST)

OAK CREEK  
SOUTH  
NEIGHBORHOOD  
(313 HOMES)

RETAIL LOTS AND  
FUTURE RETAIL SHOP  
SPACE AVAILABLE

DOLLAR  
GENERAL

Tulsa  
Bone & Joint

QUICK N CLEAN  
CARS WASHED...  
QUICK & SIMPLE

QT

SUNBELT  
RENTALS

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LEGACY  
COMMERCIAL PROPERTY ADVISORS

as 9/23

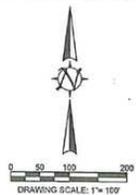
**OWNER/DEVELOPER**  
51 WEST CENTER LLC  
EMAIL: msh@wvc.com  
PHONE: 918.655.1007  
ATTN: MAX HEIGENREICH

**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
PO BOX 2138  
SAND SPRING, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288

Sanitary Sewer Plan  
for

# 51 WEST

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18), RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.



**BENCHMARK**  
CHISELED X ON NORTH SIDE OF NASHVILLE STREET APPROX. 153 FEET NORTH AND 145 FEET WEST OF NORTHWEST CORNER OF PROPERTY. ELEV= 731.80 (NAVD 1988)

**LEGEND**

- AC... AIR CONDITIONER UNIT/PAD
- 4GN... 4 GRATE AREA INLET
- AMH... ACCESS MANHOLE
- BL... BUILDING SETBACK LINE
- BW... BANDED WIRE FENCE
- BC... BOTTOM OF CURB
- BM... BENCHMARK
- BOP... BEGINNING OF PROJECT
- CL... CHAIN LINK FENCE
- CCI... CONCRETE CURB INLET
- CICI... CAST IRON CURB INLET
- CCNC... CONCRETE
- CPED... CABLE/TV FEDESTAL
- CY... CURB YARDS
- EDP... END OF PROJECT
- ELEC... ELECTRIC
- EPED... ELECTRIC PEDESTAL
- ESMT... EASEMENT
- EX... EXISTING
- FE... FENCE EASEMENT
- FH... FIRE HYDRANT
- FL... FLOWLINE
- FLT... THROAT FLOWLINE
- FP... FLAG POLE
- GL... GROUND LIGHT
- GM... GALEMETER
- GRSR... GAS RISER
- GUY... DOWN GUY
- GV... GAS VALVE
- HDPE... HIGH DENSITY POLYETHYLENE
- IPF... IRON PIN FOUND
- LF... LINEAL FEET
- LVA... LIMITS OF NO ACCESS
- LP... LIGHT POLE
- MVE... MUTUAL ACCESS EASEMENT
- MB... MAILBOX
- ODE... OVERLAND DRAINAGE ESMT
- OE... OVER HEAD ELECTRIC
- OL... ORNAMENTAL LIGHT
- PG... PROPOSED GRADE
- PP... POWER POLE
- RWE... RESTRICTED WL EASEMENT
- RCP... REINFORCED CONC. PIPE
- RET. WALL... RETAINING WALL
- SW... SIDEWALK
- SD... STORM DRAIN
- SEM... STORMWATER MANHOLE
- SF... SQUARE FEET
- SGM... SINGLE GRATE AREA INLET
- SPHD... SPRINKLER HEAD
- SS... SANITARY SEWER
- SSCO... SANITARY SEWER CLEANOUT
- SSL... SANITARY SEWER LAMP/IS
- SSMH... SANITARY SEWER MANHOLE
- SY... SQUARE YARD
- TC... TOP OF CURB
- TO... TOP OF GRATE
- TP... TOP OF PAVING
- TPED... TELEPHONE PEDESTAL
- TR... TOP OF RUN
- TS... TRAFFIC SIGN
- TW... TOP OF WALL
- UE... UTILITY EASEMENT
- UG... UNDERGROUND GAS LINE
- UTMH... UTILITY MANHOLE
- WUP... WITH UNDERGROUND RISER
- WL... WATERLINE
- WLMH... WATERLINE MANHOLE
- WM... WATER METER
- WBR... WATER SPICOT
- WV... WATER VALVE

**SHEET INDEX**

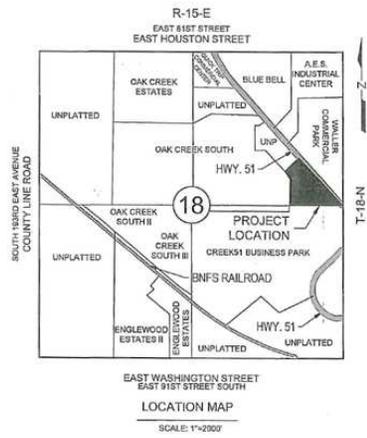
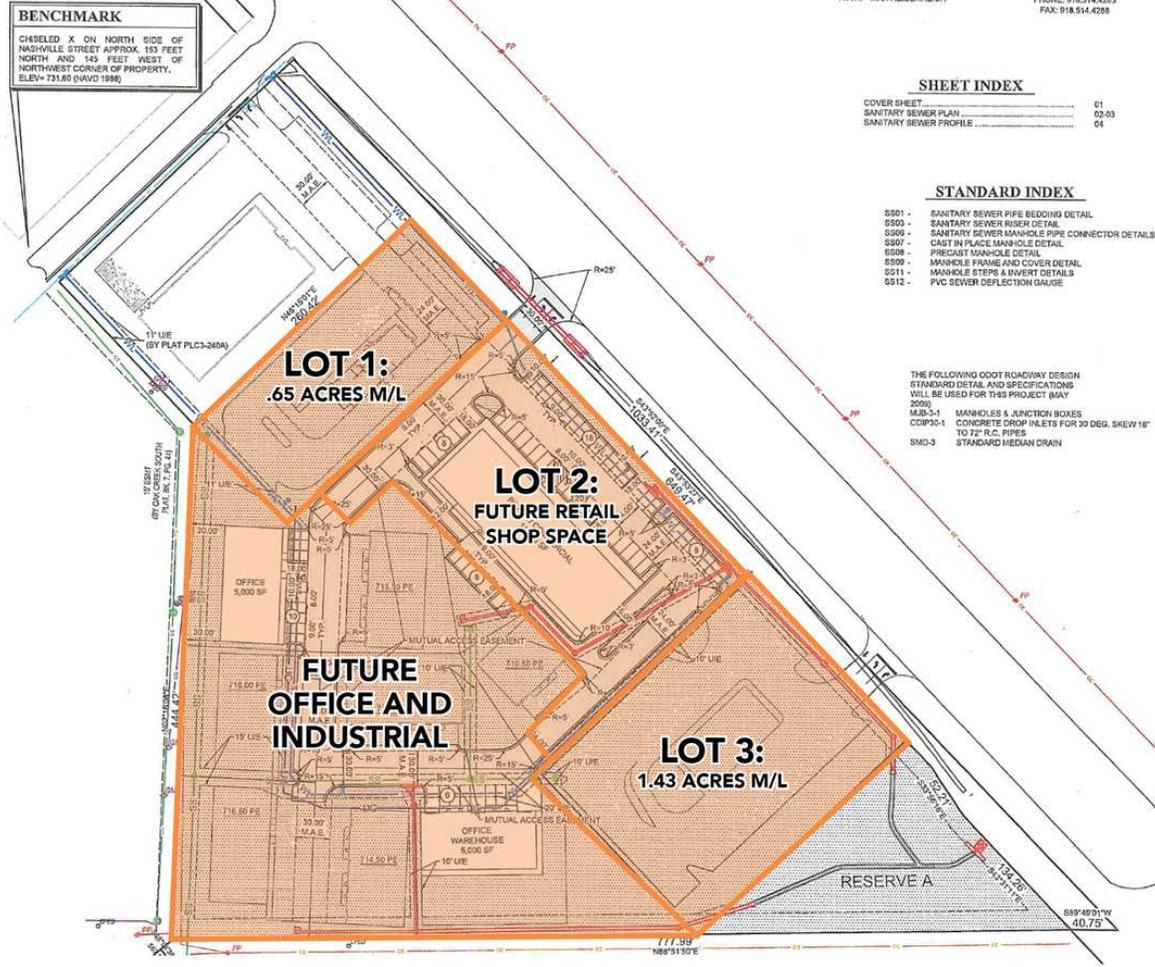
COVER SHEET	01
SANITARY SEWER PLAN	02-03
SANITARY SEWER PROFILE	04

**STANDARD INDEX**

8501 -	SANITARY SEWER PIPE BEDDING DETAIL
8503 -	SANITARY SEWER RISER DETAIL
8509 -	SANITARY SEWER MANHOLE PIPE CONNECTOR DETAILS
8507 -	CAST IN PLACE MANHOLE DETAIL
8508 -	PRECAST MANHOLE DETAIL
8509 -	MANHOLE FRAME AND COVER DETAIL
8511 -	MANHOLE FITTERS & INVERT DETAILS
8512 -	PVC SEWER DEFLECTION GAUGE

THE FOLLOWING ODOT ROADWAY DESIGN STANDARD DETAIL AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (MAY 2009)

- MB-3-1 MANHOLES & JUNCTION BOXES
- COIP30-1 CONCRETE DROP INLETS FOR 30 DEG. SKEW 18"
- T22 R.C. PIPES
- SM-D-3 STANDARD MEDIAN DRAIN



**UTILITY CONTACTS**

MUNICIPAL AUTHORITY CITY OF BROKEN ARROW 223 S 181 PLACE BROKEN ARROW, OK 74012	
OKLAHOMA NATURAL GAS COMPANY 2421 S 181 PLACE BROKEN ARROW, OK 74012 918-664-5493	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E 6TH ST. TULSA, OK 74119 1-888-215-3523
BROKEN ARROW WATER 118 E DALLAS STREET BROKEN ARROW, OK 74012 918-259-8409	COX 11811 E 51ST. ST. TULSA, OK, 74148 918-300-XXXX

CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, AUGUST 19, 1999, SHALL GOVERN ALL CONSTRUCTION AS SUPPLEMENTED BY OKLAHOMA STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, APPROVED BY THE DEPARTMENT OF TRANSPORTATION 2009.

Stormwater Development Permit: SDP -  
Detention Determination Number: DD-xxxxxx-xx

**IMPERVIOUS CALCULATIONS:**

TOTAL AREA:	283,933 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA (PHASE 1):	97,357 SF
PROPOSED IMPERVIOUS AREA (PHASE 2):	179,397 SF
TOTAL IMPERVIOUS INCREASE (PHASE 1):	97,357 SF
TOTAL IMPERVIOUS INCREASE (PHASE 2):	179,397 SF



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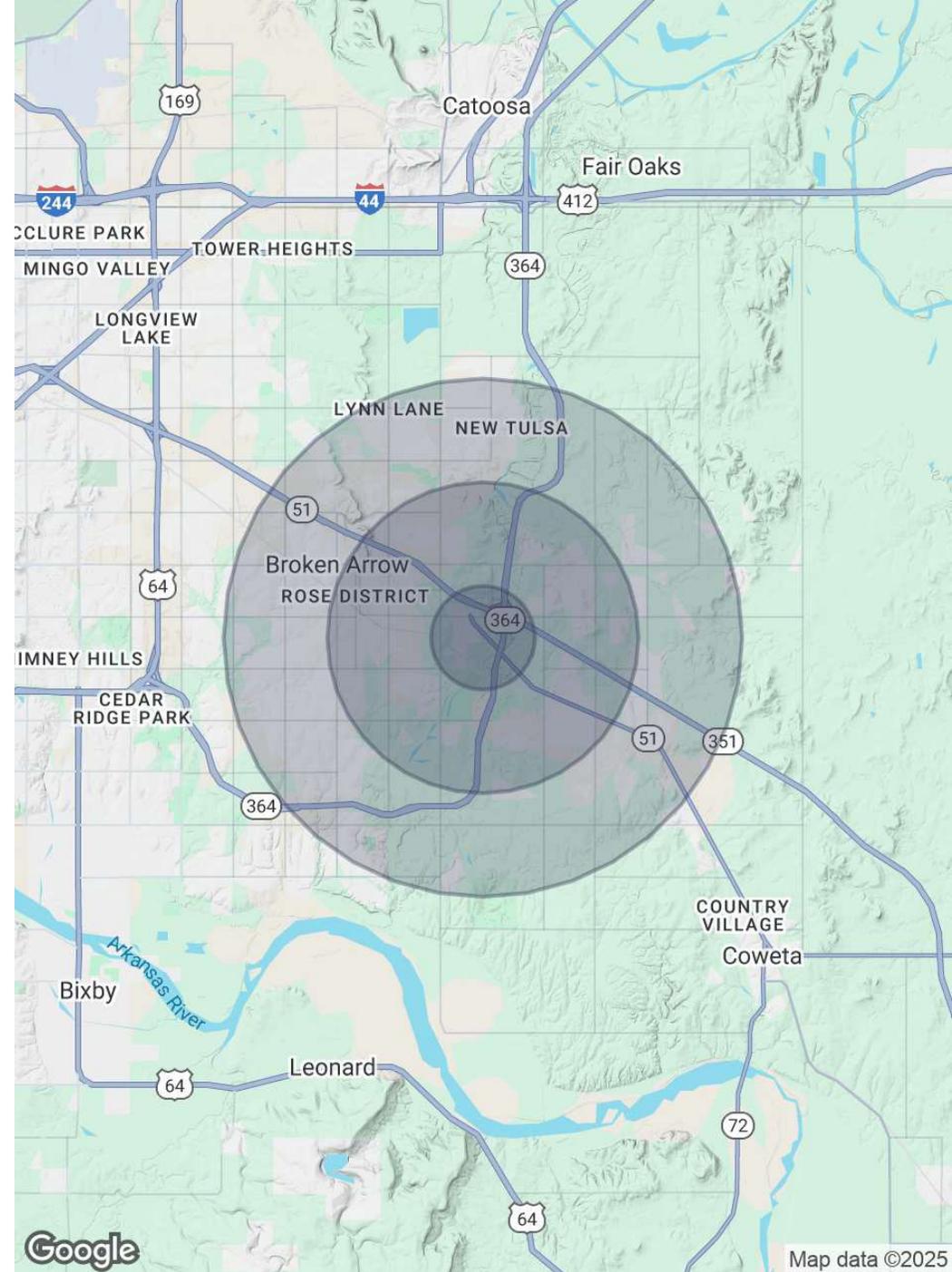
## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,242	30,863	114,331
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	38	39	38
AVERAGE AGE (FEMALE)	41	41	40

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	836	11,746	42,734
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$102,365	\$101,440	\$103,731
AVERAGE HOUSE VALUE	\$219,061	\$258,167	\$263,766

Demographics data derived from AlphaMap



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# REAL ESTATE TEAM

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