

81st & S. 209th E. Ave., Broken Arrow, OK

Broken Arrow

Expy



Marshalls



O'Reilly Auto Parts



Buff Creek Housing
Development

E. 71st St. (Kenosha)

S. 209th E. Ave.

FOR SALE
± 25.8 Acres

Timber Ridge Cottages
— & Apartments

E. 81st St.

16,342
CARS PER DAY



21,474
CARS PER DAY



PROPERTY HIGHLIGHTS

ONYX
REALTY
GROUP

NE Corner of E. 81st St. & S. 209th E. Ave. | Broken Arrow, OK

Size: ± 25.8 acres of developable land — ideal for mixed-use, retail, ~~residential~~, hospitality, or office uses. *Warehouse* *Office* *Warehouse and*

Location: High-visibility corner tract at a key intersection in Broken Arrow, with excellent access to regional traffic corridors.

Connectivity: Quick access to local arterials and major routes connecting to Tulsa metro (Creek Turnpike), strengthening regional draw for retailers, residents, and commuters.

Growth Corridor: This area of Broken Arrow continues to evolve with expanding residential neighborhoods and commercial investment.

Development Potential: Ideal for lifestyle retail, grocery-anchored center, restaurants, entertainment, or medical/office campus. This ± 25.8 acre commercial development is strategically planned to combine high-visibility retail frontage with efficient office and warehouse uses positioned to the rear, maximizing land value while supporting long-term tenant demand.

Retail zoning along E. 81st Street provides strong exposure for neighborhood-serving retail, restaurants, medical, and service users, while the rear of the site accommodates office, flex, and warehouse tenants seeking convenient access without impacting customer-oriented uses. The layout allows for optimized traffic flow, operational efficiency, and complementary tenant synergy.

Located in a growing Broken Arrow trade area with nearby residential density and expanding commercial activity, the site is well-positioned to capture daily consumer demand while serving as an employment and logistics hub. This dual-use configuration offers diversified income streams, reduced vacancy risk, and flexibility for phased development or build-to-suit opportunities.

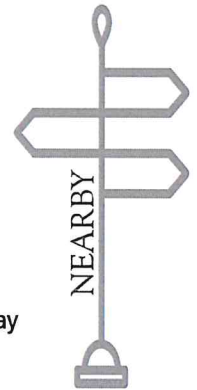
	1 Mile	3 Miles	5 Miles
Population	2,352	34,402	115,407
Households	848	13,225	43,481
Average HH Income	\$106,445	\$102,115	\$105,190

DEMOGRAPHICS - SOURCE ESRI 2025

5,766 Vehicles per day	- E. 81st St.
7,400 Vehicles per day	- S. 209th E. Ave.
16,342 Vehicles per day	- Creek Turnpike near Hwy 51

TRAFFIC COUNT - SOURCE ESRI 2025/ODOT 2024

- Broken Arrow Public Schools
- Buff Creek Housing Development
- O'Reilly Auto Parts
- Casey's General Store
- Walmart
- Lowe's
- Take 5 Car Wash
- Creek Turnpike
- Broken Arrow Expressway
- Timber Ridge Cottages



N.E. Corner of E. 81st & S. 209th E. Ave., Broken Arrow, OK



ONYX REALTY GROUP, LLC
Commercial Development - Investment Property

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

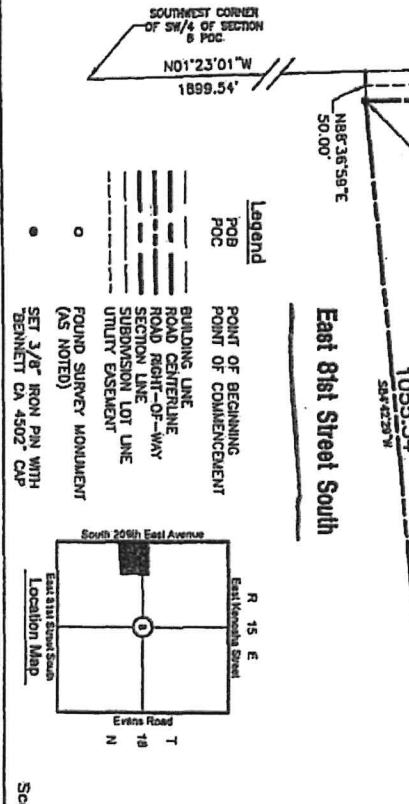
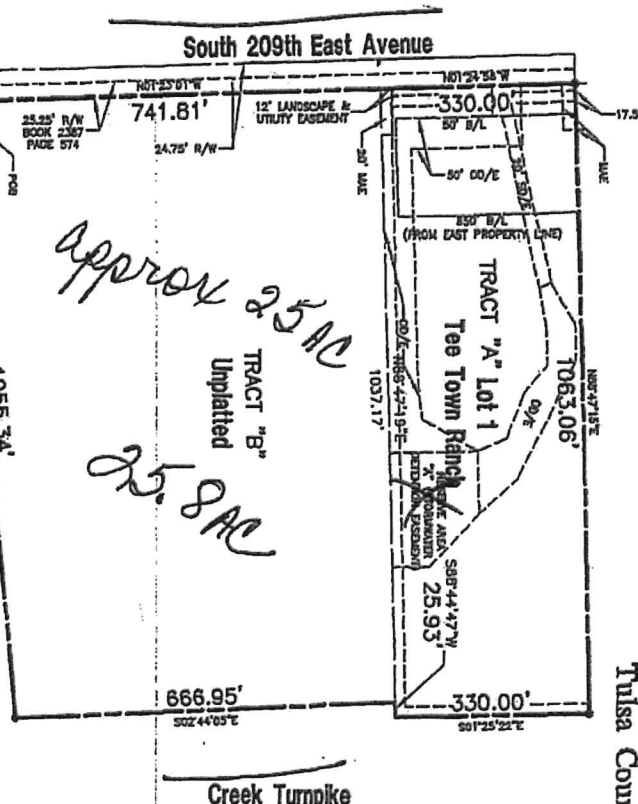
NORA GORDON, NAR
918-808-5930

NEC of E. 81st St. (Houston) & S. 209th E. Ave., Broken Arrow, OK
± 25.8 Acres For Sale
(Will Divide)



NORA GORDON, NAR
 918-808-5930

Plat of Survey
 of Part of
The W/2 of Sec 8, T-18-N, R-15-E
Tulsa County, State of Oklahoma



- Notes**
- EXHIBENTS PLOTTED PER PROVIDED TITLE COMMITMENT ISSUED BY OKLAHOMA TITLE & ESCROW WITH A COMMITMENT NUMBER OF 5000-119 AND A COMMITMENT DATE OF APRIL 15, 2021 AND A TITLE COMMITMENT ISSUED BY OKLAHOMA TITLE & ESCROW WITH A COMMITMENT NUMBER OF 5000-126 AND A COMMITMENT DATE OF MAY 05, 2021
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN (CALL "ONE" BEFORE DIGGING)
 - THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED.

Legal Description

A TRACT OF LAND LYING IN PARTIALLY IN LOT ONE (1), BLOCK ONE (1) TEE TOWN RANCH AND BEING PART OF THE E/2 OF SECTION EIGHT (8) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE HODGE BASIN AND NEWMAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

TRACT A
 THE SOUTH 330 FEET OF SAID LOT ONE (1), BLOCK ONE (1), TEE TOWN RANCH, ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT B
 COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION EIGHT (8) THENCE NORTH 23°01'W AND ALONG THE WEST LINE OF SAID SECTION EIGHT (8) FOR A DISTANCE OF 1899.54 FEET; THENCE NORTH 86°36'58"E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°01'W FOR A DISTANCE OF 741.81 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT ONE (1), BLOCK ONE (1), TEE TOWN RANCH; THENCE NORTH 86°36'58"E ALONG SAID LOT ONE (1) FOR A DISTANCE OF 1055.34 FEET; THENCE SOUTH 44°47'W FOR A DISTANCE OF 666.95 FEET; THENCE SOUTH 44°05'E FOR A DISTANCE OF 1055.34 FEET TO THE POINT OF BEGINNING; SAID TRACTS CONTAINING 1,087,096 SQUARE FEET OR 24.96 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON JUNE 10, 2021 BY CLIFF BENNETT, P.L.S. #1815 WITH THE BEARINGS BASED ON THE WEST LINE OF SAID SECTION 8 AS NOTED THEREON.

Surveyor's Statement

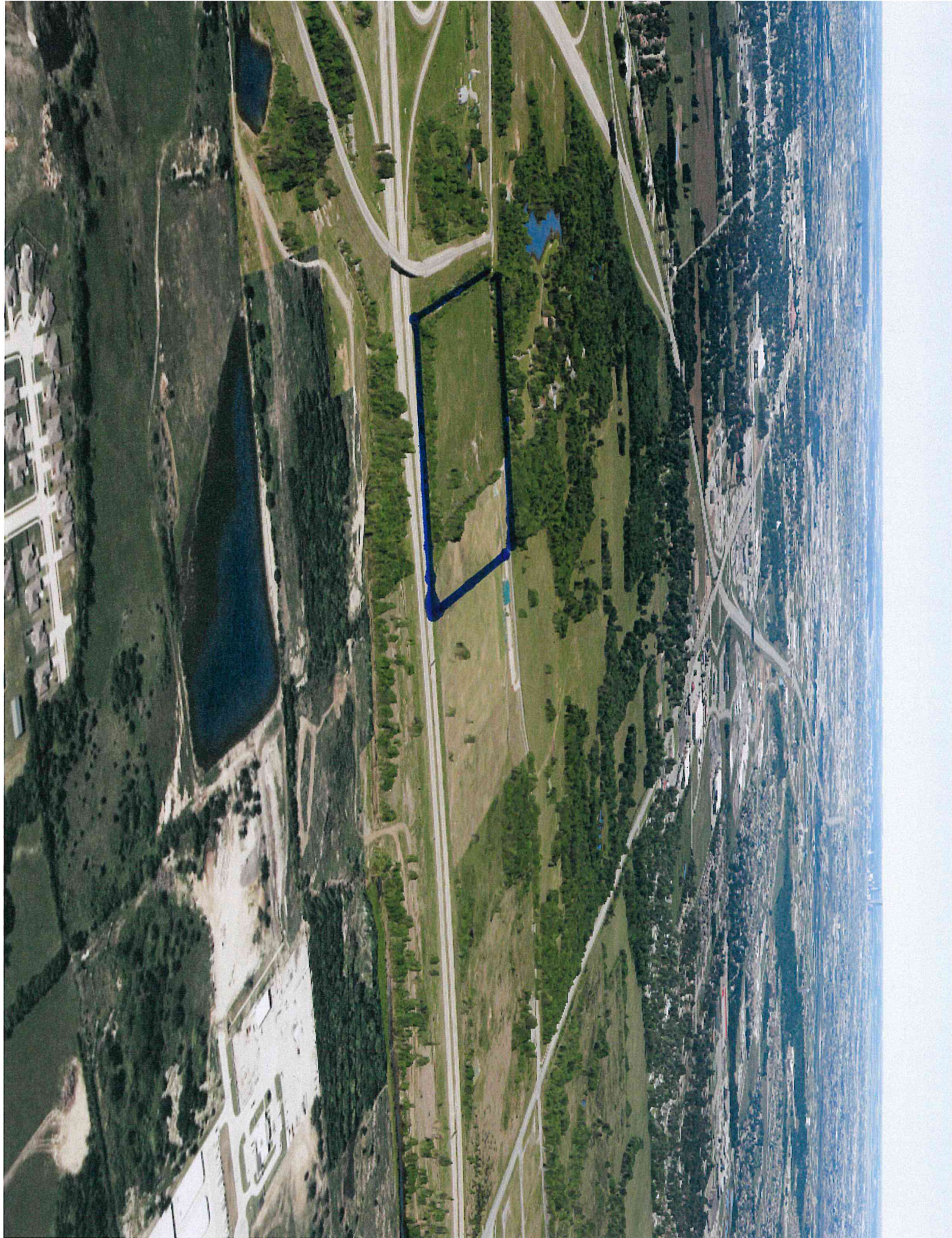
I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 10TH DAY OF JUNE, 2021.

BY: *Cliff Bennett*
 CLIFF BENNETT, P.L.S. No. 1815
 JUNE 10, 2021
 DATE OF STATEMENT



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Concept Map



