

ELM RIDGE - COMMERCIAL LAND FOR SALE

SEC E. 51st St. (Omaha) & 161st E. Ave. (Elm) - Broken Arrow, OK



Prime Commercial Development Opportunity – Broken Arrow, Oklahoma

Strategically positioned at the southeast corner of E. 51st Street (Omaha) & N. 161st E. Ave. (Elm Place) in Broken Arrow, this ±18.83-acre tract offers an exceptional opportunity for retail, mixed-use, office, medical, multifamily, or commercial development in one of the area's fastest growing corridors. The property is surrounded by established and expanding residential communities, major retail destinations, hospitality, schools, and regional traffic generators.

Located just north of the Broken Arrow Expressway (Hwy. 51) and minutes from the Creek Turnpike, the site benefits from strong visibility, excellent access, and proximity to the Stone Wood Hills/Battle Creek growth corridor. Nearby development activity continues to expand eastward along the Omaha & Elm corridor, reinforcing long-term investment potential.

- ±18.83 Acres Available
- Southeast Corner of E. 51st Street (Omaha) & N. 161st E. Ave. (Elm Place)
- Zoning: A-1 (Subject to Commercial Rezoning)
- Utilities Available to Site: Gas, Electric & Water
- 8" Sanitary Sewer Line Located Along North Side of E. 51st Street
- Strong Residential Growth Corridor with Dense Rooftops
- Minutes from Broken Arrow Expressway (Hwy. 51) & Creek Turnpike
- Adjacent to Broken Arrow Public Schools Facilities
- Near Major Regional Retail & Hospitality Anchors
- Strong Demographics & Continued East Broken Arrow Expansion
- Approx. 715' Frontage Along E. 51st Street
- Approx. 1,378' Frontage Along N. 161st E. Ave.
- Excellent Opportunity for Retail, Multifamily, Medical, Office or Mixed-Use Development
- Surrounded by Established Residential Communities & New Housing Developments

14,360 Vehicles per day - E. 51st St. (Omaha)
8,273 Vehicles per day - N. 161st E. Ave. (Elm)

TRAFFIC COUNT - SOURCE INCOG 2025

DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	12,494	93,127	291,285
TOTAL HOUSEHOLDS	6,610	34,797	111,188
TOTAL POPULATION	16,535	91,421	279,799
AVERAGE HH SIZE	2.49	2.61	2.50
AVERAGE HH INCOME	\$119,494	\$90,247	\$90,025

DEMOGRAPHICS - SOURCE: ESRI 2025

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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.

DOUG BAUER, CCIM

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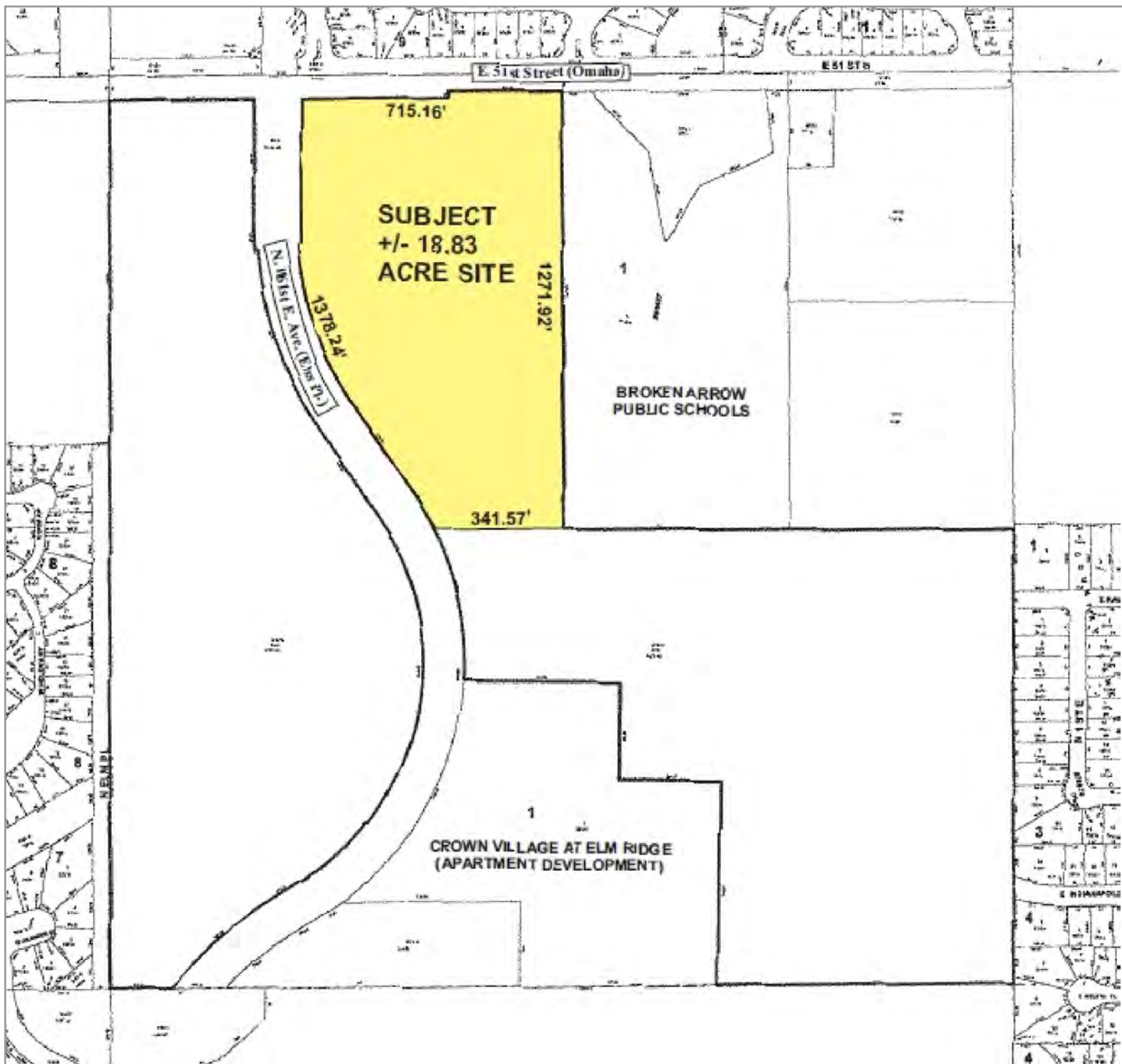
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