

# FOR SALE

8492 & 8526  
east highway 51

BROKEN ARROW, OK  
74014



**CBRE**



*The Rose District*

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*The Rose District*

01

# THE OFFERING





*Located in the heart of East Broken Arrow on Highway 51, this prime development land site offers an exceptional opportunity for investors and developers.*

*With 2± acres available, the site benefits from high visibility and easy access to major roadways, making it an ideal location for a variety of commercial uses.*

*With the continued growth in East Broken Arrow and increasing demand for commercial properties along this busy corridor, this development land site presents a lucrative opportunity for both owner/users or developers that seek a shovel ready land site.*



*The Rose District*

02

# LOCATION OVERVIEW



# PROPERTY HIGHLIGHTS



**SIZE**  
Up to 2.10± Acres



**UTILITIES**  
Water & Sewer Available



**ACCESS**  
Highway 51 and East Nashville



**CORNER**  
Hard Corner Location



**RESIDENTIAL HOUSES**  
46,544 Housing Units within a 5  
Mile Radius



**AIRPORT**  
20± Minutes to Tulsa International  
Airport



**MSA**  
1,000,000 in Tulsa MSA



**SCHOOLS**  
Broken Arrow High School  
4± Miles



**CONSTRUCTION**  
Close to New Developments



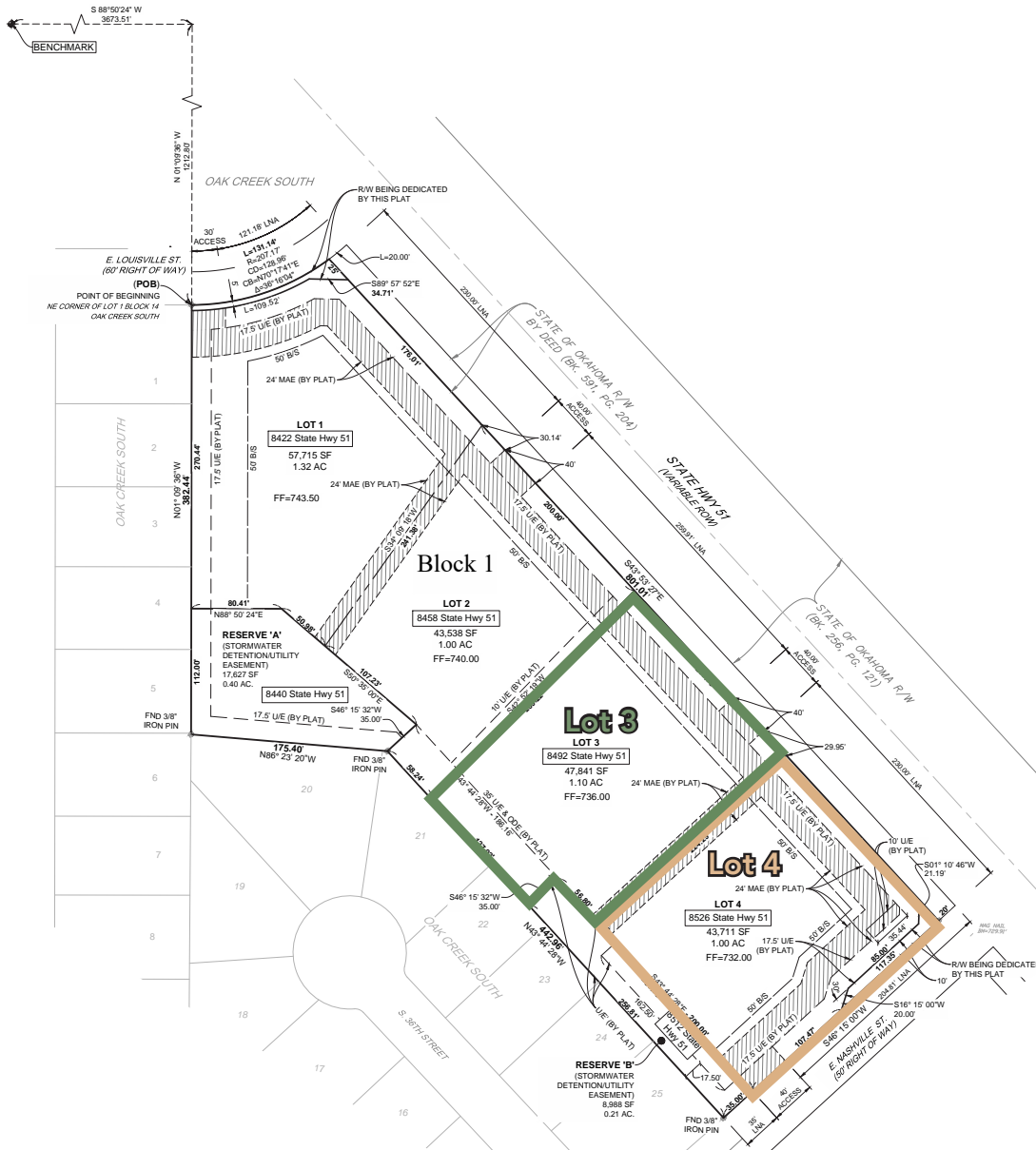
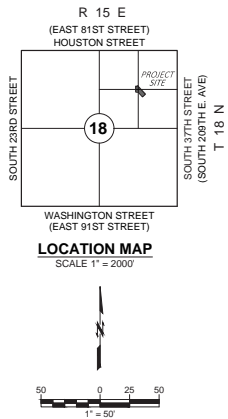
**ZONING**  
CS - Commercial Shopping



**TRAFFIC**  
30,000 VPD (2022 Estimates)

THE OFFERING:

Lot 3 and Lot 4 are offered, and could be purchased separately or together.



FINAL PLAT  
**TULSA BONE AND JOINT**  
BROKEN ARROW, OKLAHOMA

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT.

<b>OWNER</b>	<b>ENGINEER</b>	<b>SURVEYOR</b>
GO NORTH, LLC 4802 SOUTH 109TH EAST AVENUE TULSA, OK 74146 (918) 392-1400	WALLACE DESIGN COLLECTIVE, PC 123 NORTH MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 (918) 554-5558 OKLAHOMA CA #1460 EXP DATE 6/30/25 JORDAN RODDICH P.E. jordan.roddich@wallace.design	WALLACE DESIGN COLLECTIVE, PC 123 NORTH MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 (918) 554-5558 OKLAHOMA CA #1460 EXP DATE 6/30/25 R. WESLEY BENNETT, PLS 1562 wes.bennett@wallace.design

**SUBDIVISION STATISTICS**  
SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE BLOCK (1) AND TWO (2) RESERVES CONTAINING 0.61 ACRES MORE OR LESS. R/W BEING DEDICATED BY THIS PLAT CONTAINS 2.108 SF (0.05 ACRES)

**MONUMENTATION**  
3/8" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**BENCHMARK**  
BENCHMARK: ADS MONUMENT (TUL 9)  
3" ALUMINUM CAP SET IN CONCRETE AT SOUTHEAST CORNER OF E. 81ST ST. & 193RD EAST AVENUE  
N= 398454.910  
E= 263029.816  
ELEV.= 705.165  
NAVD 1988

**BASIS OF BEARINGS**  
HORIZONTAL DATUM BASED UPON NAD 83 (1983) OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 VERTICAL DATUM BASED UPON NAVD 88.

**FLOODPLAIN NOTE:**  
FEMA FIRMETTE PANEL 40145C0115J  
EFF. DATE 9/30/16  
ZONE "X"

- LEGEND**
- B/S BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - ODE OVERLAND DRAINAGE EASEMENT
  - ROW RIGHT OF WAY
  - LNA LIMITS OF NO ACCESS
  - FF FINISHED FLOOR
  - MAE MUTUAL ACCESS EASEMENT
- 8422- ADDRESS

**BACKFLOW PREVENTER NOTE**  
"ALL NEW BUILDING THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER." BROKEN ARROW ORDINANCE NO. 3807, SECTION 2400, ADOPTED MAY 15, 2018. ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

DETENTION DETERMINATION NO.: 102221-170  
(ON-SITE DETENTION REQUIRED)

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.  
MAYOR: DEBRA WIMPEE  
ATTEST: CITY CLERK



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QUICK TRIP

DOWNTOWN  
BROKEN ARROW

BLUE BELL  
CREAMERY

8492 & 8526  
east highway 51

HIGHWAY 51

## AREA DEMOGRAPHICS

Broken Arrow, OK boasts a vibrant and diverse demographic landscape that enhances the community's charm. The population is a healthy mix of families, young professionals, and retirees, fostering a welcoming atmosphere. The community is known for its strong school systems and recreational opportunities, making it an ideal place for families. Overall, Broken Arrow's demographics contribute to a lively, inclusive, and thriving environment for all its residents.



Population  
118,000± within  
5 miles



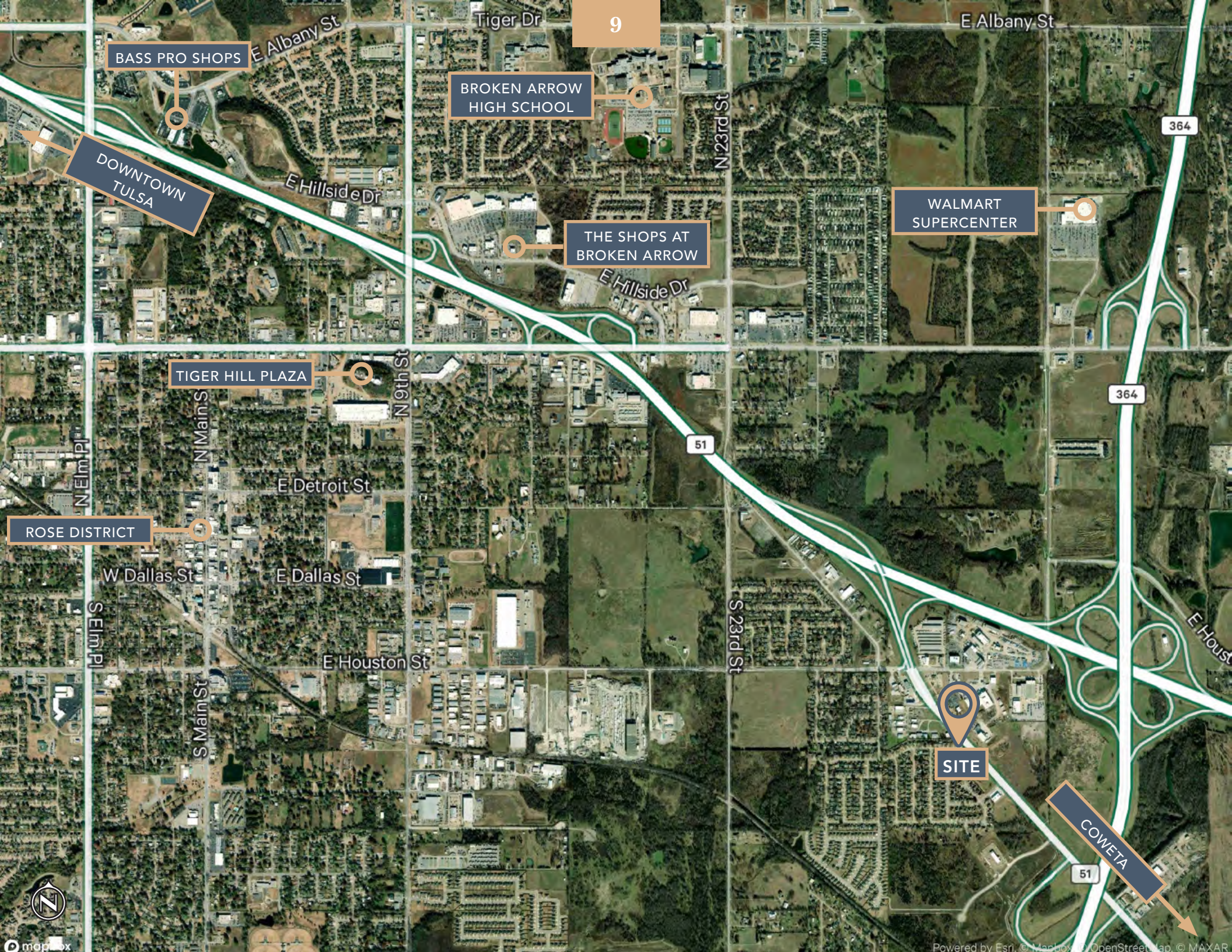
\$107,000  
Household Income  
within 5 miles



44,592  
Household's within  
5 miles







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BASS PRO SHOPS

BROKEN ARROW HIGH SCHOOL

THE SHOPS AT BROKEN ARROW

WALMART SUPERCENTER

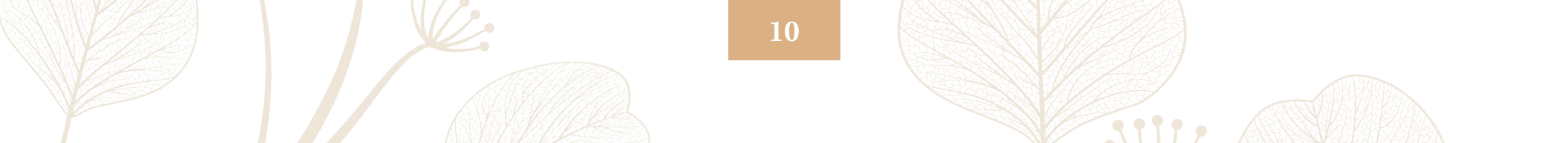
TIGER HILL PLAZA

ROSE DISTRICT

SITE

COWETA





CREEK  
TURNPIKE

CREEK 51  
BUSINESS PARK







QUIK TRIP

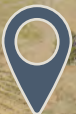
BRAUM'S

BLUE BELL  
CREAMERY

ENERFLEX

SWIFT  
RECON

TULSA BONE & JOINT  
BROKEN ARROW



*The Rose District*

03

# MARKET OVERVIEW





## MARKET HIGHLIGHTS

Broken Arrow is a charming city that beautifully blends small-town warmth with modern amenities, resulting in remarkable growth as the 4th largest city in Oklahoma.

With well-maintained parks that are perfect for family outings, a robust local dining scene, a revitalized downtown district and a forward thinking local government, the community is friendly and welcoming, making it easy to feel at home. Additionally, the city hosts numerous events throughout the year, providing great entertainment for all ages.

Over 113,000 people call Broken Arrow home, making this land site ideal for forward-thinking developers.



### SIZE

4th Largest City  
in Oklahoma



### HOUSING EXPENSES

20% Lower Housing Expenses  
than the National Average



### NEARBY COLLEGES CAMPUSES

Tulsa Technology Center, NSU at  
Broken Arrow and Tulsa Community  
College



### PARKS & TRAILS

Over 800 acres of parks and  
miles of trails for walking, biking  
and jogging

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