

**HOBBY LOBBY**

**TARGET**

**DOLLAR TREE**

**Marshalls**

**LOWE'S**

**GALLERIA FURNITURE MATTRESS OUTLET**

**AOE PICKERBALL CLUB**

**QT**

**ATWOODS**  
Ranch & Home

**E. 71st St./E. Kenosha St.**

**REASOR'S**

**E. 71st St./E. Kenosha St.**

**S. 177th E. Ave.**

**GATESWAY**

**BROKEN ARROW PUBLIC SCHOOLS**

**FedEx**

**E. College St.**

**LAND FOR SALE**  
±34.77 Acres (Will Divide)  
E College St. & County Line Rd.  
Broken Arrow, OK

**E. 81st St.**

**County Line Rd. (S. 193rd E. Ave.)**

**PRIDE GYMNASTICS ACADEMY**

**51**

**Muskogee Turnpike**



County Line Rd. (S. 193rd E. Ave.)  
14



E. 71st

sha St.

S. 177th E. Ave.

Broken Arrow Expy



E. College St.

55,282  
VPD



E. 81st St.



**LAND FOR SALE**  
±34.77 Acres (Will Divide)  
E. College St. & County Line Rd.  
Broken Arrow, OK

County Line Rd.  
(S. 193rd E. Ave.)

E. 81st St



**E. College St. & County Line Rd. (S. 193rd E. Ave.), Broken Arrow, OK 74014**



**± 34.77 Acres | E. College St. & County Line Rd. (S. 193rd E. Ave.) | Broken Arrow, OK 74014**

This ±34.77-acre tract is strategically positioned within one of Broken Arrow's expanding growth corridors, where continued residential, commercial, and employment development is driving eastward momentum. Located at the intersection of E. College Street and County Line Road (S. 193rd E. Ave.), the property offers scale, visibility, and strong regional connectivity, making it well suited for future light industrial, business park, or commercial development. Currently zoned AG, Level 6 in the Broken Arrow Comprehensive Plan. The site presents a compelling transitional opportunity aligned with the area's long-term growth trajectory. With wetlands incorporated throughout portions of the tract, this allows for thoughtful site planning and phased development. Seller will consider subdivision.

**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**

# PROPERTY HIGHLIGHTS



**E. College St. & County Line Rd. (S. 193rd E. Ave.)  
Broken Arrow, OK 74014**

## Property Overview

- ±34.77 acres in an expanding east Broken Arrow corridor
- Positioned at a prominent intersection with strong regional connectivity
- Presently zoned AG, Level 6 in the Broken Arrow Comprehensive Plan
- Surrounded by continued residential and employment expansion
- Suitable for light industrial, business park, or commercial development
- Wetlands allows for thoughtful site integration
- Seller open to subdivision or phased acquisition

## Investment Highlights

- Located at a visible, signalized hard corner
- Strong long-term appreciation potential as growth pushes east
- Flexible exit strategies: subdivide, rezone, develop, or resell
- Scale and frontage create optionality for future repositioning
- Wetlands allow for phased layout design and natural buffering
- Seller willing to subdivide to meet user footprint needs
- Ability to secure expansion land for long-term operational growth

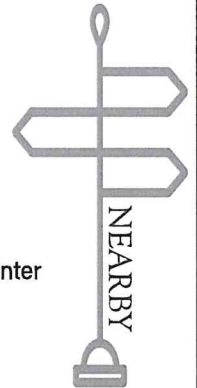
	1 Mile	3 Miles	5 Miles
Population	3,859	49,660	133,482
Households	1,447	19,707	49,827
Average HH Income	\$79,592	\$92,399	\$108,695
Daytime Population	6,834	48,143	114,445

DEMOGRAPHICS - SOURCE ESRI 2025

55,282 Vehicles per day	- State HWY 51
8,884 Vehicles per day	- County Line Rd. (S. 193rd E. Ave.)

TRAFFIC COUNT - SOURCE INOG 2024

- Broken Arrow Expressway (Hwy 51)
- Broken Arrow Hills Shopping Center
- Broken Arrow Academy
- Lowe's
- Walmart
- Hobby Lobby
- Reasor's Grocery Store
- County Line Shopping Center
- Atwoods
- ACE Pickleball Club



**E. College St. & County Line Rd. (S. 193rd E. Ave.)  
Broken Arrow, OK 74014**



**ONYX REALTY GROUP, LLC**  
Commercial Development - Investment Property

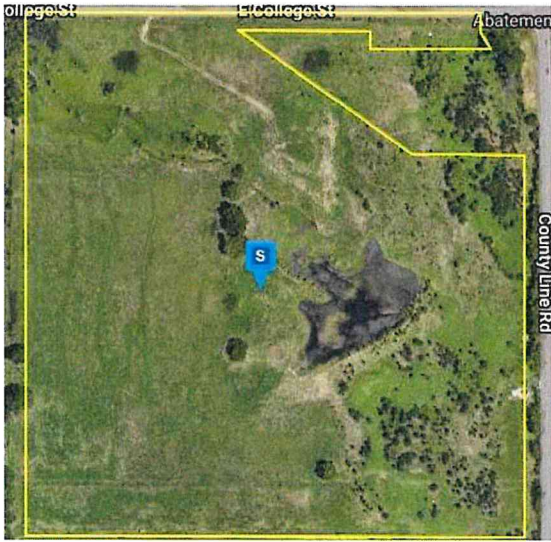
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## 23 and College

34.77 Acres of Industrial Land Offered at \$3,786,453 in Broken Arrow, OK 74014

[Industrial Land Parcels](#) / [Oklahoma](#) / [Broken Arrow](#) / [23 and College](#), Broken Arrow, OK 74014



Welcome back, Nora! View your listing performance or manage your listing in [Marketing Center](#)



### EXECUTIVE SUMMARY

Prime Investment opportunity or user. Light industrial

### PROPERTY FACTS

Price	<b>\$3,786,453</b>	Property Subtype	<b>Industrial</b>
Sale Type	<b>Investment</b>	Proposed Use	<b>Industrial Park</b>
No. Lots	<b>1</b>	Total Lot Size	<b>34.77 AC</b>
Property Type	<b>Land</b>	Cross Streets	<b>College</b>

### 1 LOT AVAILABLE

#### Lot

Price	<b>\$3,786,453</b>	Lot Size	<b>34.77 AC</b>
Price Per AC	<b>\$108,900.00</b>		

Level 6 Comp Plan - Light Industrial. Would consider splitting property.

### DESCRIPTION

Great location for an industrial park or commercial use.

### MAP

Call

Message

## 23 and College

34.77 Acres of Industrial Land Offered at \$3,786,453 in Broken Arrow, OK 74014

Listing ID: 35874324

Date on Market: 5/15/2025

Last Updated: 9/22/2025

Address: 23 and College, Broken Arrow, OK 74014

The Land Property at 23 and College, **Broken Arrow**, OK **74014** is currently available for Sale. Contact Onyx Realty Group LLC for more information.

### LAND PROPERTIES IN NEARBY NEIGHBORHOODS

[South Tulsa Industrial Land](#)

[Downtown Broken Arrow Industrial Land](#)

[Longview Lake Industrial Land](#)

[Stevenson Industrial Land](#)

[Cooper Industrial Land](#)

[Midtown Tulsa Industrial Land](#)

[Downtown Tulsa Industrial Land](#)

[East Tulsa Industrial Land](#)

[Midtown South Industrial Land](#)

### NEARBY LISTINGS

[15604 E 101st St, Broken Arrow OK](#)

[2339 Hillside Dr, Broken Arrow OK](#)

[801 E Albany St, Broken Arrow OK](#)

[9023 S Garnett, Broken Arrow OK](#)

[25705 Highway 51 hwy, Broken Arrow OK](#)

[1800 S 37th Ct, Broken Arrow OK](#)

[1775 37th Court, Broken Arrow OK](#)

[SEC E 101st and S Lynn Lane Rd, Broken Arrow OK](#)

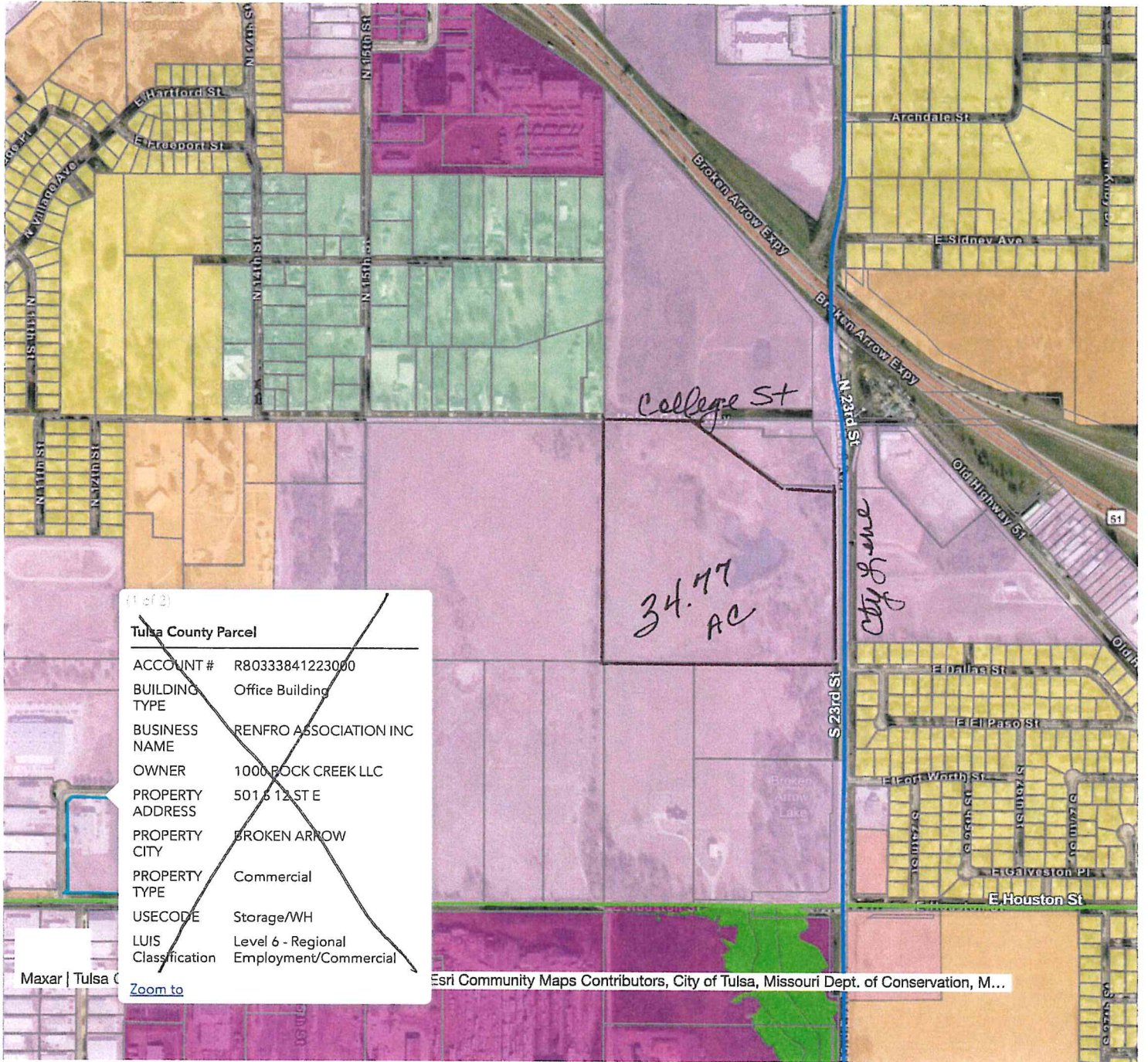
[6050 S 129th East Ave, Tulsa OK](#)

[3140-3150 N Aspen Ave, Broken Arrow OK](#)

[19223 E 101st St, Broken Arrow OK](#)

[25245 51 hwy, Broken Arrow OK](#)

[1655 E College St, Broken Arrow OK](#)



(1 of 2)

**Tulsa County Parcel**

ACCOUNT #	R80333841223000
BUILDING TYPE	Office Building
BUSINESS NAME	RENFRO ASSOCIATION INC
OWNER	1000 ROCK CREEK LLC
PROPERTY ADDRESS	5016 12 ST E
PROPERTY CITY	BROKEN ARROW
PROPERTY TYPE	Commercial
USECODE	Storage/WH
LUIS Classification	Level 6 - Regional Employment/Commercial

College St

34.77 AC

City Home

Maxar | Tulsa C


Esri Community Maps Contributors, City of Tulsa, Missouri Dept. of Conservation, M...

# Broken Arrow Future Development Guide Map

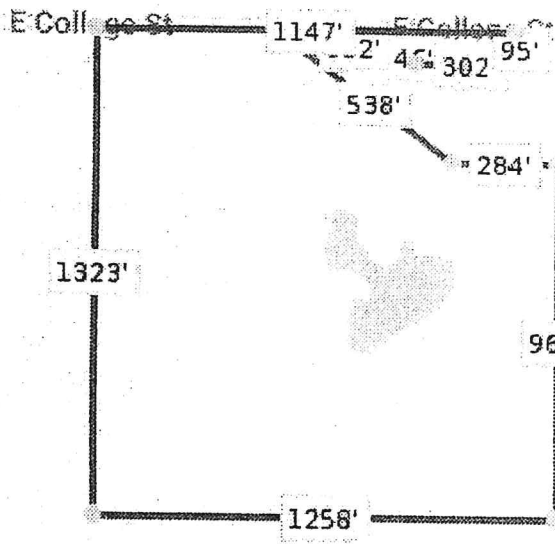
Find address or place



PROPERTY MAP

 New Hope Primitive Baptist Church

Broken Arrow Exp



Stepping Stones  
200 yards  
Map data ©2025



\*Lot Dimensions are Estimated

# Untitled Map

COLLEGE & 193RD ST  
BROKEN ARROW, OK

Legend



S 193rd E Ave & E College St  
S 193rd E Ave & E College St

34.77 AC

Google Earth



1000 ft



