

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 8.62-acre development site is strategically positioned at the intersection of S Aspen Avenue and W Washington Street in South Broken Arrow, one of the fastest-growing and most desirable submarkets in the Tulsa MSA. The property features level topography and full utility access—including sanitary sewer, water, electric, and gas—providing a highly efficient path to development for single-family, multifamily, or senior housing projects. Surrounded by established neighborhoods and strong retail anchors, including major national and regional tenants, the site offers immediate connectivity to daily amenities and employment corridors. Broken Arrow continues to experience sustained residential growth driven by strong household incomes exceeding \$100,000 within a 3-mile radius and a population base of over 66,000 residents nearby. With its infill location, infrastructure in place, and proximity to expanding retail and residential demand, this site presents a compelling opportunity for developers seeking to capitalize on the continued expansion and momentum of the Broken Arrow market.

OFFERING SUMMARY

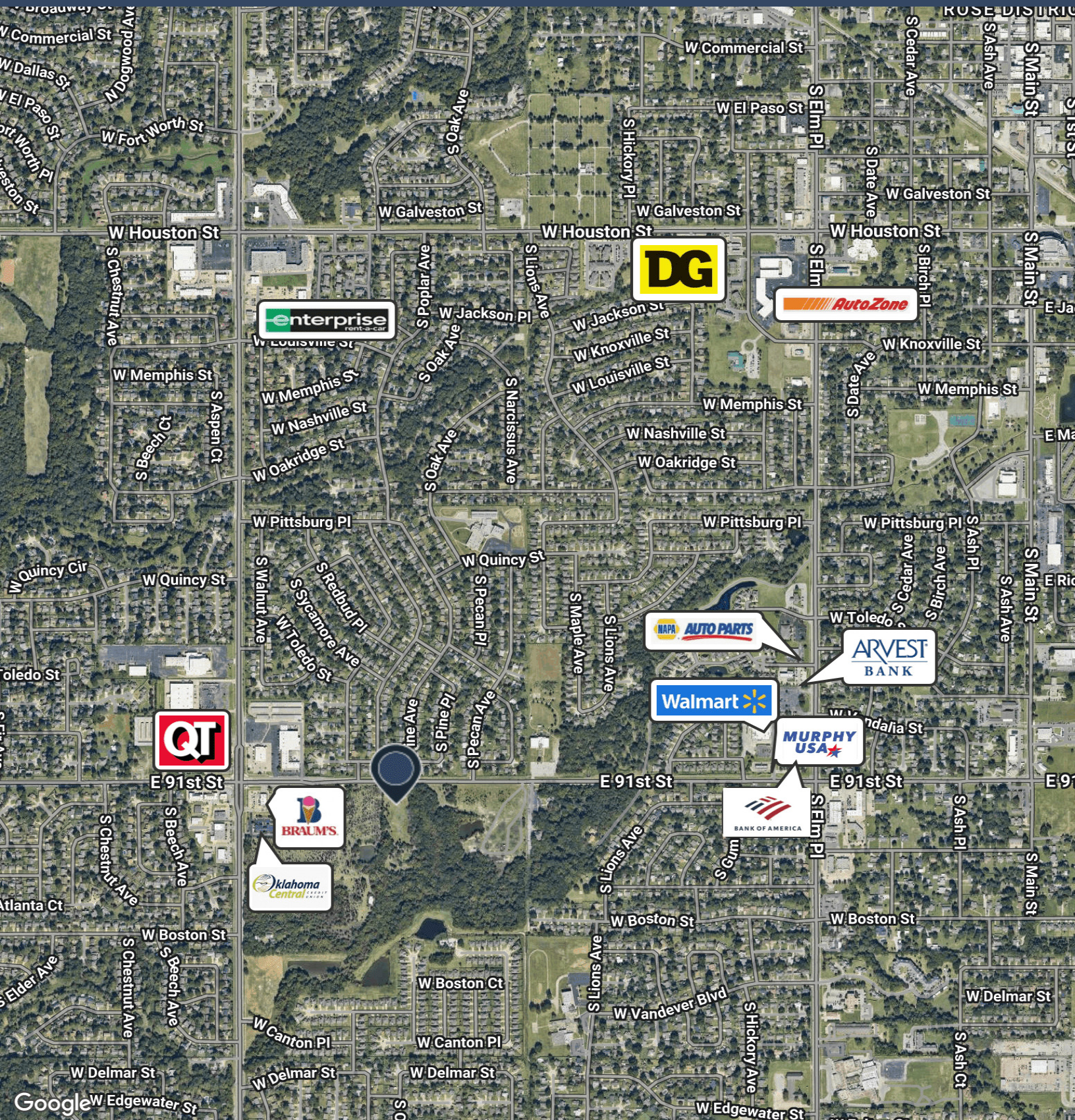
Sale Price:	\$431,000
Price / AC:	\$50,000
AC:	8.62 AC
Zoning:	RM
Land Use:	Residential
Utilities:	Sewer, Water, Electric, Gas
Topography:	Level

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,176	25,127	61,806
Total Population	14,376	66,503	158,045
Average HH Income	\$87,474	\$109,334	\$109,464

CHANDLER MOREAU

Owner / Managing Broker
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RETAILER MAP



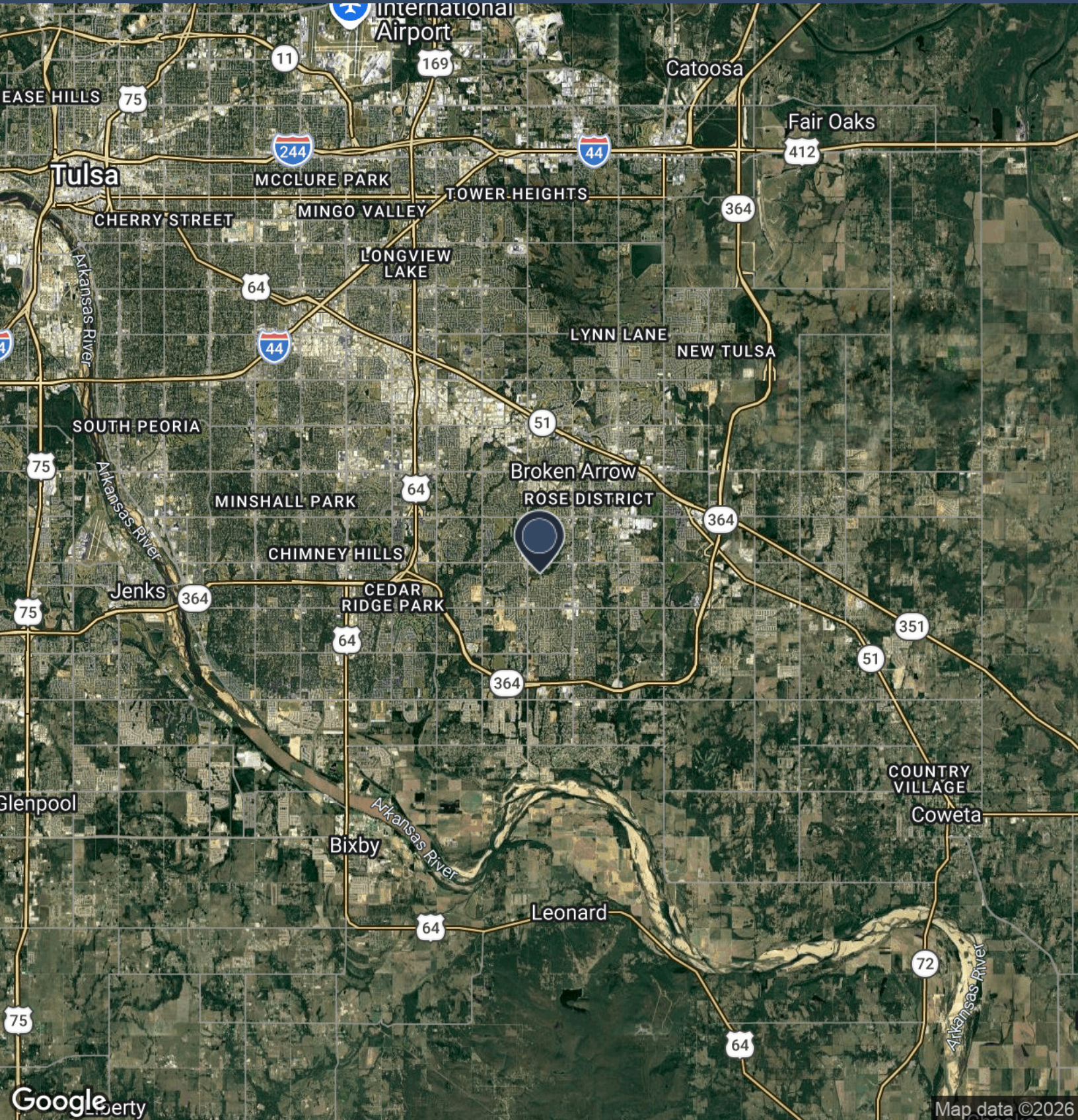
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LOCATION MAP

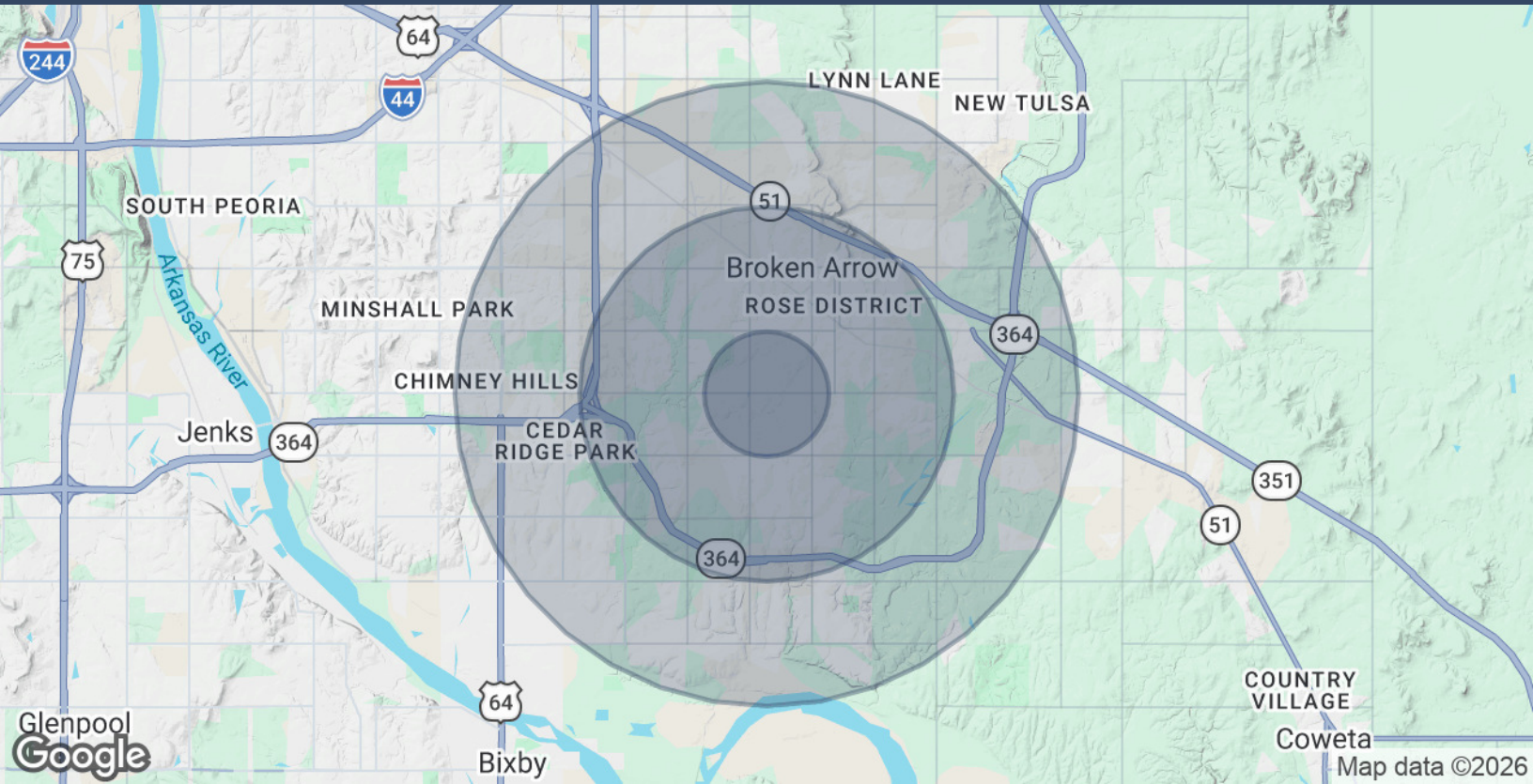


Google

Map data ©2026

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,376	66,503	158,045
Average Age	34.4	37.9	37.5
Average Age (Male)	33.6	36.5	36.3
Average Age (Female)	33.9	38.9	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,176	25,127	61,806
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$87,474	\$109,334	\$109,464
Average House Value	\$196,065	\$228,614	\$262,248

2023 American Community Survey (ACS)

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