

Site Plan

Northwest Corner of S. Aspen & Creek Turnpike, Broken Arrow, OK



Contact

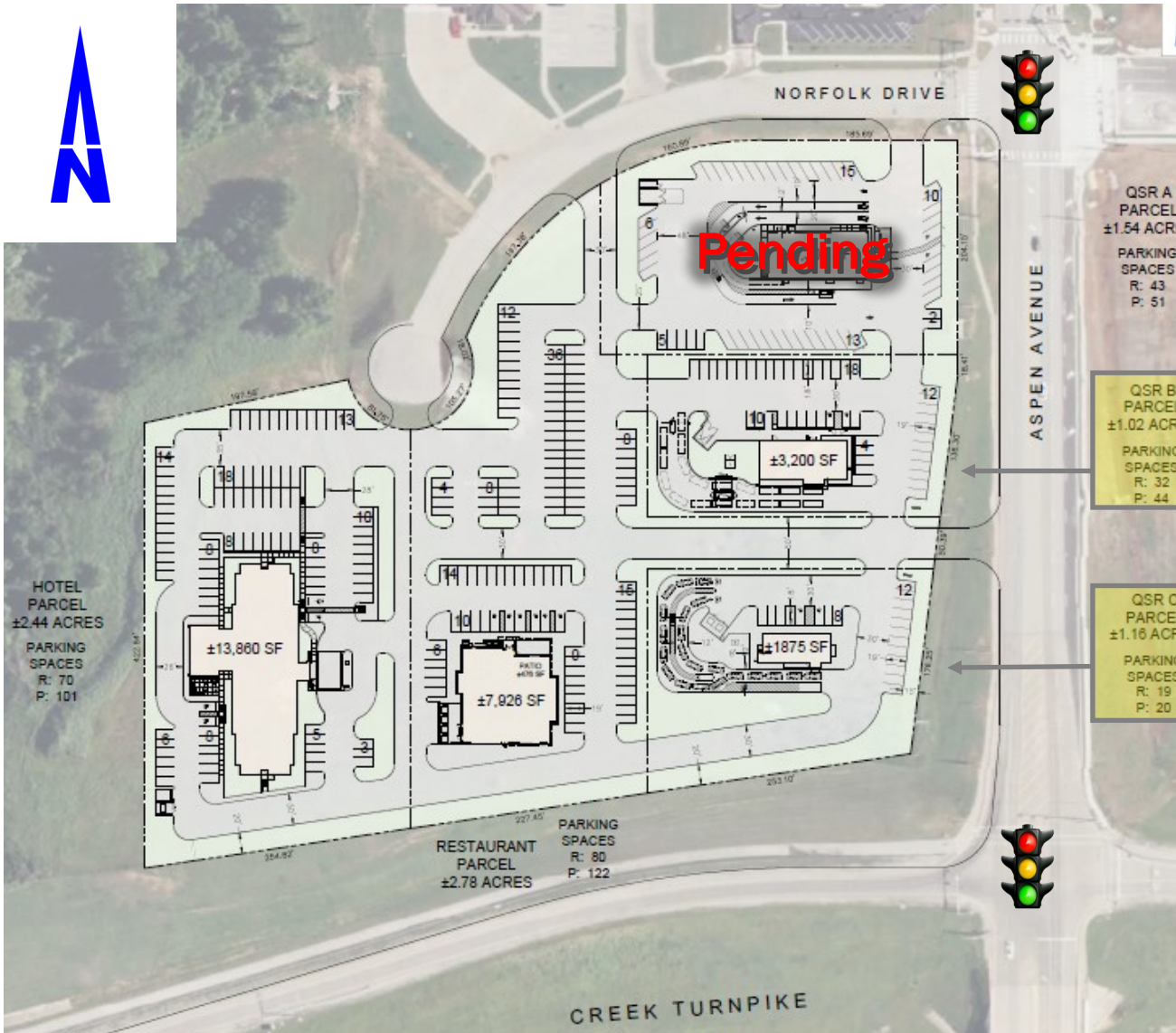
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Highlights

- Directly across from a newly constructed 60,000 SF Reasor's grocery store.
- Excellent visibility with signalized intersection. Easy access to the trade area and freeway (Creek turnpike).
- Immediate trade area features Reasor's, Kum and Go, Chipotle, Chick-fil-a, Panda Express, Taco Bell, Whataburger, Starbucks, Walmart, Warren Theatre, Sonic, Aldi and more.
- Average Household income in excess of \$100,000 within 3 miles of the site.
- 7.8% growth rate within 3 miles radius with 251 single family permits in 2023 for south Broken Arrow.
- Ideally located within the new retail hub of south Broken Arrow that is experiencing significant retail and residential growth.

Demographics

MILE RADIUS	1	3	5
Population:	5,791	52,369	123,989
Households:	2,319	19,655	46,934
Avg. H.H. Income:	\$90,735	\$107,451	\$106,743
S. Aspen Ave.	12,513 vpd		
Creek Turnpike	30,820 vpd		



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

South Broken Arrow Pad Site Opportunities

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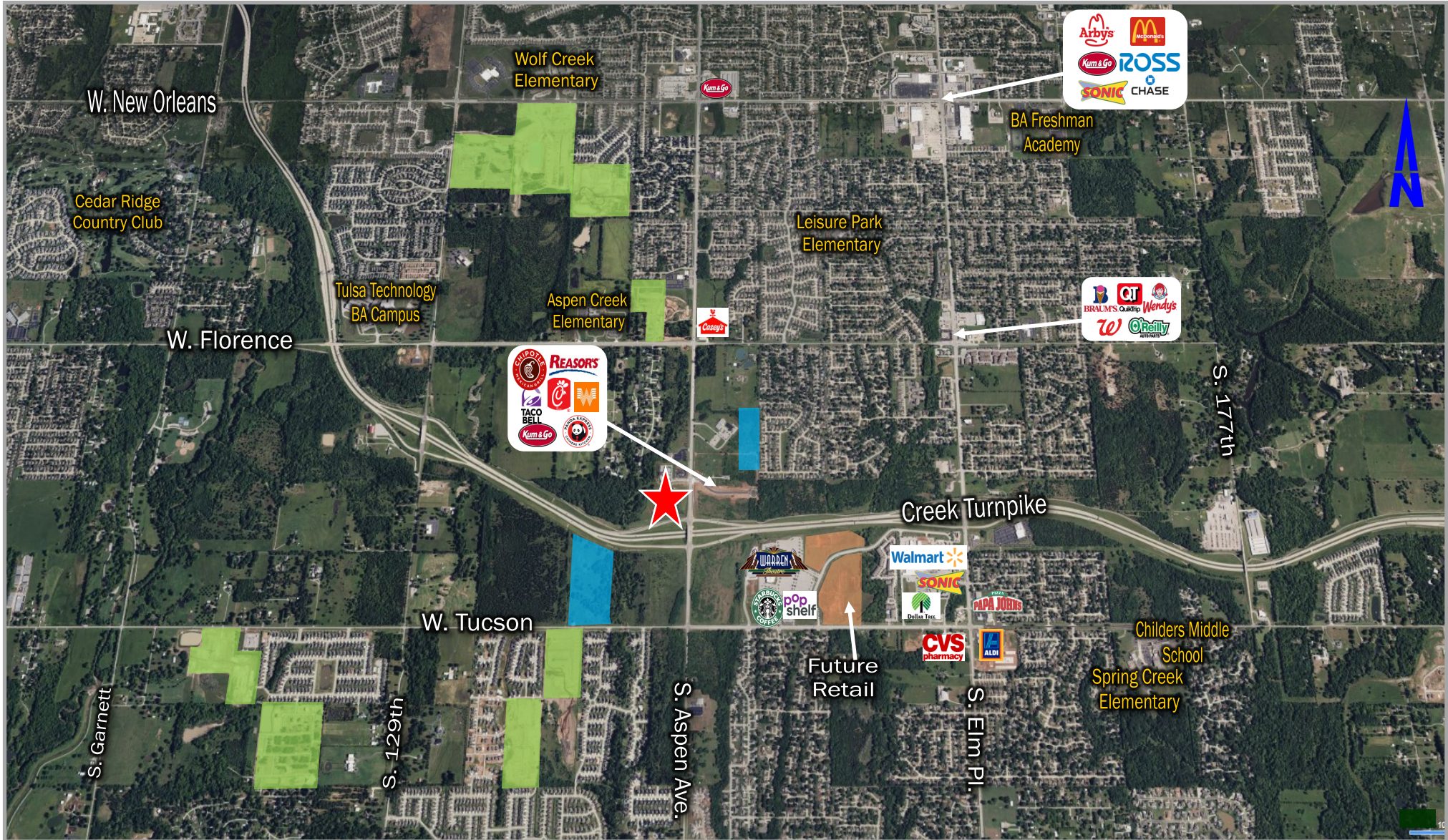
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Location Map

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 New Single Family Developments

 New Multi Family Developments

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Community Profile

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BROKEN ARROW Oklahoma COMMUNITY PROFILE



BROKEN ARROW
117,762

POPULATION

60-MIN RADIUS
1,167,034



*From Rose District

City Labor Force
63,167

Businesses
3,773

Med. HH Income
\$78,461

Avg. Commute
21.5

Med. Home Value
\$217,529

Med. Age
38.1

Retail Trade Area



Primary Trade Area:
Population: 276,159
Total Purchasing Power: \$26 billion
15 Min. Drive Time

Secondary Trade Area:
Population: 772,441
Total Purchasing Power: \$75.9 billion
30 Min. Drive Time

Retail Market Potential Index

Health- Club
Exercise 2x + per
week

109



100 is the US average which means Broken Arrow has a 13% increase in this type of behavior.

2023 TAXABLE GOODS SOLD
\$3.85 BILLION
MEDIAN DISPOSABLE INCOME
\$63,951K
PROJECTED 5-YEAR SPENDING GROWTH
\$1.9 BILLION

Cost Of Living

Cost of Living Index: 88.1
Grocery Items: 95.2
Housing: 82.1
Utilities: 92.3
Transportation: 83.3
Healthcare: 86.3
Misc Goods: 90.1



Low Cost of Living



More Disposable Income

Sales Tax by County	
Wagoner County	9.35%
Tulsa County	8.42%



TAXES

Oklahoma Income Tax Rates	
Max Personal Income Tax	4.75%
Corporate Tax Rate	4.0%

#1 BEST CITY IN OKLAHOMA FOR FIRST TIME HOME BUYERS
WALLETHUB 2020

MOST LIVABLE SMALL U.S. CITY
U.S. CONFERENCE OF MAYORS 2018

#9 LOWEST CRIME CITY IN U.S.
BUSINESS INSIDER 2018



Housing Units

City of BA
46,755



Educational Attainment

94.2% High School Graduate or Higher
5.1% Above US Average

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