

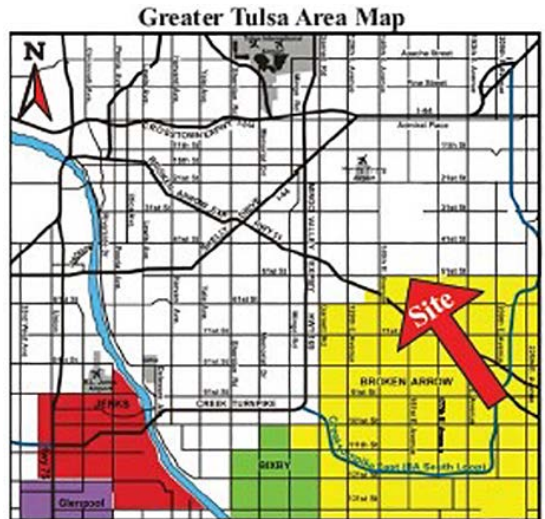
# ELM RIDGE

## Commercial Land For Sale

*Southeast Corner of E. 51st Street (Omaha) & N. 161st E. Ave. (Elm Place)  
Broken Arrow, Oklahoma 74012*



- +/. 18.83 Acre Site Being Offered For Sale
- **Zoning:** A-1 (Subject to Commercial Zoning)
- **Utilities:** Gas, Electric & Water to Site
- **8" Sanitary Sewer Line** on N. Side of E. 51st
- **Traffic Counts:** (2022 INCOG)  
13,955 vpd - N. 161st E. Ave. (Elm Place)  
12,682 vpd - E. 51st & reet (Omaha)
- **Numerous residential subdivisions** in close proximity



**For Additional Information Contact:**  
**Doug Bauer, CCIM**  
**Office: 918.665.1210**



**BAUER & ASSOCIATES, INC. REALTORS**

*"A Leader in Tulsa Commercial Real Estate Since 1979"*

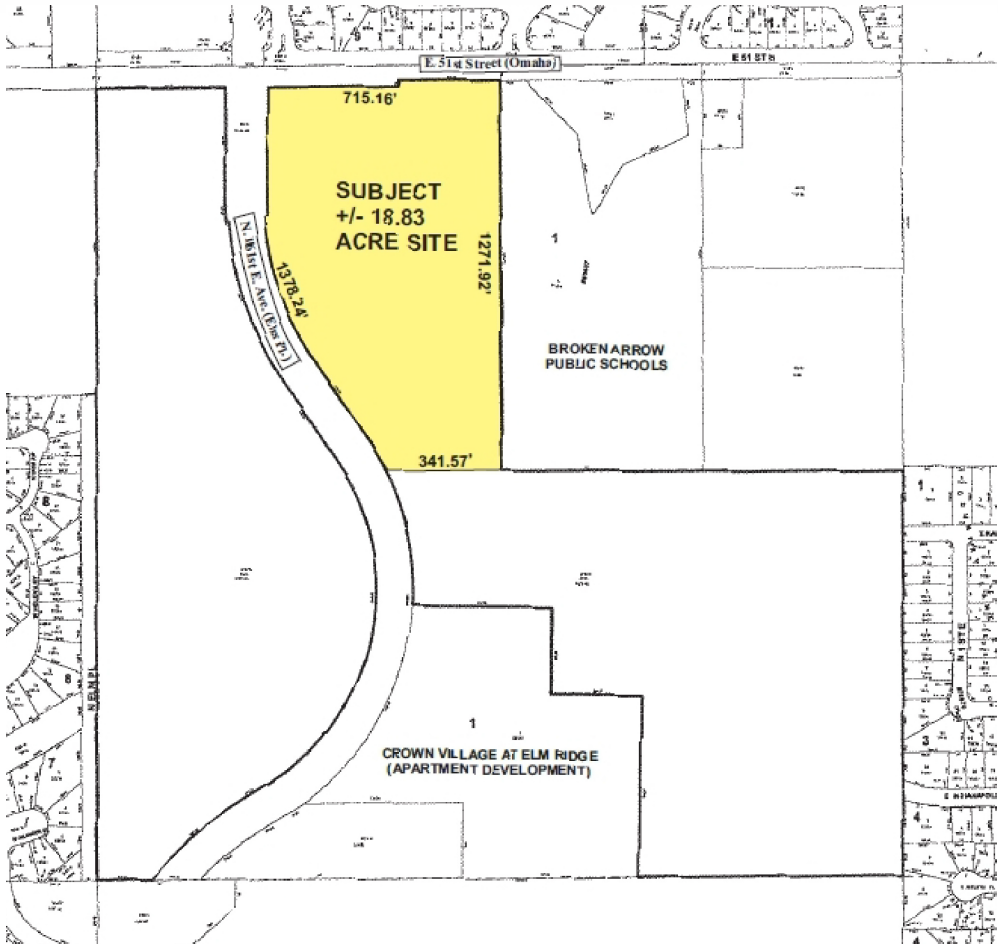
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | [www.BauerTulsa.com](http://www.BauerTulsa.com)

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.



**Southwest Corner of E. 51st Street (Omaha) & N. 161st E. Ave. (Elm Place)  
Broken Arrow, Oklahoma 74012**



Demographics			
2022	1 Mile	3 Miles	5 Miles
Population	10,763	61,330	163,880
Households	3,658	22,231	60,927
Avg HH Income	\$110,789	\$84,238	\$76,474

Ken Yazel  
Tulsa County Assessor

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Reflection Ridge at Battle Creek (gated community)

Trinity Creek Subdivision

E. 51st Street (Omaha)

Subject Site 18.83 Acres

BROKEN ARROW PUBLIC SCHOOLS

FRANCISCAN VILLA



Crown Village at Elm Ridge

Nienhuis Park Community Center



193rd E. Ave. (County Line)

177th E. Ave. (Lynn Lane)

163rd E. Ave. (Elm Place)

St. John Medical Center

first baptist

MID-FIRST BANK



E. 61st Street (Albany)

E. 61st Street (Albany)

stoney creek Hotel & Conference Center

Classic Storage Station

CVS

ARVEST BANK

BROKEN ARROW PUBLIC SCHOOLS Creekwood Elementary

BROKEN ARROW PUBLIC SCHOOLS High School

Holiday Inn Express & Suites

TownePlace Suites Marriott

CHARLESTON'S RESTAURANT

LOS CABOS MEXICAN GRILL & CANTINA

Bass Pro Shops

Nelson NISSAN

planet fitness

BUENO Taco Bueno

FERGUSON KIA

51

Louie's

SPROUTS

utica park clinic

TARGET

Starbucks

DICK'S SPORTING GOODS

LOWE'S

Freddy's

