



*Lot 4C*

# Creek 51 Business Park

1608 S 37th Ct,  
Broken Arrow, OK

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES



# Location Description

The property is strategically located at the intersection of Highway 51 and the Creek Turnpike in Tulsa, Oklahoma, offering prime access to major regional transportation corridors. This high-visibility, high-access location sits at a critical junction for east-west and north-south freight movement across the Tulsa metro and beyond.

Positioned within a growing industrial corridor, the site benefits from proximity to the Tulsa Port of Catoosa, Tulsa International Airport, and key logistics operators. The surrounding area is characterized by industrial users, distribution centers, and light manufacturing facilities, making it ideal for new industrial development.

With infrastructure in place and zoning supportive of industrial use, this park-ready site presents a shovel-ready opportunity for developers seeking a well-connected, growth-oriented location within a business-friendly environment.

- Creek 51: ~ 27,406 per day (AADT 2024)
- Creek Turnpike: ~19,712 per day (2024 AADT)

---

**Price:** \$896,857

---

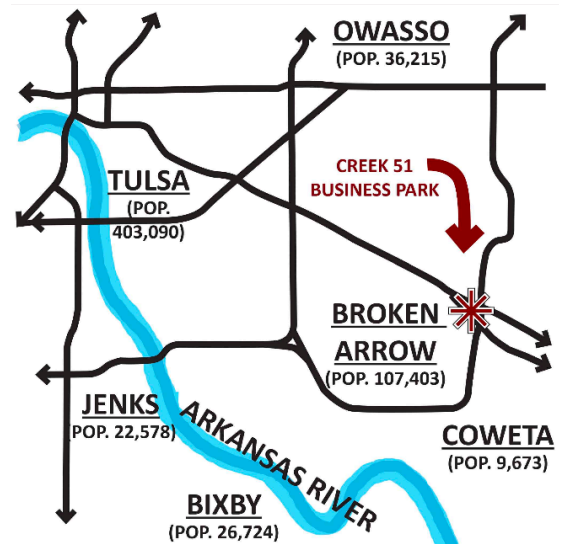
**Size:** +/- 6.863 acres

---

**Zoning:** IL

---

## Context Map



---

## Contact:

---

### Neil Dailey, SIOR

Executive Vice President  
918.853.7337  
ndailey@mcgrawcp.com

### Kalvin Burghoff

Vice President  
832.689.7095  
kburghoff@mcgrawcp.com

### Dakota Brasher

Sales Associate  
918.948.5778  
dbrasher@mcgrawcp.com





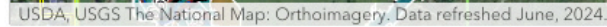
# Property Photos

---

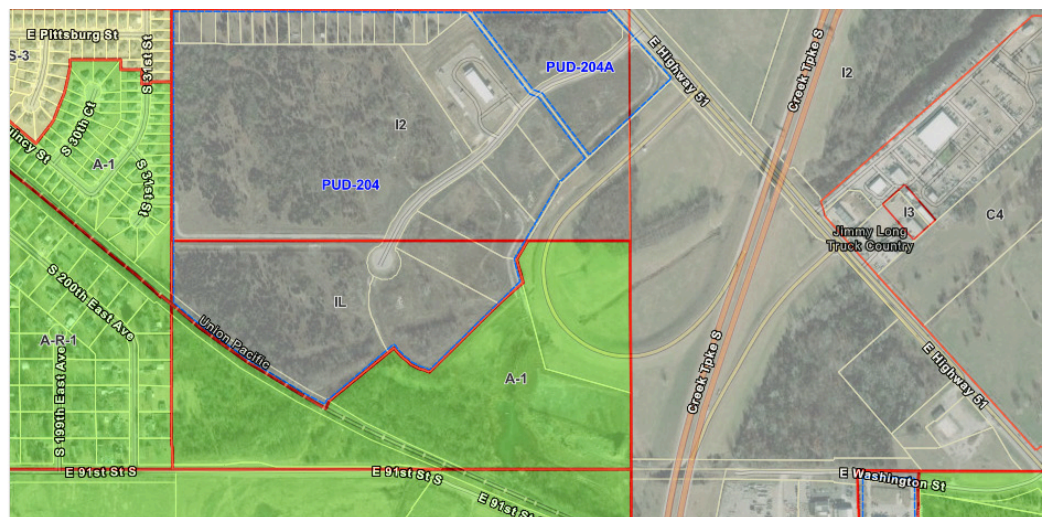




### Zone X (Area of Minimal Hazard)

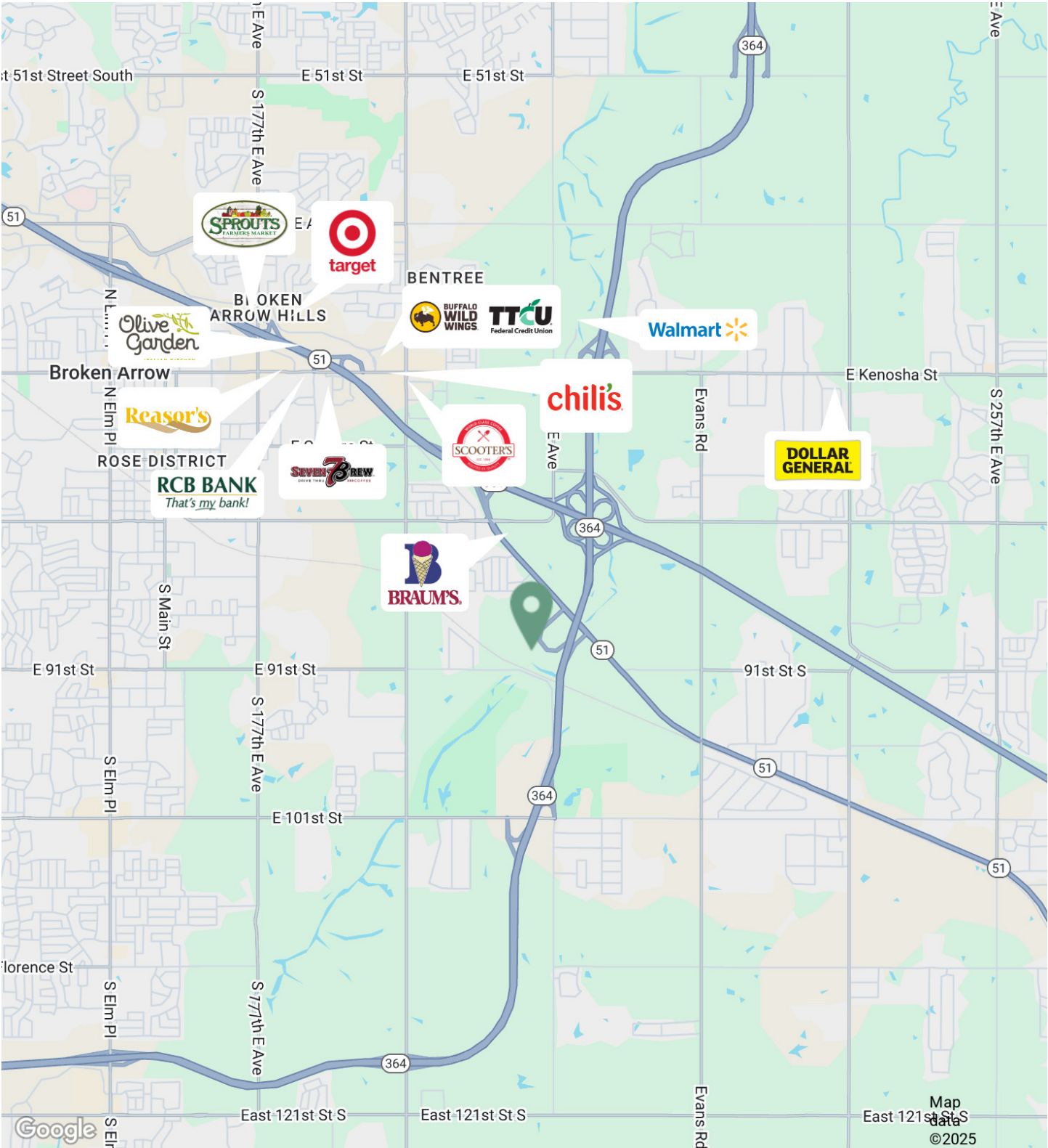


## Zoned IL

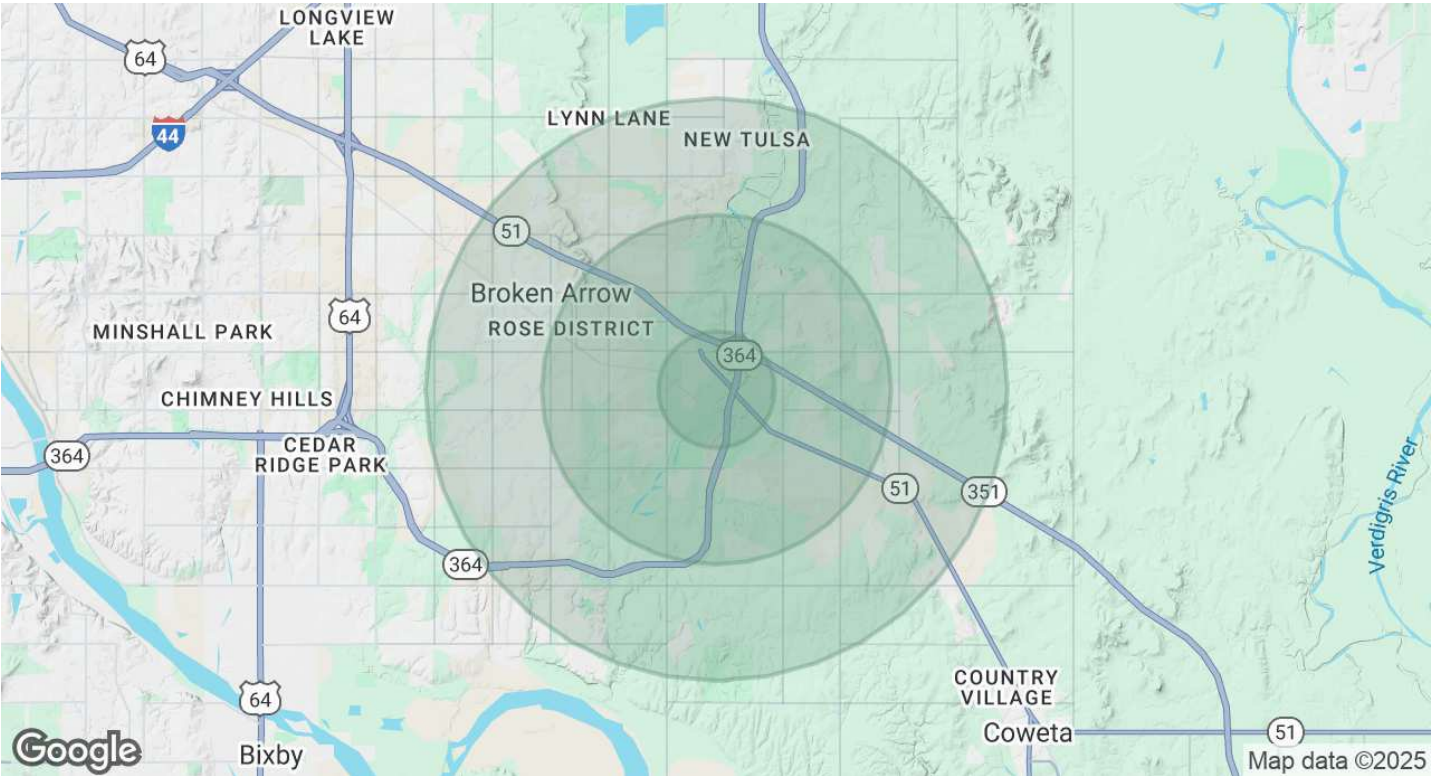




# Location Map



# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,916	31,603	117,731
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	718	12,029	43,983
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$102,644	\$100,408	\$103,773
Average House Value	\$217,312	\$255,450	\$265,552

Demographics data derived from AlphaMap

---

**Neil Dailey, SIOR**

Executive Vice President  
918.853.7337  
ndailey@mcgrawcp.com

**Kalvin Burghoff**

Vice President  
832.689.7095  
kburghoff@mcgrawcp.com

**Dakota Brasher**

Sales Associate  
918.948.5778  
dbrasher@mcgrawcp.com

**DISCLAIMER:** All materials and information received or derived from MCP - McGraw Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither MCP - McGraw Commercial Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MCP - McGraw Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MCP - McGraw Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MCP - McGraw Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.