

# ASPEN RIDGE DEVELOPMENT LOTS 3, 4 & 5 - FOR SALE

## Property Description

Aspen Ridge of Broken Arrow is a regional grocery-anchored shopping center located in Broken Arrow, Oklahoma. The 60-acre mixed-use development will feature 150,000 square feet of retail shopping, restaurant, grocery, entertainment, and 170 residential apartments. The project is located immediate north of the Creek Turnpike and 145th East Ave. (Aspen) in south Broken Arrow. The center will be home to a local household name grocery operator, Reasor's, that will include 60,000 sq. ft. grocery store adjacent to retail shop space and restaurant parcels. Reasor's is scheduled to open during the 4th quarter of 2024. Area tenants include Walmart Super Center, Warren Theater, CVS Pharmacy and Starbucks.

## Property Highlights

- Only 3 remaining lots available FOR SALE (Contact Broker for pricing)
- All FINAL platted and commercially zoned CH/PUD 324 A/B
- Utilities near the property line
- Neighboring outparcel owners include several national restaurant concepts
- West Norfolk Drive is in place along with sidewalks
- Reasor's (grocery) now under construction - estimated opening November 2024
- New Class A multi-family development starting construction Q1 2025 Lot 7/Block 1
- Easy access to the Creek Turnpike (37,309 VPD)
- Other area retailers include Walmart Supercenter, CVS Pharmacy, and Starbucks.
- Controlled traffic signal on Aspen (E 145th St)

## AVAILABLE LOTS

LOT 3 (1811 W NORFOLK DR)	±0.8 Acres (±38,707 SF)	±126 ft x ±305 ft
LOT 4 (1807 W NORFOLK DR)	±.088 Acres (±38,433 SF)	±128 ft x ±278 ft
LOT 5 (1803 W NORFOLK DR)	±0.84 Acres (±36,659 SF)	±146 sf x ±236 ft

Ben Ganzkow, CCIM

PRINCIPAL

918.946.5855

ben@legacypadvisors.com



ASPEN RIDGE DEVELOPMENT LOTS 3, 4 & 5 - FOR SALE



**LOTS 3, 4 & 5**

**Creek Turnpike - 37,309 VPD**

**S Aspen Ave (145th E Ave) - 9,800 VPD**

**S Elm Pl (161st E Ave) - 20,800 VPD**

**REGAL**  
Movie Multiplex

**Dream Creek Apartments**  
240 Units

**STARBUCKS COFFEE**  
**Great Clips** IT'S GONNA BE GREAT  
**pop shelf**

**Walmart+**  
**SONIC**  
**TACO BUENO**  
**TTU** Federal Credit Union  
**CATF**  
**DOLLAR TREE**  
**SUBWAY**  
**PAPA JOHN'S**  
**T Mobile**  
**AVB** Wire bank. Wire choice.

**E 121st St S - 7,200 VPD**

**RUSSO'S** COAL-FIRED ITALIAN KITCHEN  
**CVS pharmacy**  
**ALDI**  
**TAKE 5** DELICIOUS

Ben Ganzkow, CCIM

PRINCIPAL

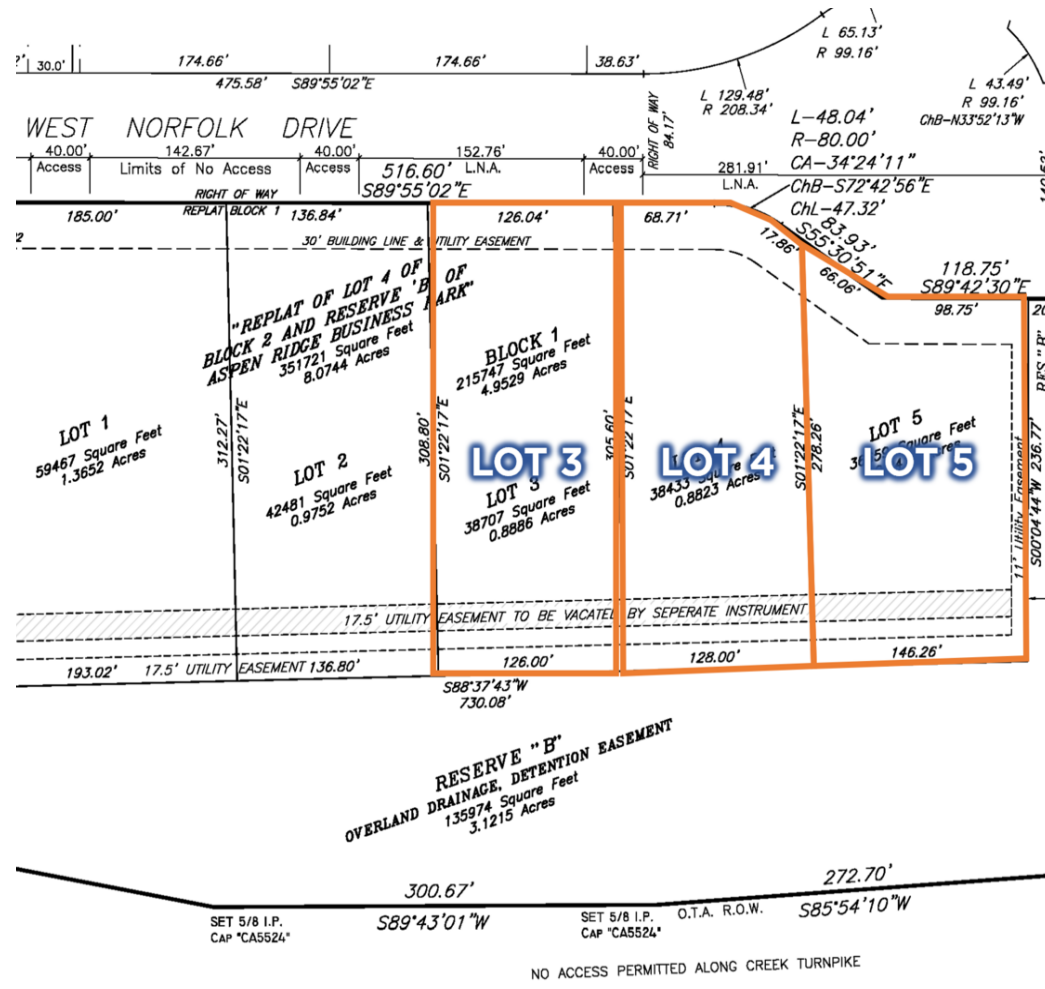
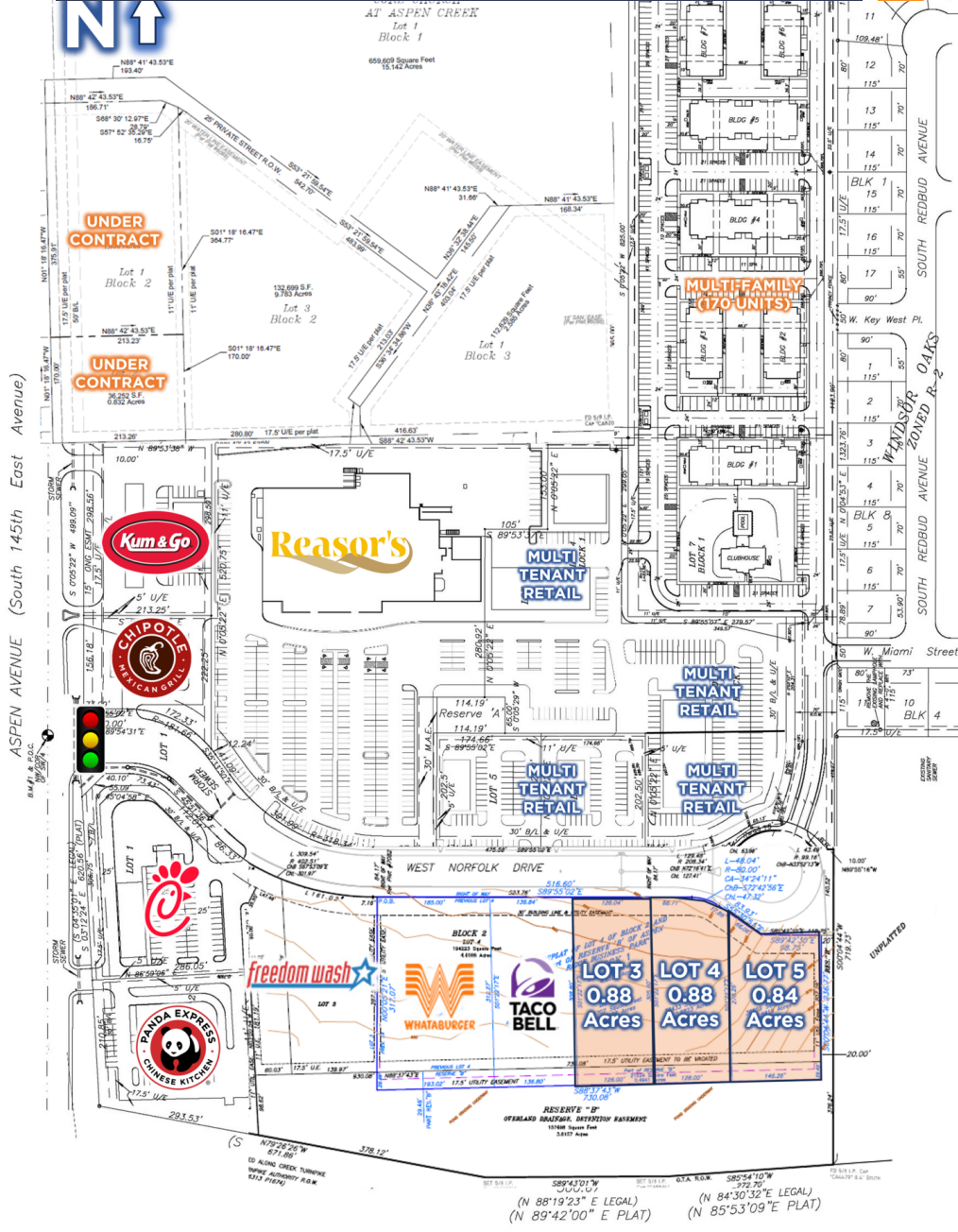
918.946.5855

ben@legacypadvisors.com



©2024 Legacy Commercial Property Advisors. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner are prohibited.

# ASPEN RIDGE DEVELOPMENT LOTS 3, 4 & 5 - FOR SALE



**Ben Ganzkow, CCIM**

**PRINCIPAL**

918.946.5855

ben@legacypadvisors.com



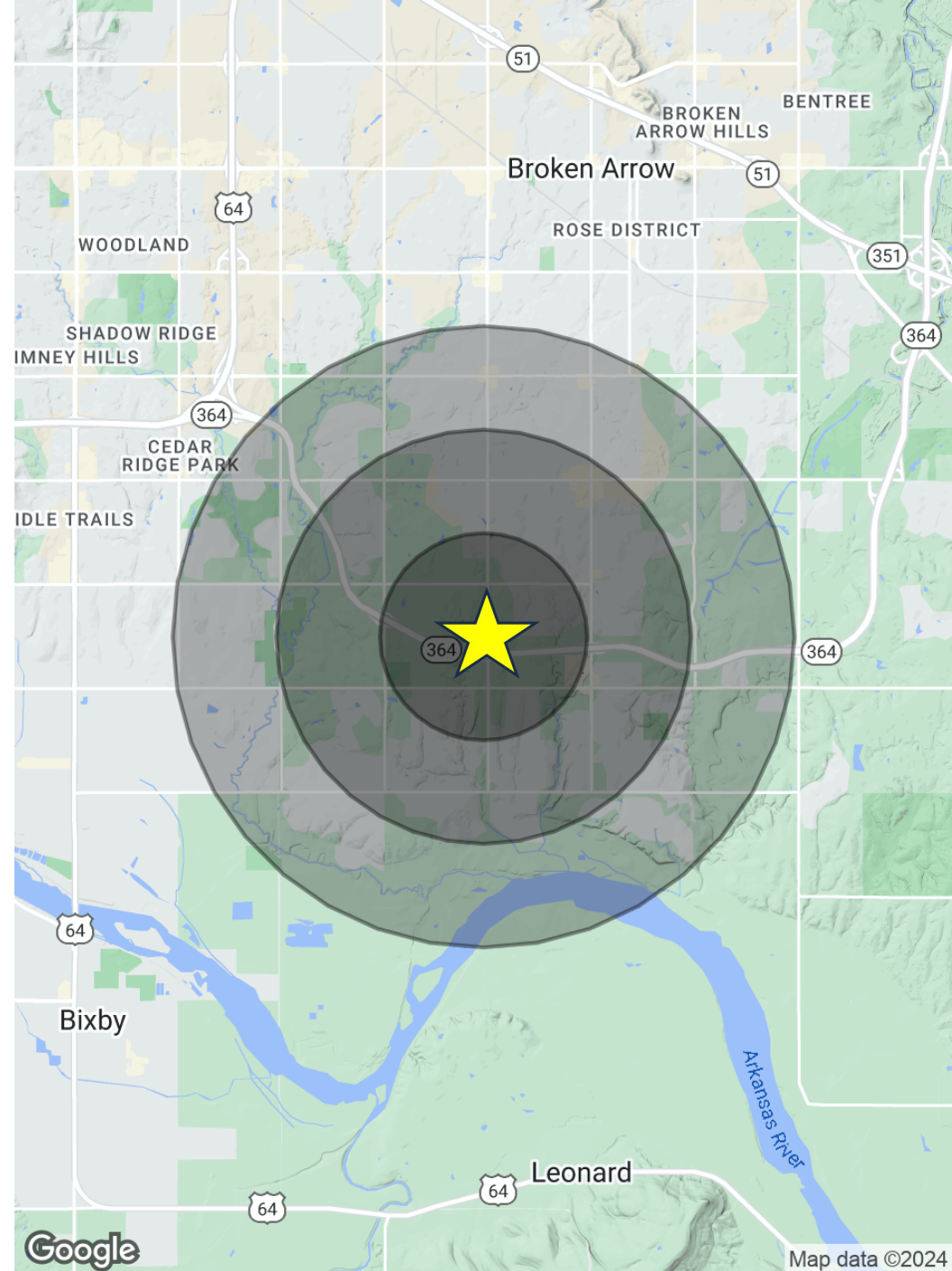
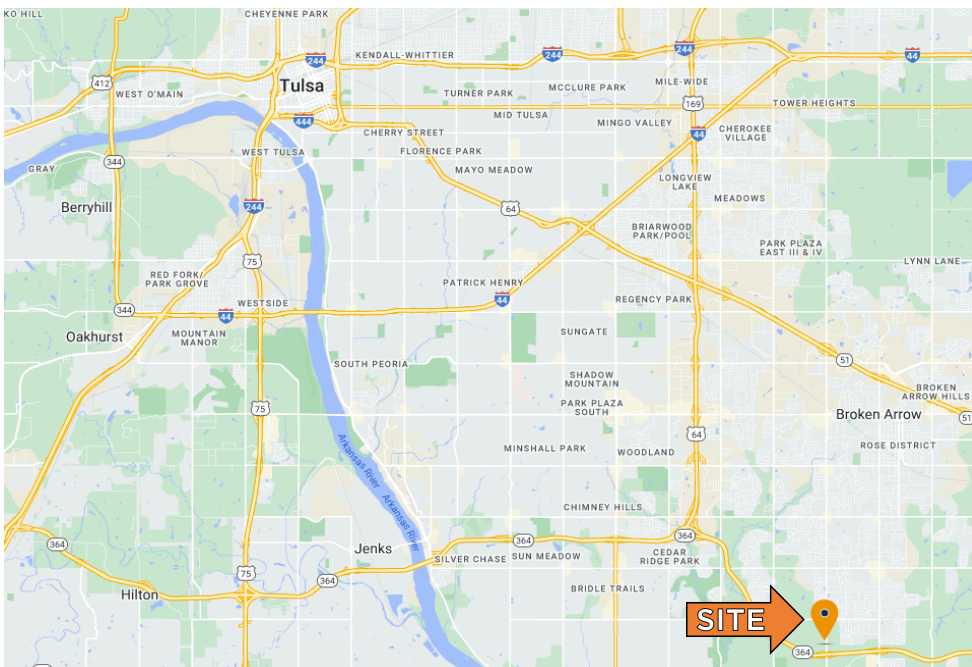
# ASPEN RIDGE DEVELOPMENT LOTS 3, 4 & 5 - FOR SALE

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	5,266	23,161	46,359
AVERAGE AGE	36.9	35.6	36.4
AVERAGE AGE (MALE)	35.5	32.6	34.4
AVERAGE AGE (FEMALE)	39.1	38.5	38.5

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,100	8,759	17,454
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$79,839	\$85,167	\$91,193
AVERAGE HOUSE VALUE	\$171,164	\$176,927	\$193,970

2020 American Community Survey (ACS)



**Ben Ganzkow, CCIM**

**PRINCIPAL**

918.946.5855

ben@legacypadvisors.com



©2024 Legacy Commercial Property Advisors. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner are prohibited.