

E. 71st St. (Kenosha) & S. 209th E. Ave., Broken Arrow, OK 74014



± 61 Acres | Major Residential Growth Corridor | Broken Arrow, OK

- Strategic Hard Corner - NW corner of E. Kenosha (71st St.) & S. 209th E. Ave.
- High Growth Corridor - Immediate proximity to ~641 new homes under development near Timber Ridge Elementary
- Retail Demand Generator - Rapid residential growth creating need for neighborhood services and retail
- Excellent Access - Convenient connectivity to Creek Turnpike and major east-west corridor along Kenosha St.
- Strong Development Potential - Ideal for mixed-use, retail center, multifamily, office, or neighborhood commercial
- Growing Trade Area - Nearby national retailers including Walmart, Walgreens, Lowe's, Quiktrip and Casey's

ONYX REALTY GROUP, LLC
Commercial Development - Investment Property

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.

NORA GORDON, NAR
918-808-5930

PROPERTY HIGHLIGHTS



E. 71st St. (Kenosha) & S. 209th E. Ave.
Broken Arrow, OK 74014

Area Development & Growth

The property (±61 acres) is located within one of the fastest-growing residential corridors in Broken Arrow, a community within the greater Tulsa metro known for strong population growth, high household incomes, and highly rated schools. The site is immediately adjacent to significant new residential development, including approximately 641 homes currently being developed surrounding Timber Ridge Elementary.

This rapid expansion is creating strong demand for neighborhood retail, dining, and service providers along the Kenosha corridor. Nearby national retailers serving the broader trade area include **Walmart, Lowe's, Casey's, Walgreens, O'Reilly Auto Parts and Atwoods**, along with additional convenience retail and neighborhood services that support the growing residential base. The combination expanding rooftops, quality schools, and convenient access to regional transportation routes positions the corridor for continued commercial growth.

	DRIVE TIME DEMOGRAPHICS		
	5 MINUTES	10 MINUTES	15 MINUTES
Daytime Population	9,396	78,636	280,086
Total Households	3,172	32,306	112,726
Total Population	8,454	82,349	290,511
Average HH Size	2.65	2.53	2.56
Average HH Income	\$95,449	\$96,852	\$93,168

DEMOGRAPHICS - SOURCE ESRI 2025

Ideal Uses

The site's size, frontage, and location within a rapidly expanding residential trade area make it well suited for a variety of development concepts, including:

- Neighborhood Retail Center - Grocery, pharmacy, and daily-needs retail
- Restaurant & QSR Pads - Drive-thru restaurants, coffee, and casual dining
- Mixed-Use Development - Retail with multifamily or office components
- Multifamily or Build-to-Rent Communities
- Medical or Professional Office Campus
- Childcare, Early Education, or School-Adjacent Services
- Senior Living or Assisted Living Development
- Potential to accommodate phased expansion or future building area

	21,593 Vehicles per day - E. 71st St. (Kenosha)
	5,766 Vehicles per day - S. 209th E. Ave.

TRAFFIC COUNT - SOURCE INCOG 2024

<ul style="list-style-type: none"> • Creek Turnpike access • Walmart • Casey's • Timber Ridge Elementary • Quiktrip • Atwoods • Lowe's 	
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