

FOR SALE



8492 & 8526
east highway 51

BROKEN ARROW, OK
74014

CBRE



The Rose District

TABLE OF CONTENTS

THE OFFERING	01
LOCATION OVERVIEW	02
MARKET OVERVIEW	03



The Rose District

01

THE OFFERING





Located in the heart of East Broken Arrow on Highway 51, this prime development land site offers an exceptional opportunity for investors and developers.

With 2± acres available, the site benefits from high visibility and easy access to major roadways, making it an ideal location for a variety of commercial uses.

With the continued growth in East Broken Arrow and increasing demand for commercial properties along this busy corridor, this development land site presents a lucrative opportunity for both owner/users or developers that seek a shovel ready land site.



The Rose District

02

LOCATION OVERVIEW



PROPERTY HIGHLIGHTS



SIZE
Up to 2.10± Acres



UTILITIES
Water & Sewer Available



ACCESS
Highway 51 and East Nashville



CORNER
Hard Corner Location



RESIDENTIAL HOUSES
46,544 Housing Units within a 5
Mile Radius



AIRPORT
20± Minutes to Tulsa International
Airport



MSA
1,000,000 in Tulsa MSA



SCHOOLS
Broken Arrow High School
4± Miles



CONSTRUCTION
Close to New Developments



ZONING
CS - Commercial Shopping

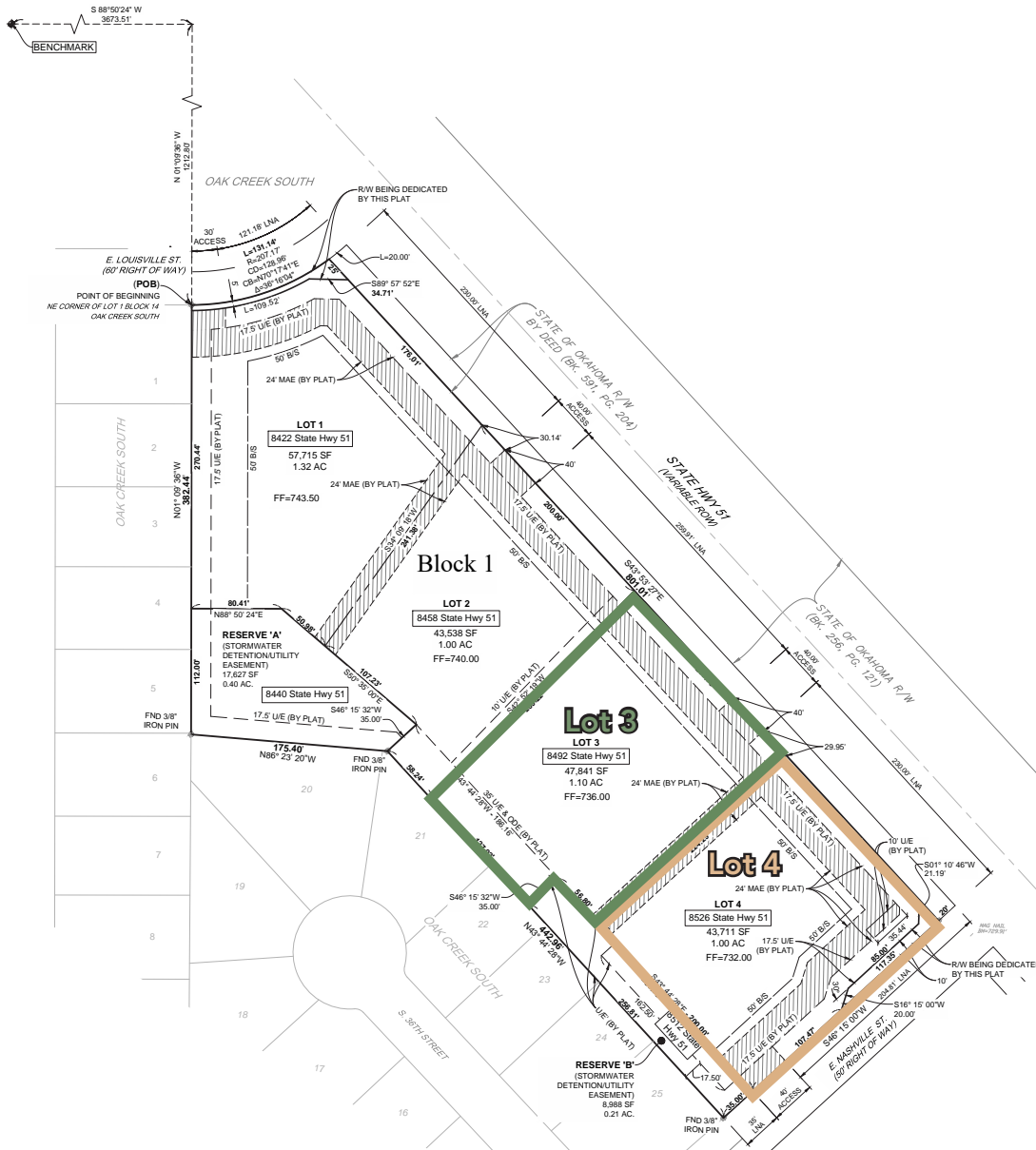
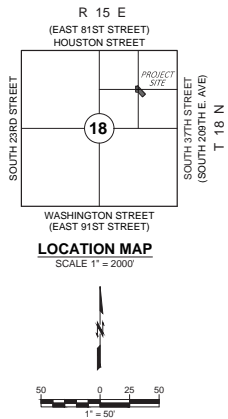


TRAFFIC
30,000 VPD (2022 Estimates)



THE OFFERING:

Lot 3 and Lot 4 are offered, and could be purchased separately or together.



FINAL PLAT
TULSA BONE AND JOINT
 BROKEN ARROW, OKLAHOMA

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT.

OWNER
 GO NORTH, LLC
 4802 SOUTH 109TH EAST AVENUE
 TULSA, OK 74146
 (918) 392-1400

ENGINEER
 WALLACE DESIGN COLLECTIVE, PC
 123 NORTH MARTIN LUTHER KING JR. BLVD.
 TULSA, OK 74103
 (918) 554-5558
 OKLAHOMA CA #1460
 EXP DATE 6/30/25
 JORDAN RODSCH P.E.
 jordan.rodsch@wallace.design

SURVEYOR
 WALLACE DESIGN COLLECTIVE, PC
 123 NORTH MARTIN LUTHER KING JR. BLVD.
 TULSA, OK 74103
 (918) 554-5558
 OKLAHOMA CA #1460
 EXP DATE 6/30/25
 R. WESLEY BENNETT, PLS 1562
 wes.bennett@wallace.design

SUBDIVISION STATISTICS
 SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE BLOCK (1) AND TWO (2) RESERVES CONTAINING 0.61 ACRES MORE OR LESS. R/W BEING DEDICATED BY THIS PLAT CONTAINS 2.108 SF (0.05 ACRES)

MONUMENTATION
 3/8" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK
 BENCHMARK: ADS MONUMENT (TUL 9)
 3" ALUMINUM CAP SET IN CONCRETE AT SOUTHEAST CORNER OF E. 81ST ST. & 193RD EAST AVENUE
 N= 398454.910
 E= 263029.816
 ELEV.= 705.165
 NAVD 1988

BASIS OF BEARINGS
 HORIZONTAL DATUM BASED UPON NAD 83 (1983) OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 VERTICAL DATUM BASED UPON NAVD 88.

FLOODPLAIN NOTE:
 FEMA FIRMETTE PANEL 40145C0115J
 EFF. DATE 9/30/16
 ZONE "X"

- LEGEND**
- B/S BUILDING SETBACK LINE
 - UE UTILITY EASEMENT
 - ODE OVERLAND DRAINAGE EASEMENT
 - ROW RIGHT OF WAY
 - LNA LIMITS OF NO ACCESS
 - FF FINISHED FLOOR
 - MAE MUTUAL ACCESS EASEMENT
- 8422- ADDRESS

BACKFLOW PREVENTER NOTE
 ALL NEW BUILDING THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER. BROKEN ARROW ORDINANCE NO. 3807, SECTION 24003, ADOPTED MAY 15, 2018. ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

DETENTION DETERMINATION NO. 102221-170
 (ON-SITE DETENTION REQUIRED)

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.
 MAYOR: DEBRA WIMPEE
 ATTEST: CITY CLERK



8

QUICK TRIP

DOWNTOWN
BROKEN ARROW

BLUE BELL
CREAMERY

8492 & 8526
east highway 51

HIGHWAY 51

AREA DEMOGRAPHICS

Broken Arrow, OK boasts a vibrant and diverse demographic landscape that enhances the community's charm. The population is a healthy mix of families, young professionals, and retirees, fostering a welcoming atmosphere. The community is known for its strong school systems and recreational opportunities, making it an ideal place for families. Overall, Broken Arrow's demographics contribute to a lively, inclusive, and thriving environment for all its residents.



Population
118,000± within
5 miles

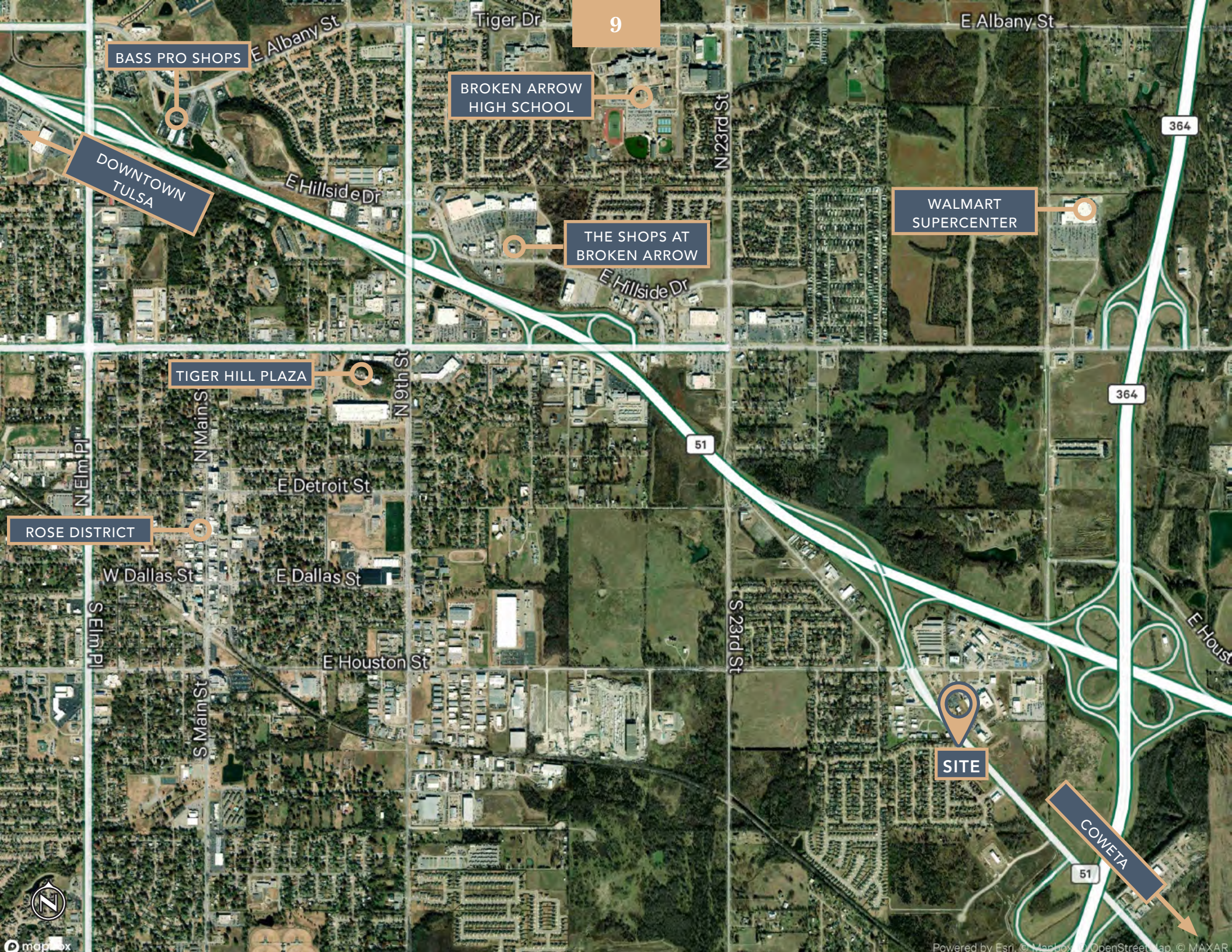


\$107,000
Household Income
within 5 miles



44,592
Household's within
5 miles





9

BASS PRO SHOPS

BROKEN ARROW HIGH SCHOOL

THE SHOPS AT BROKEN ARROW

WALMART SUPERCENTER

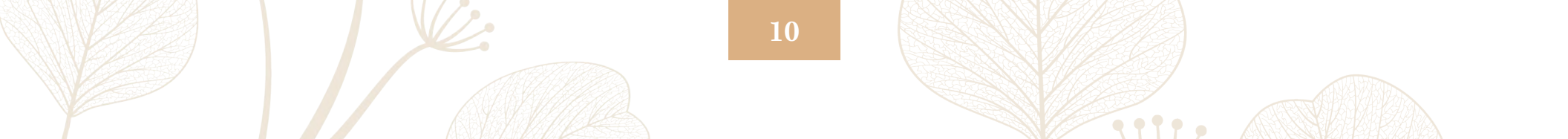
TIGER HILL PLAZA

ROSE DISTRICT

SITE

COWETA





CREEK
TURNPIKE

CREEK 51
BUSINESS PARK







QUIK TRIP

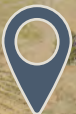
BRAUM'S

BLUE BELL
CREAMERY

ENERFLEX

SWIFT
RECON

TULSA BONE & JOINT
BROKEN ARROW



The Rose District

03

MARKET OVERVIEW





MARKET HIGHLIGHTS

Broken Arrow is a charming city that beautifully blends small-town warmth with modern amenities, resulting in remarkable growth as the 4th largest city in Oklahoma.

With well-maintained parks that are perfect for family outings, a robust local dining scene, a revitalized downtown district and a forward thinking local government, the community is friendly and welcoming, making it easy to feel at home. Additionally, the city hosts numerous events throughout the year, providing great entertainment for all ages.

Over 113,000 people call Broken Arrow home, making this land site ideal for forward-thinking developers.



SIZE

4th Largest City
in Oklahoma



HOUSING EXPENSES

20% Lower Housing Expenses
than the National Average



NEARBY COLLEGES CAMPUSES

Tulsa Technology Center, NSU at
Broken Arrow and Tulsa Community
College



PARKS & TRAILS

Over 800 acres of parks and
miles of trails for walking, biking
and jogging

8492 & 8526

east highway 51

BROKEN ARROW, OK
74014

CONTACT US

Dwayne Flynn, SIOR, CCIM

Senior Vice President

+1 918 392 7249

dwayne.flynn@cbre.com

Ryan Shaffer, SIOR, CCIM

First Vice President

+1 918 392 7203

ryan.shaffer@cbre.com

The Rose District



© 2024 CBRE, Inc. 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE