

# 4.85 ACRES FOR SALE!

END OF LIONS ST. | BETWEEN 121ST & 131ST | ELM & ASPEN



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

RARE OPPORTUNITY TO ACQUIRE ±4.85 ACRES OF RESIDENTIAL LAND IN A HIGH-DEMAND SOUTH BROKEN ARROW SUBMARKET IDEAL FOR SPEC HOME CONSTRUCTION OR SMALL-SCALE SUBDIVISION DEVELOPMENT.



**SHEILA COOPER**  
Cell: 918-724-5140  
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### KEY BUILDER ADVANTAGES

- INFILL LOCATION IN ESTABLISHED & GROWING RESIDENTIAL AREA
- UTILITIES AVAILABLE – REDUCES UPFRONT DEVELOPMENT COSTS
- ADJACENT TO ACTIVE SUBDIVISION (ELM CREEK)
- IDEAL FOR CONTROLLED ENTRY CUL-DE-SAC LAYOUT
- MANAGEABLE SIZE – PERFECT FOR SMALL BUILDERS

### DEVELOPMENT POTENTIAL

- SMALL SUBDIVISION (APPROX. 12-20 LOTS, CONCEPT DEPENDENT)
- CUSTOM / SEMI-CUSTOM HOME SITES
- BUILD-TO-SELL OR BUILD-TO-RENT STRATEGY
- ESTATE LOT CONFIGURATION (LARGER PREMIUM LOTS)

### LOCATION & DEMAND DRIVERS

- MINUTES FROM INDIAN SPRINGS COUNTRY CLUB
- STRONG GROWTH ALONG ELM & ASPEN CORRIDORS
- SURROUNDED BY ONGOING RESIDENTIAL EXPANSION
- HIGHLY DESIRABLE SOUTH BROKEN ARROW AREA FOR NEW CONSTRUCTION

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	4,488	41,969	217,248
TOTAL HOUSEHOLDS	2,794	58,246	81,800
TOTAL POPULATION	7,338	21,831	207,904
AVERAGE HH SIZE	2.62	2.65	2.52
AVERAGE HH INCOME	\$117,038	\$113,928	\$114,319

DEMOGRAPHICS – SOURCE: ESRI 2025



## BAUER & ASSOCIATES, 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

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.

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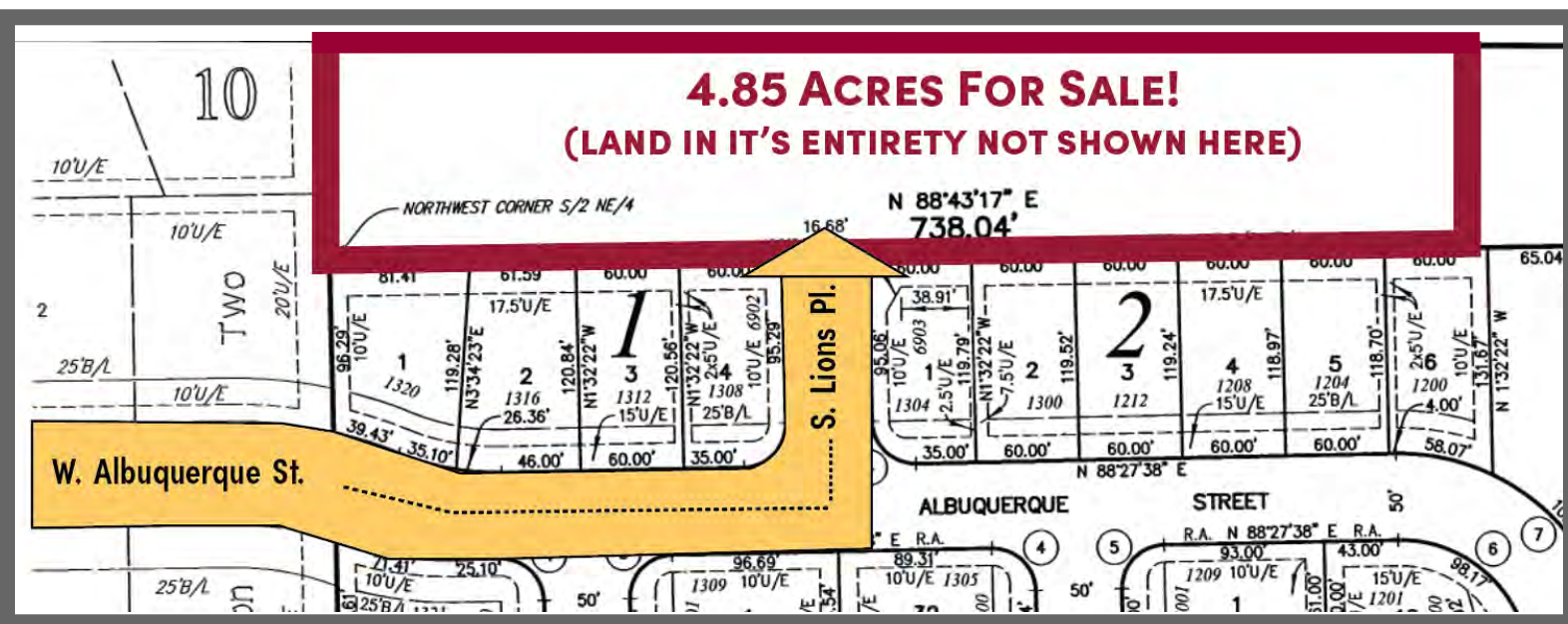
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- SPRING CREEK ELEMENTARY SCHOOL
- RAY HARRAL NATURE PARK & CENTER
- HOBBY LOBBY
- REGAL WARREN MOVIE THEATER
- EARNEST CHILDERS MIDDLE SCHOOL
- INDIAN SPRINGS COUNTRY CLUB
- HOME DEPOT
- WALMART
- ALDI



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