

# Aspen Park Industrial Land

N. Aspen Ave. & N. Redbud  
Ave. Broken Arrow, OK 74012

**ASKING \$4.25/SF**

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# Executive Overview

## Aspen Park Avenue

A 13.21-acre industrial assemblage in Broken Arrow —home to more than 300 manufacturers and the state's third-largest concentration of industrial output, behind only Oklahoma City and Tulsa. Nearby users include McElroy Manufacturing, Werco, Hill, Hi-Tec and Freeman Materials.

Six contiguous parcels — zoned IL under PUD 118 & 118A, sitting in FEMA Zone X, and bordered on the southwest by an active rail line. Potential for a mini-storage, multi-building warehouse, distribution, light-manufacturing campus, with the flexibility to phase or divide, and it sits directly among the manufacturers that define Broken Arrow's industrial base.





# Property Highlights



## Investment Highlights

**Total Area:** 13.21 acres / 575,913 SF

**Parcels:** 6 contiguous

**Location:** North of the rail line off N. Redbud Ave. & N. Aspen Ave., Broken Arrow, OK 74012

**Zoning:** IL

**Flood Zone:** FEMA Zone X — area of minimal flood hazard

**Rail: Adjacent** — active former MK-T (Katy) line at southwest boundary; rail-served potential subject to carrier agreement

**Access:** Frontage on N. Aspen Ave. arterial; minutes to SH-51 / Broken Arrow Expressway and Creek Turnpike

**Utilities:** To Site

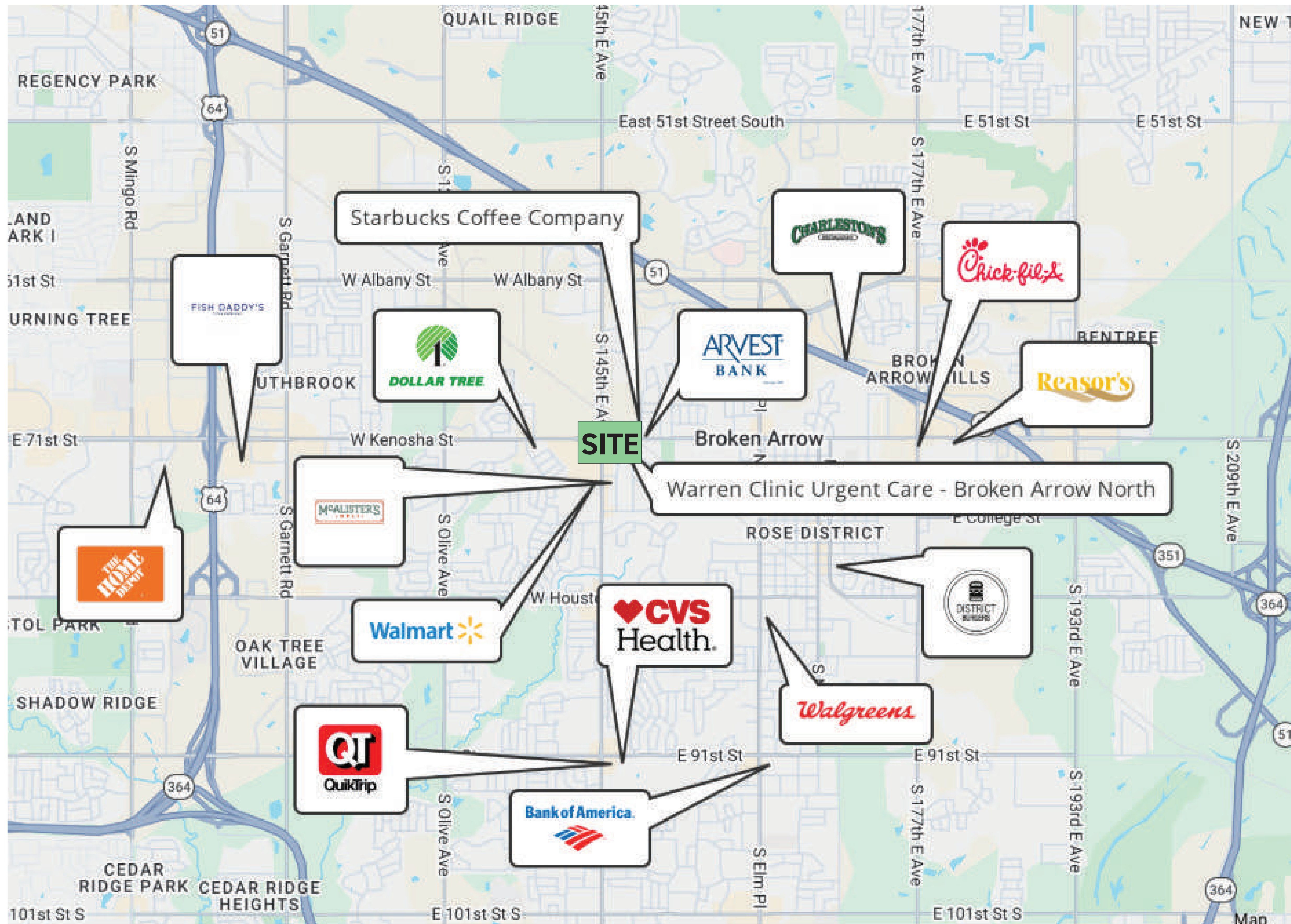
**Traffic Count (AADT 2025):** 27,513 on N Aspen & 21,824 on W Kenosha St.







# Location Overview



## Traffic Counts

**N Aspen Ave:** 27,513 VPD

**W Kenosha St (West of Aspen):** 20,891

**W Kenosha St (east of Aspen):** 21,824



# Additional Photos



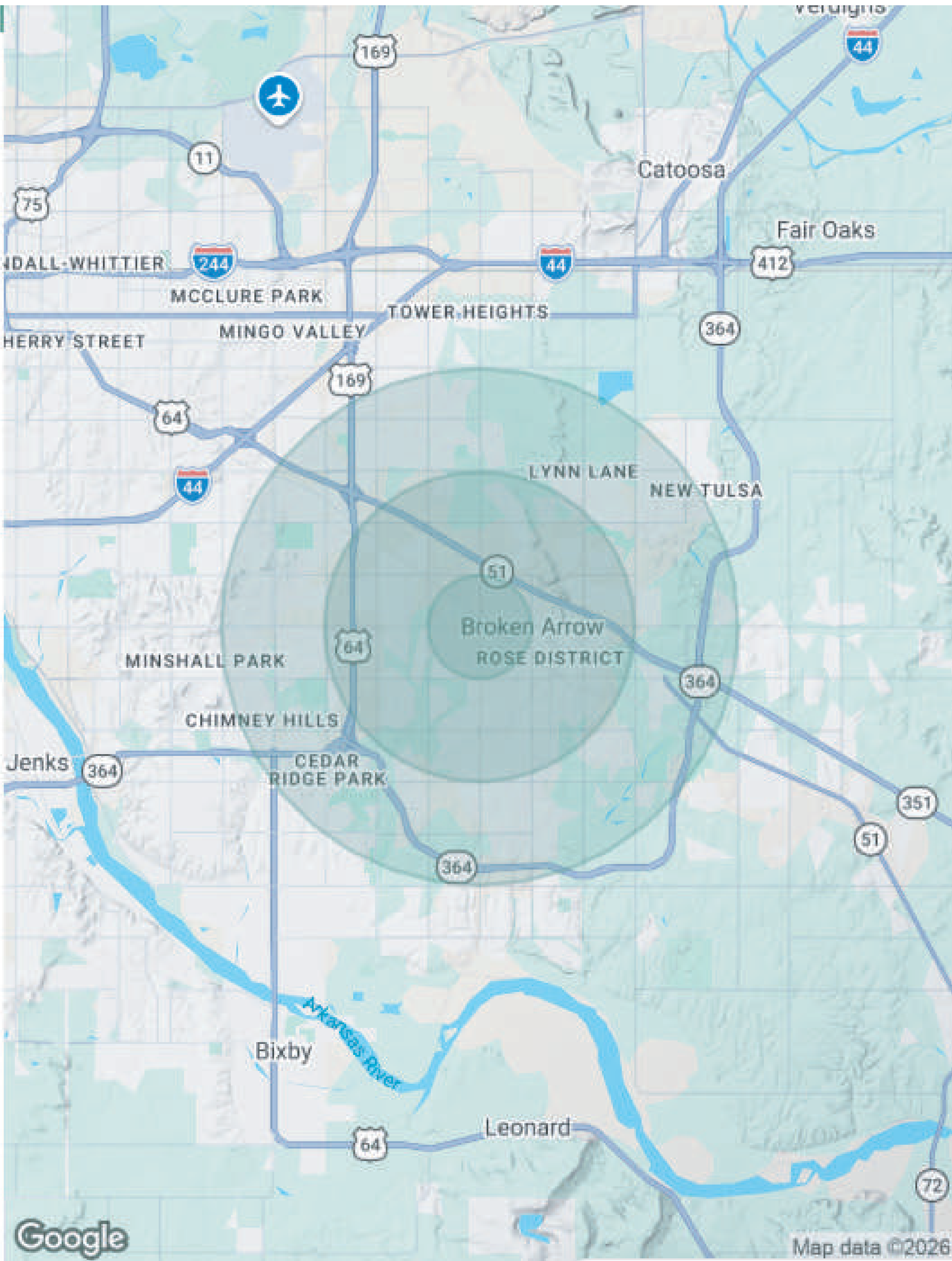


# Demographics

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 7,632  | 70,615  | 194,497 |
| Average Age          | 38.0   | 37.2    | 36.1    |
| Average Age (Male)   | 36.7   | 35.8    | 34.9    |
| Average Age (Female) | 39.6   | 38.1    | 37.0    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,927     | 27,331    | 75,732    |
| # of Persons per HH | 2.6       | 2.6       | 2.6       |
| Average HH Income   | \$134,190 | \$106,014 | \$97,482  |
| Average House Value | \$193,221 | \$235,510 | \$231,494 |

2023 American Community Survey (ACS)





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