

Aspen Avenue Lots

145th E. Ave, Broken Arrow,
OK 74012

ASKING \$8/SF

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Executive Overview

Aspen Avenue Pad Sites

Five prime pad-site lots — 5.62 acres of Heavy Commercial (CH) frontage on North Aspen Avenue (145th East Avenue), in the middle of one of Broken Arrow's busiest and most established retail, dining, and medical corridors.

The lots sit along Aspen Avenue's commercial spine, walking distance from a dense cluster of national and regional demand generators — Walmart Supercenter, Starbucks & Dunkin Donuts, McAlister's Deli, and a full lineup of banks, restaurants, car dealers and shopping centers. CH zoning supports the highest-and-best commercial uses without a rezoning path, and the site delivers flood-free (FEMA Zone X), level, and development-ready.

Whether the buyer is a national QSR chasing a drive-thru pad, a bank or credit union seeking a branch site, a medical or dental group expanding in a proven healthcare node, or an office/retail developer building multi-tenant space, these lots offer visibility, access, and a trade area that's already voting with its feet. Available whole or as individual pad sites.



Property Highlights



Investment Highlights

Total Area: 5.62 acres / 244,910 SF

Parcels: 5 contiguous lots (Lots 6, 7, 8, 9, 10, Block 1)

Location: East side of N. Aspen Ave. (145th E. Ave.), Broken Arrow, OK 74012

Zoning: CH (Heavy Commercial)

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

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.

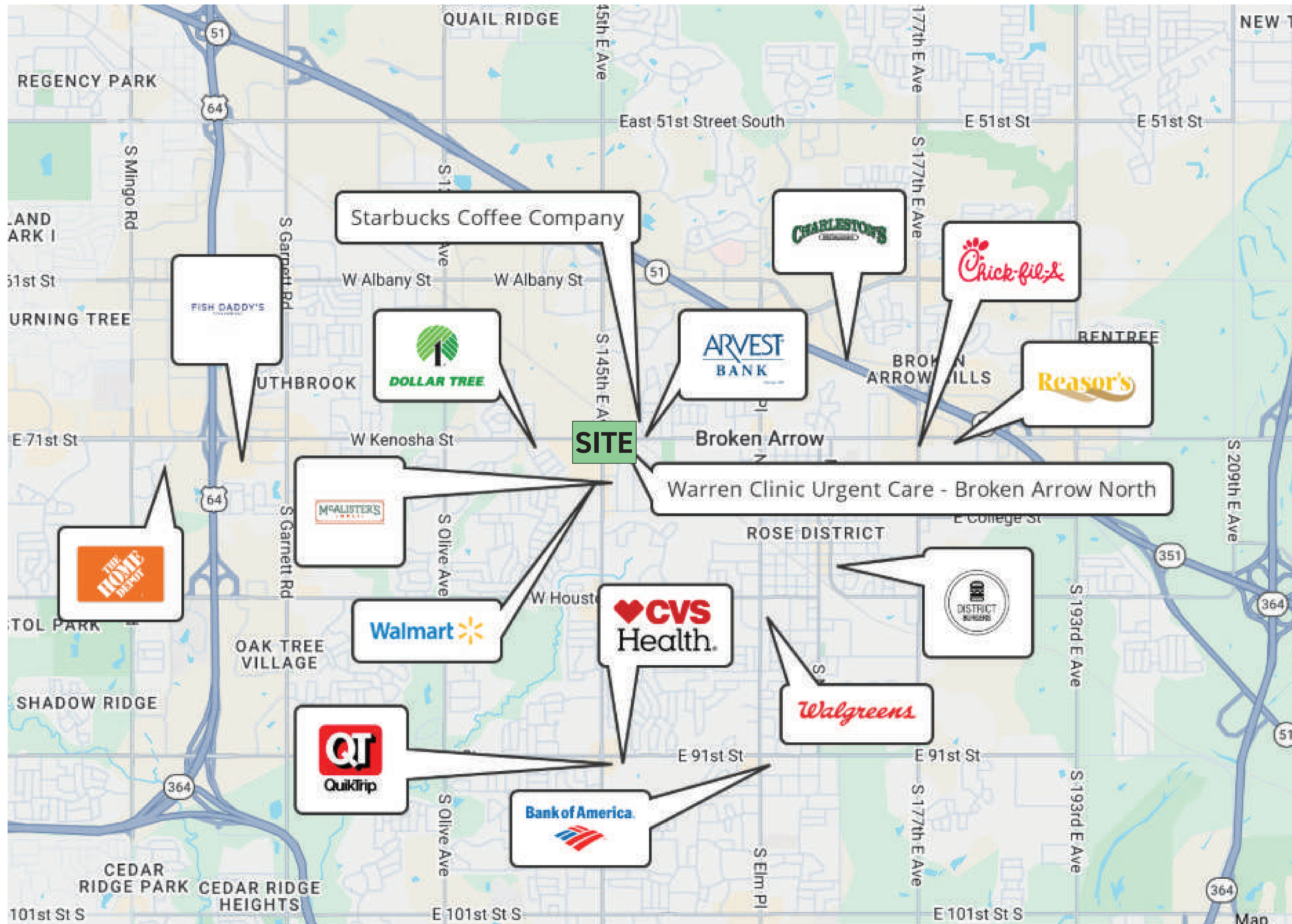
Zoning



CH- Heavy Commercial

- Quick-Service Restaurants (QSR)
- Drive-Thru Restaurants
- Medical Offices
- Dental Clinics
- Retail Centers
- Banks & Credit Unions
- Professional Offices
- Automotive Services
- Hotels
- Mixed Commercial Developments

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

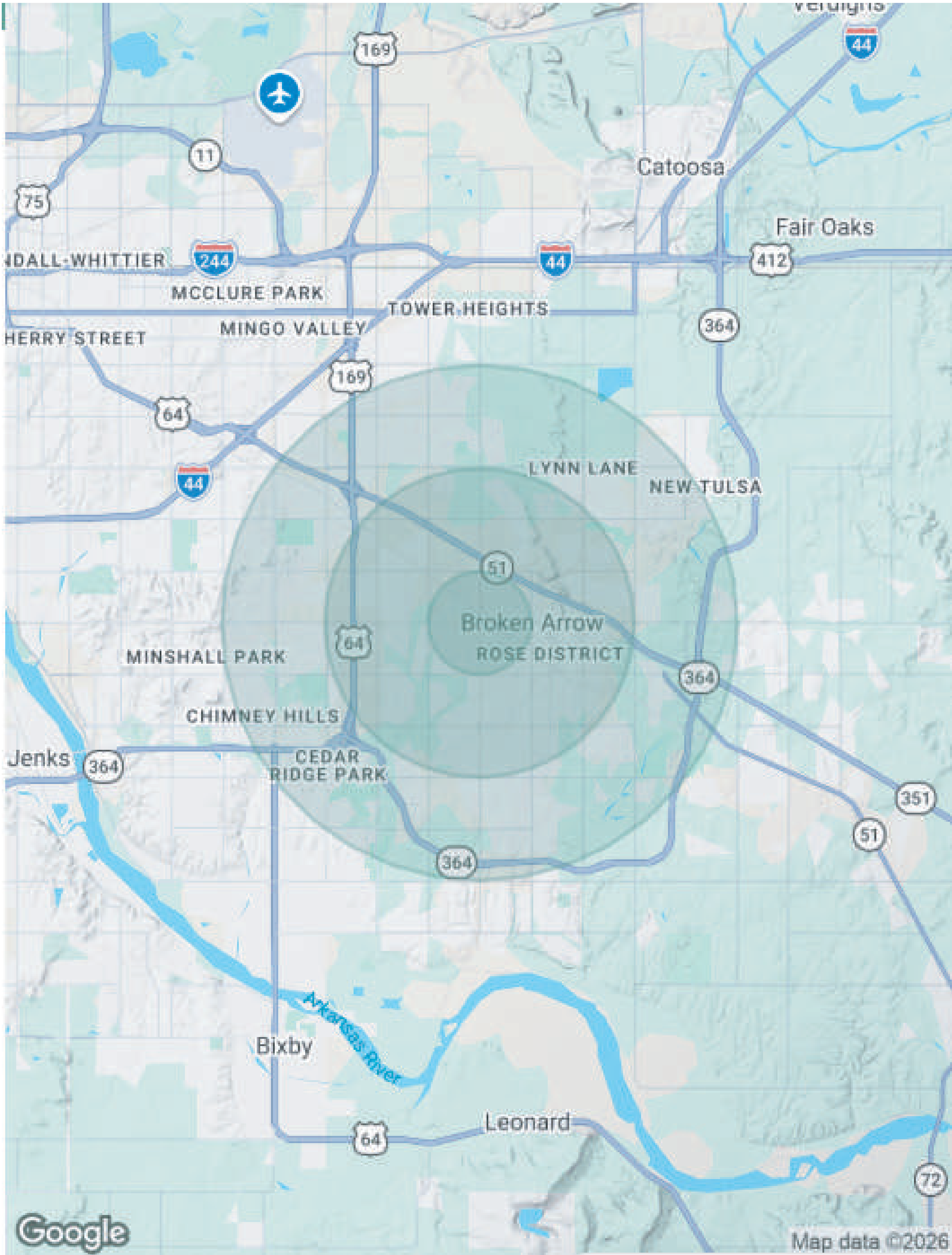


Demographics

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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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.