

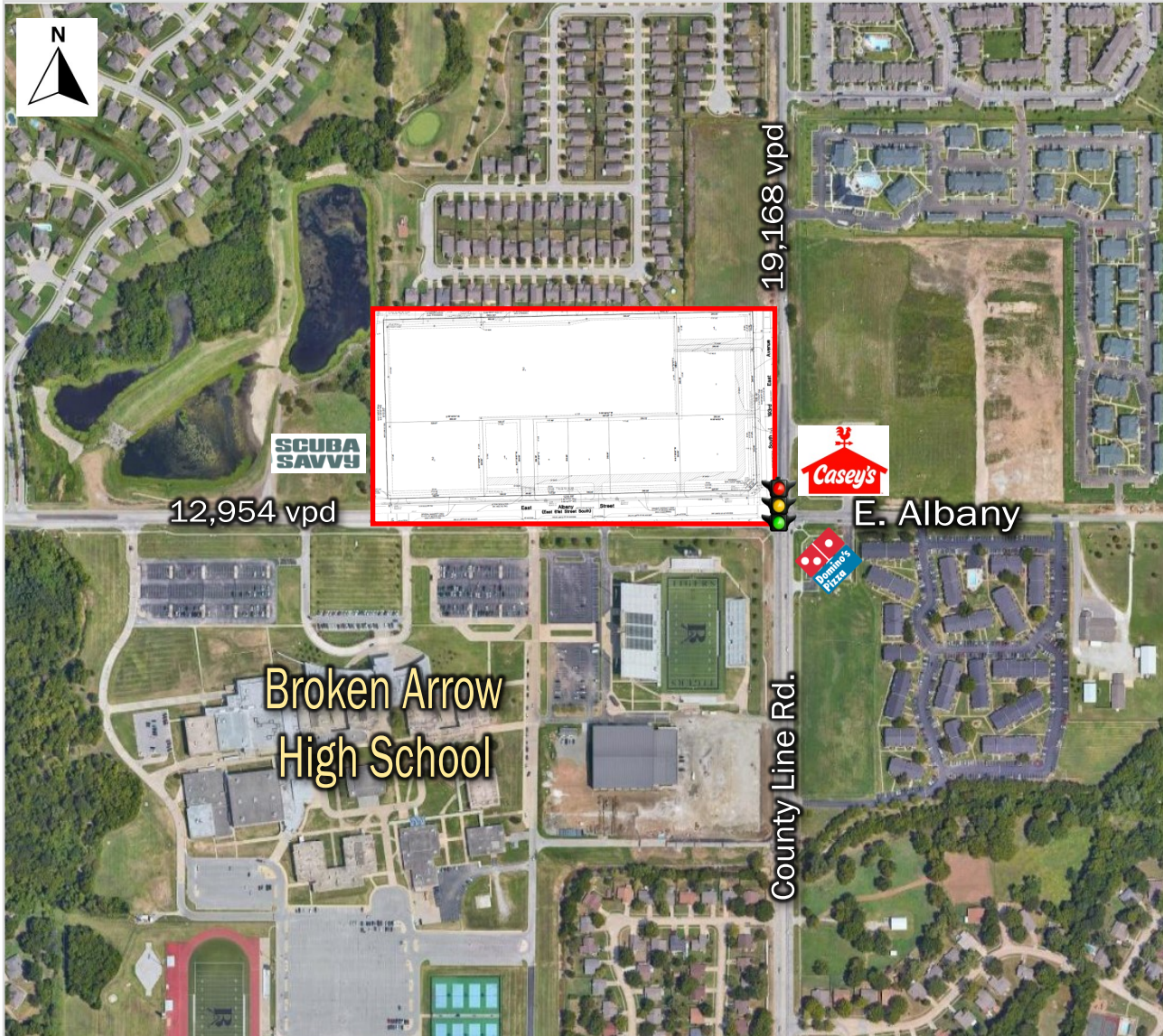
# Broken Arrow Pad Sites

Northwest Corner of E. Albany & County Line Rd. Broken Arrow



## Contact

Steve Walman	918-481-8888	steve@walmancommercial.com
Justin Brown	918-481-8888	justin@walmancommercial.com
Candice Swim	918-481-8888	candice@walmancommercial.com



## Highlights

- Located on the signalized intersection of E. Albany and County Line Rd., directly across from Broken Arrow High School.
- Broken Arrow High School is the largest high school in Oklahoma with over 4,400 students.
- Average Household income over \$100,000 within 3 miles of the site.
- High-growth area of Broken Arrow with multiple new single family developments nearby.
- Immediate trade area features Casey's, Domino's, Whataburger, Lowe's, Target, Cinemark Theater, Ross, Marshalls and many more retailers and restaurants.
- Lot sizes from 0.66 ac up to 1.97 ac.
- Multiple access points from E. Albany and County Line Rd.
- Mutual Access Easement in place.
- Utilities to site.

## Demographics

	1 mile	3 miles	5 miles
Population:	7,326	53,610	124,239
Households:	2,887	20,422	46,410
Avg. H.H. Income:	\$90,242	\$105,776	\$103,953
County Line	19,168 vpd		
E. Albany	12,954 vpd		

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

# Broken Arrow Pad Sites

Northwest Corner of E. Albany & County Line Rd. Broken Arrow



## Contact

Steve Walman	918-481-8888	steve@walmancommercial.com
Justin Brown	918-481-8888	justin@walmancommercial.com
Candice Swim	918-481-8888	candice@walmancommercial.com



- High-demand trade area anchored by numerous national retailers and restaurants.
- Broken Arrow High School, Creekwood Elementary and BA Vanguard Academy all located within 1/2 mile of the site.
- 468 single family housing permits issued for Broken Arrow Jan—Aug 2024.

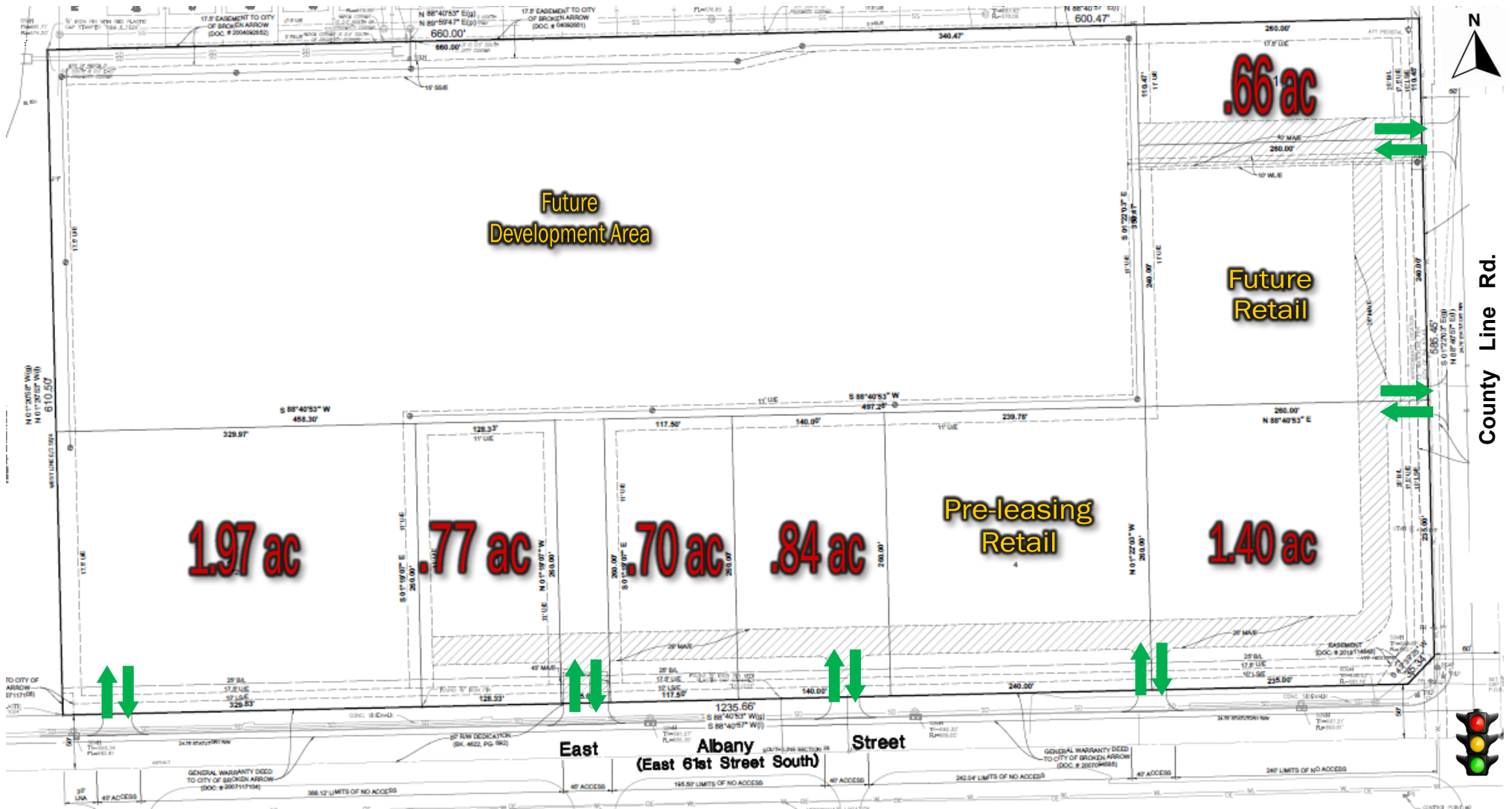
All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

# Broken Arrow Pad Sites

Northwest Corner of E. Albany & County Line Rd. Broken Arrow

## Contact

Steve Walman	918-481-8888	steve@walmancommercial.com
Justin Brown	918-481-8888	justin@walmancommercial.com
Candice Swim	918-481-8888	candice@walmancommercial.com



All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.