

Site Plan

Northwest Corner of S. Aspen & Tucson St., Broken Arrow, OK

Contact

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Highlights

- Flexible pad site options with multiple access points.
- Two 21,000 SF retail buildings now pre-leasing.
- Average Household income in excess of \$100,000 within 3 miles of the site.
- High-visibility to the signalized intersection of S. Aspen and W. Tucson, with easy access to the freeway (Creek Turnpike).
- Immediate trade area features Reasor's, Kum and Go, Chipotle, Chick-fil-a, Panda Express, Taco Bell, Whataburger, Starbucks, Walmart, Warren Theatre, Sonic, Aldi and more.
- 251 single family home permits in 2023 for south Broken Arrow.
- Ideally located within the new retail hub of south Broken Arrow that is experiencing significant retail and residential growth.

Demographics

MILE RADIUS	1	3	5
Population:	5,791	52,369	123,989
Households:	2,319	19,655	46,934
Avg. H.H. Income:	\$90,735	\$107,451	\$106,743
S. Aspen Ave.	14,397 vpd		
Creek Turnpike	30,820 vpd		
W. Tucson	10,166 vpd		

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Immediate Trade Area

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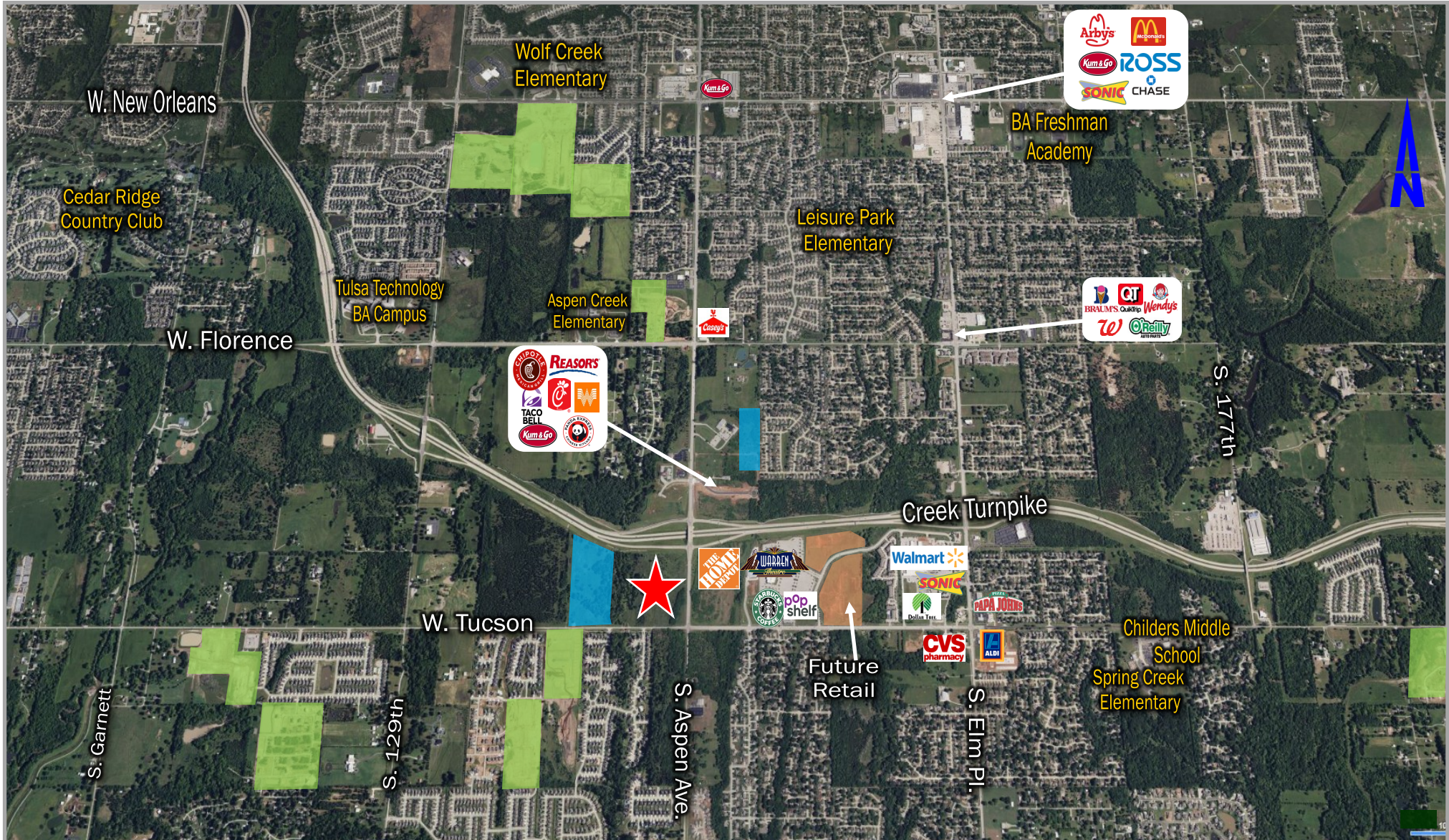
Location Map

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 New Single Family Developments

 New Multi Family Developments

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Community Profile

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BROKEN ARROW Oklahoma COMMUNITY PROFILE



BROKEN ARROW
117,762

POPULATION

60-MIN RADIUS
1,167,034



*From Rose District

City Labor Force
63,167

Businesses
3,773

Med. HH Income
\$78,461

Avg. Commute
21.5

Med. Home Value
\$217,529

Med. Age
38.1

Retail Trade Area



Primary Trade Area:
Population: 276,159
Total Purchasing Power:
\$26 billion
15 Min. Drive Time

Secondary Trade Area:
Population: 772,441
Total Purchasing Power:
\$75.9 billion
30 Min. Drive Time

Retail Market Potential Index

Health- Club
Exercise 2x + per
week

109



100 is the US average which means Broken Arrow has a 13% increase in this type of behavior.

2023 TAXABLE GOODS SOLD
\$3.85 BILLION
MEDIAN DISPOSABLE INCOME
\$63,951K
PROJECTED 5-YEAR SPENDING GROWTH
\$1.9 BILLION

Cost Of Living

Cost of Living Index: 88.1
Grocery Items: 95.2
Housing: 82.1
Utilities: 92.3
Transportation: 83.3
Healthcare: 86.3
Misc Goods: 90.1



Low Cost of Living



More Disposable Income

Sales Tax by County	
Wagoner County	9.35%
Tulsa County	8.42%



TAXES

Oklahoma Income Tax Rates	
Max Personal Income Tax	4.75%
Corporate Tax Rate	4.0%

#1 BEST CITY IN OKLAHOMA FOR FIRST TIME HOME BUYERS
WALLETHUB 2020

MOST LIVABLE SMALL U.S. CITY
U.S. CONFERENCE OF MAYORS 2018

#9 LOWEST CRIME CITY IN U.S.
BUSINESS INSIDER 2018



Housing Units

City of BA
46,755



Educational Attainment

94.2% High School Graduate or Higher
5.1% Above US Average

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