

# development **BROKEN ARROW** opportunity

1900 E. ALBANY STREET | Broken Arrow, Oklahoma 74012

## 4.63 Acres

For Sale or Build to Suit

Located across from  
Broken Arrow Public High School  
Minutes from BA Expressway

Zoning ON - Office Neighborhood  
Land Use - Medical/Office Light

### \$ 550,000



## OVERVIEW

### FOR MORE INFORMATION:

Garrett Mahaney  
Partner, Paine & Associates  
918-481-5380 ext.11  
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Brian Paine  
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**PAINE**  
COMMERCIAL REAL ESTATE  
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Located just East of Tulsa, Broken Arrow is a developing suburb and “a very hot area where more people want to buy and live.” (Tulsa World, 2019)

With its own downtown Rose District, performing arts center, public school system, and farmer’s market, Broken Arrow offers locals and visitors a variety of choices for shopping, dining, entertainment, and community events.



“Broken Arrow is a very hot area where more people want to buy and live.”

---Tulsa World, March 2019

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,275	40,817	67,730
AVERAGE HH INCOME	\$76,067	\$82,433	\$91,137
AVERAGE AGE	33.6	35	36.7

Esri (2019)

## ABOUT BROKEN ARROW

### FOR MORE INFORMATION:

Matt Mardis  
Principal, Paine & Associates  
918-481-5380 ext.13  
matt@paine-associates.com

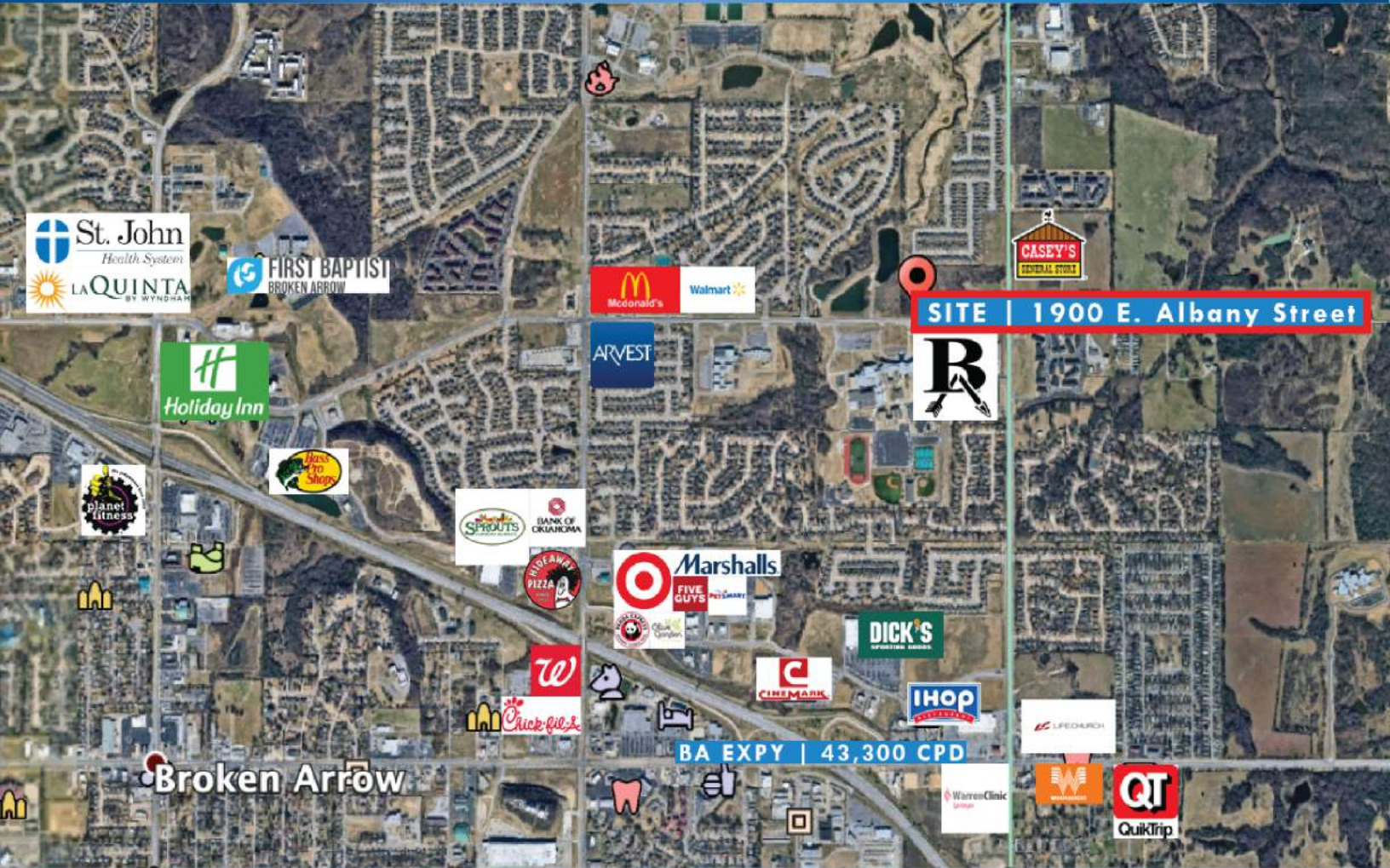
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## TRADE AREA INCLUDES

ARVEST | BANK OF OKLAHOMA | BASS PRO SHOPS | CHICK FIL A | CINEMARK | DICKS SPORTING GOODS | FIVE GUYS | HIDEAWAY PIZZA | IHOP | MARSHALLS | OLIVE GARDEN | PANDA EXPRESS | PETSMART | QUIK TRIP | SPROUTS | WALGREENS | WHATABURGER

## TRAFFIC GENERATORS

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