800 E Hillside Dr

Broken Arrow, OK 74012

Industrial Investment Opportunity

Offering Memorandum

±1.01 AC of Commercially Zoned Land

MATTHEWS™

Exclusively Listed By

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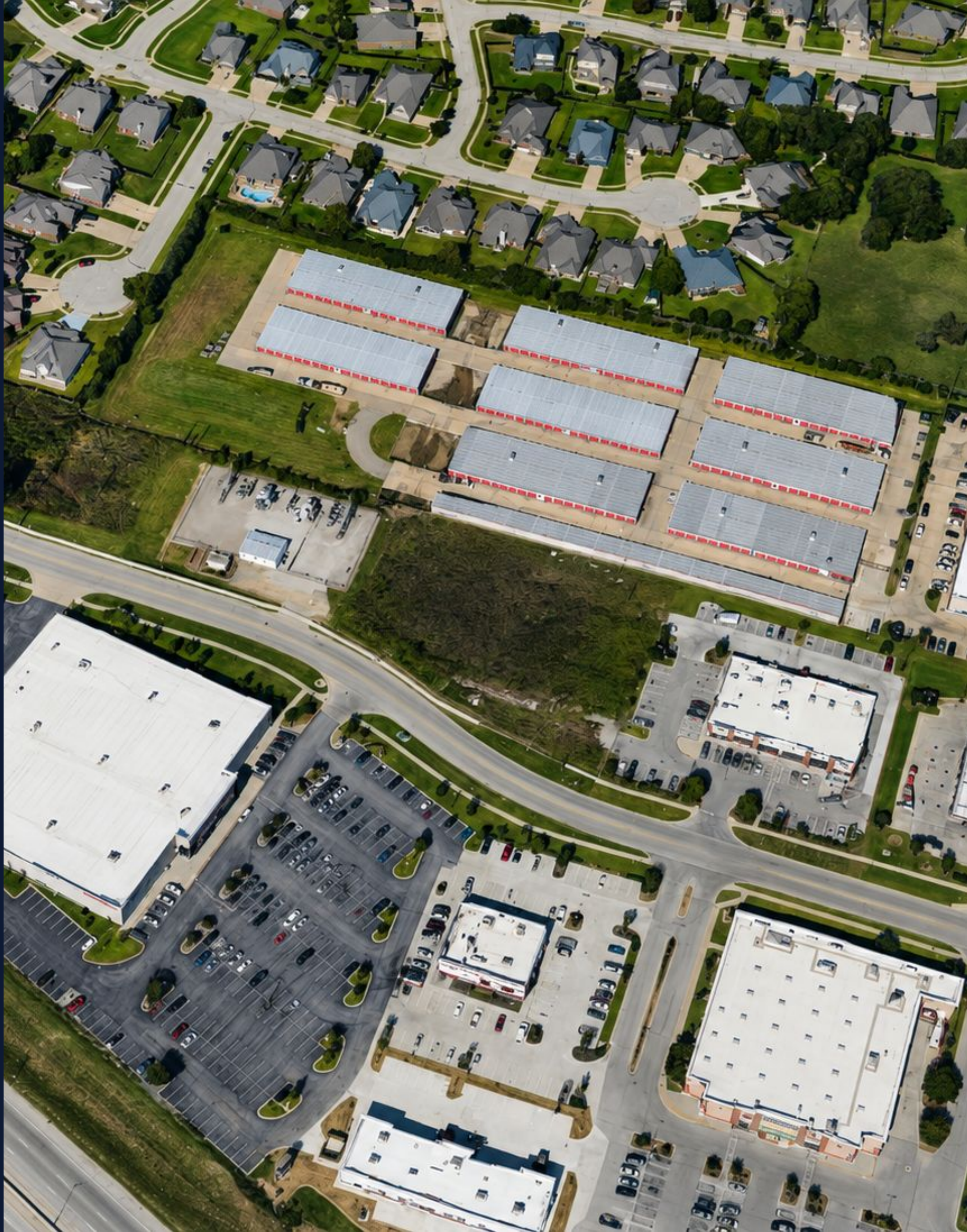


Investment Highlights

Property Highlights

- Lot Size: 1.01 AC (approx. 44,000 SF)
- Asking Price: $640,000 ($14.54 PSF)
- Location: E Hillside Dr, Broken Arrow, OK 74012
- Zoning: CH, Commercial
- Corridor known for strong retail, restaurant, and commercial development activity
- Positioned in a high-growth submarket with established traffic patterns and nearby retail density

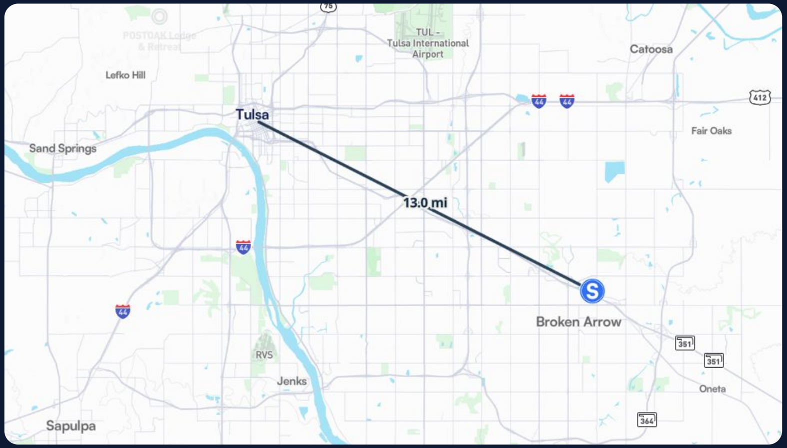
$640,000

List Price

N
amazon
Ascension St. John
± 44 BEDS
Broken Arrow Expy ± 86,000 VPD
Bass Pro Shops
TOWNEPLACE SUITES BY MARRIOTT
Hilton Garden Inn
Holiday Inn Express
Wendy's
Steak 'n Shake
Marble Slab Creamery
LA QUINTA INNS & SUITES
planet fitness
target
Marshalls
maurices
PETSMART
ULTA BEAUTY
Bath & Body Works
Michaels
ROSS DRESS FOR LESS
Subject Property
Reasor's
Louisiana Kitchen
POPEYES
BW Best Western
Schlotzsky's
SUPERCUTS
SHERWIN WILLIAMS
A Aspen Ave ± 25,000 VPD
BLUELINX
DELIVERING WHAT MATTERS
HOBBY LOBBY
SPROUTS FARMERS MARKET
Jersey Mike's Subs
tropical SMOOTHIE CAFE
Public Storage
QT
ALDI
SONIC
FERGUSON BUICK GMC
WE'VE GOT WHAT YOU'RE LOOKING FOR!
QT
DQ
MIDFIRST BANK
DUNKIN'
Extra Space Storage
Arby's
SUBWAY
Papa Murphy's
TAKE 'N' BAKE PIZZA
Walgreens
Chick-fil-A
CHIPOTLE
First Watch
The Daytime Café
Cane's
W Kenosha St ± 19,000 VPD
DUTCH BROS
O'Reilly AUTO PARTS
ARVEST
Little Caesars
QT
Walmart Supercenter
TACO BELL
Jack in the box
Great Clips
meineke
McALISTER'S DELI
Carl's Jr.
CATO
MURPHY USA
cicis
GameStop
BRAUM'S
McDonald's
FlightSafety INTERNATIONAL
WHITE RIVER FISH MARKET & RESTAURANT
CONEY I-LANDER
DISCOUNT TIRE
EXPRESS OIL CHANGE
BRADEN
CARCO
Gearmatic
PACCAR WINCH

Broken Arrow, OK

Market Demographics



124,991
Total Population

10.1%
Population growth from 2020 to 2025

$2.29 Billion
Total retail sales in 2022

$86,765
Median HH Income

Local Market Overview

Broken Arrow is a large and growing suburb within the Tulsa metropolitan area, benefiting from strong regional connectivity, an expanding population, and a sizable employment base. The city's population is estimated at nearly 125,000 in 2025, representing growth of approximately 10% since 2020. Broken Arrow also provides access to a broader population of roughly 1.28 million within a 60-minute radius, supporting a substantial regional labor and consumer base.

The local economy is diversified across manufacturing, retail, healthcare, accommodation and food services, and other employment sectors. Broken Arrow is home to more than 300 manufacturers and over 4,000 businesses, while its proximity to Tulsa provides additional employment and commercial demand. Retail activity is significant, with approximately $2.29 billion in annual retail sales reported in 2022, positioning Broken Arrow as an established commercial market within the Tulsa metro.

Population	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,620	62,647	154,686
Current Year Estimate	6,374	60,773	151,074
2020 Census	6,225	59,641	147,871
Growth Current Year-Five-Year	3.85%	3.08%	2.39%
Growth 2020-Current Year	2.40%	1.90%	2.17%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,673	25,011	60,159
Current Year Estimate	2,562	24,115	58,516
2020 Census	2,373	22,645	55,630
Growth Current Year-Five-Year	4.33%	3.72%	2.81%
Growth 2020-Current Year	7.96%	6.49%	5.19%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$103,545	$113,478	$110,332

Tulsa, OK

Tulsa, Oklahoma, stands as a dynamic city in the heart of the U.S., renowned for its cultural diversity, thriving economy, and vibrant arts scene. Nestled along the scenic Arkansas River, Tulsa is often referred to as the "Oil Capital of the World" due to its historical significance in the petroleum industry.

The city's skyline is punctuated by the striking BOK Tower, an iconic skyscraper that reflects Tulsa's economic prosperity. Beyond its industrial roots, Tulsa boasts a flourishing arts and music community, highlighted by the world-class Philbrook Museum of Art and the Cain's Ballroom, a historic venue that has hosted legendary musicians over the decades.

Tulsa's commitment to green spaces and outdoor recreation is evident in its numerous parks and trails. The Gathering Place, a sprawling riverfront park, offers a haven for residents and visitors alike, featuring playgrounds, gardens, and recreational areas. The city also embraces its Native American heritage, with the Gilcrease Museum showcasing an extensive collection of Western and Native American art.

The annual Tulsa International Mayfest and the Blue Dome Arts Festival further contribute to the city's lively cultural calendar, drawing people from across the region to celebrate the arts.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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