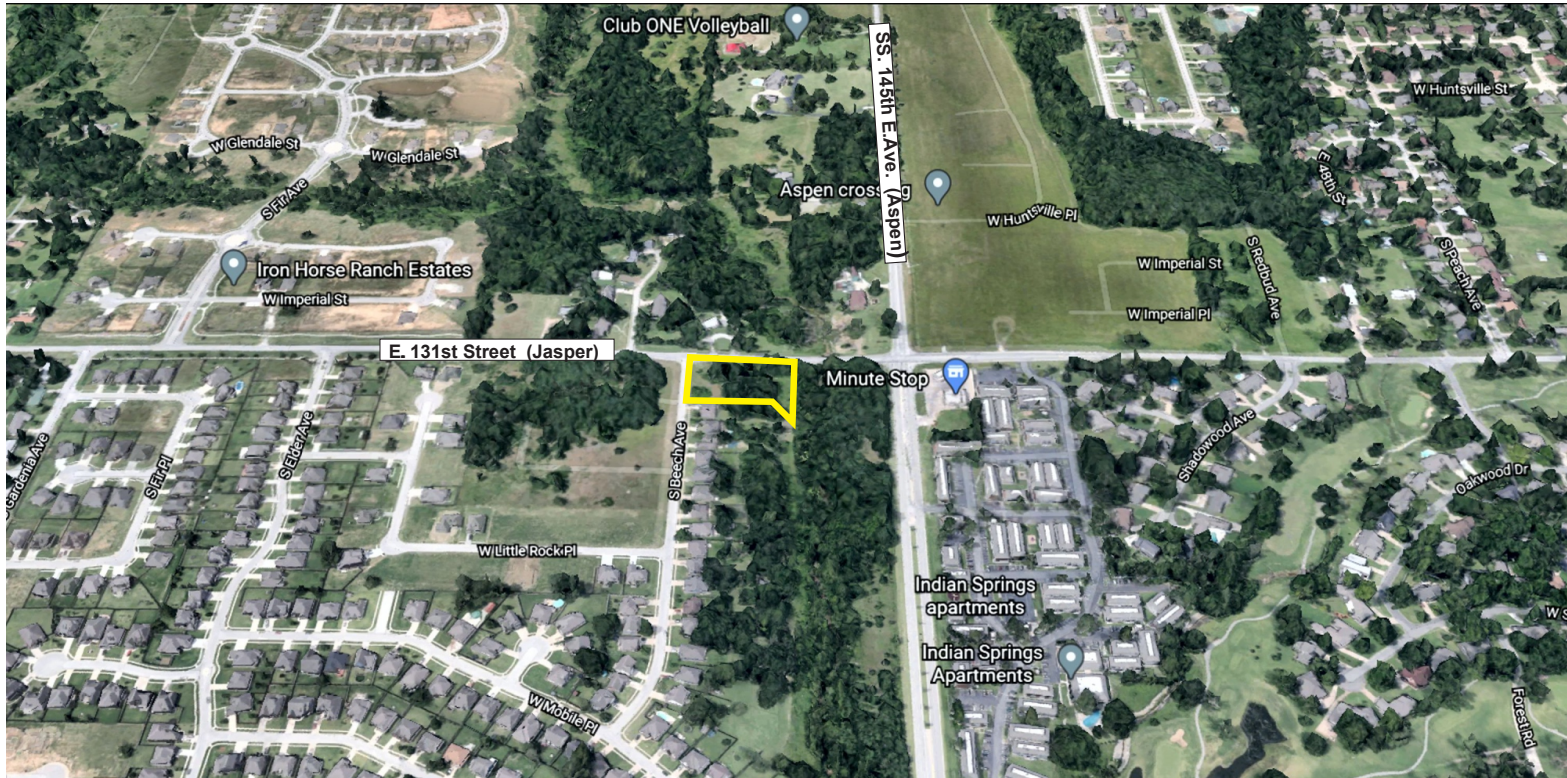


# Commercial Land For Sale in Broken Arrow

**E. 131st St (Jasper) and S. 145th E. Ave. (Aspen)**



- **Ideal for Neighborhood Commercial Development**
- 1.01 Acres / 44,710 Sq. Ft.
- Zoned CN (Commercial Neighborhood)

Traffic Counts	
E. 131st St. (Jasper)	6,338 Per Day
S. 145th E. Ave. (Aspen)	6,495 Per Day

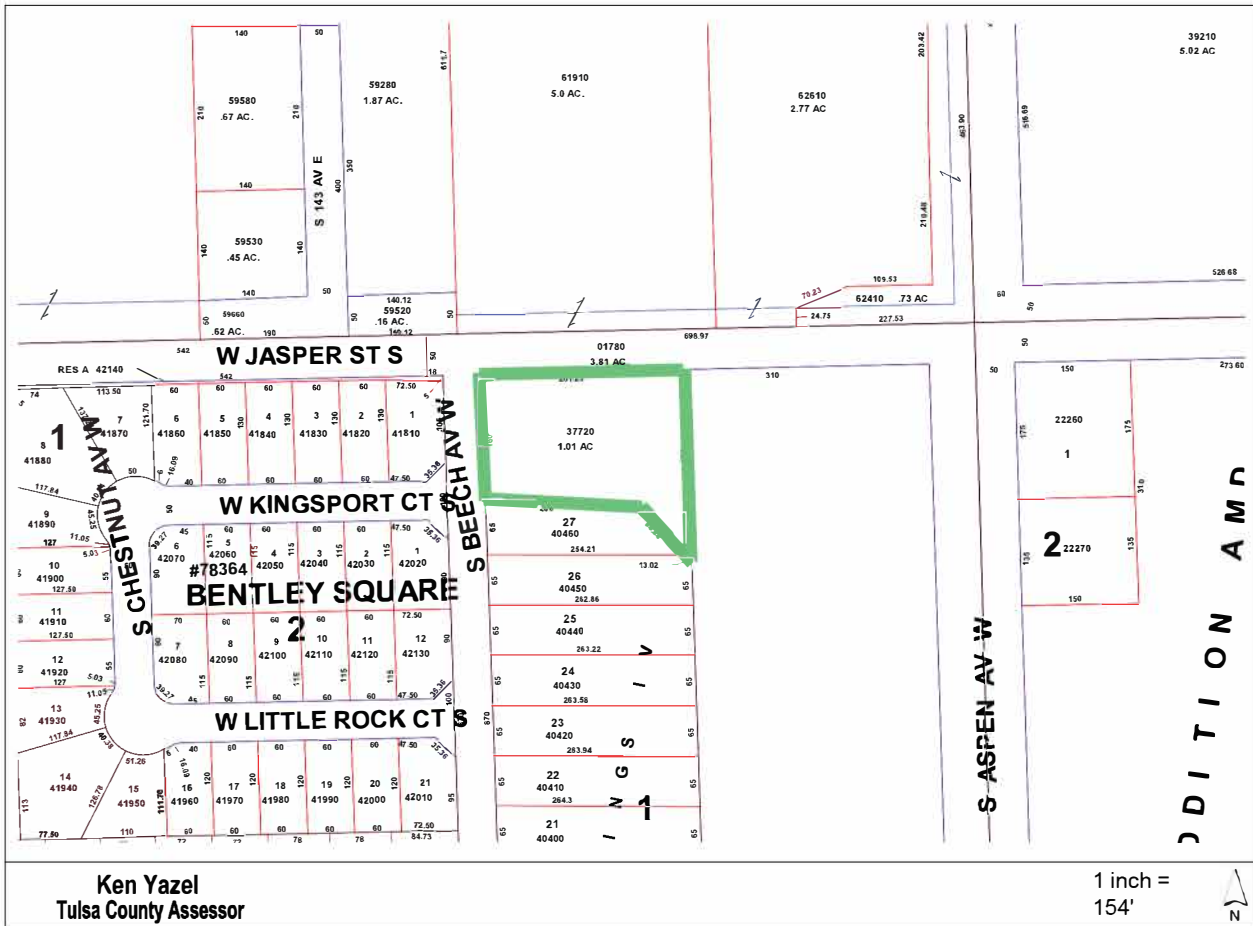
Source: INCOG



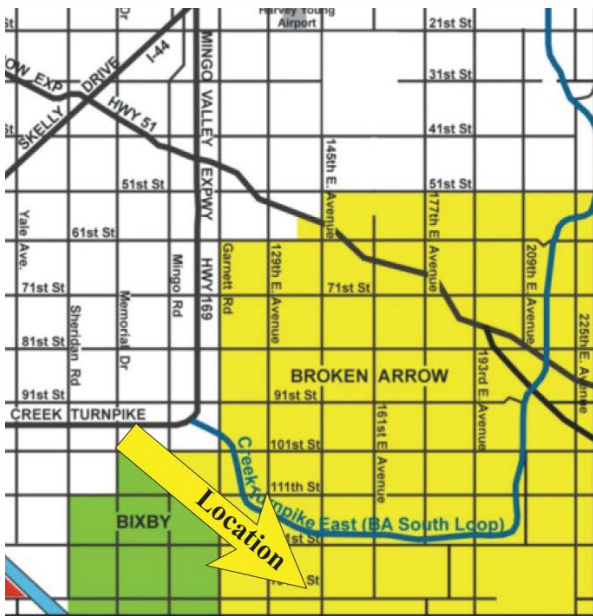
**BAUER & ASSOCIATES, REALTORS**  
**"A Leader in Tulsa Commercial Real Estate Since 1979"**  
COMMERCIAL, INDUSTRIAL, INVESTMENT PROPERTY & PROPERTY MANAGEMENT  
4821 South Sheridan, Suite 201, Tulsa, Oklahoma 74145  
Phone (918) 665-1210 Fax (918) 665-6462 [www.bauertulsa.com](http://www.bauertulsa.com)

**Contact:**  
**John Sherrill**  
**918-665-1210**

# E. 131st St (Jasper) and S. 145th E. Ave. (Aspen), Broken Arrow Aerial View of Site



## Greater Tulsa Area Map



## Demographics:

2010	1 Mile	3 Miles	5 Miles
Population	3,306	25,840	74,070
Households	1,204	9,659	27,383
Avg. HH Income	\$115,545	\$101,895	\$101,156

**Contact:**  
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