



Broken Arrow Office For Sale

MCP MCGRAW
COMMERCIAL
PROPERTIES

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5795 South Elm Place
Broken Arrow, OK 74011

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Property Summary



PROPERTY DESCRIPTION

Newer construction, well-maintained facility with single-owner history. Prime Intersection: The site is located on the SE Corner of Elm Place and the Creek Turnpike, ensuring excellent traffic flow and exposure. The area is surrounded by a mix of commercial, residential, and retail establishments, providing a built-in customer base for potential businesses. Nearby amenities include schools, parks, shopping centers, and dining options, as well as continued surrounding development.

PROPERTY HIGHLIGHTS

- Zoning: A-1
- Flood Zone: Zone X (Area of Minimal Hazard)

OFFERING SUMMARY

Sale Price:	Contact for Pricing
Lot Size:	1.21 Acres
Building Size:	3,786 SF

BUILDOUT

- 6 - Ops with water
- 1 - Hazard Waste room
- 1 - Radiation roomCentral Nurse Hub
- 1 - Data room

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Additional Photos



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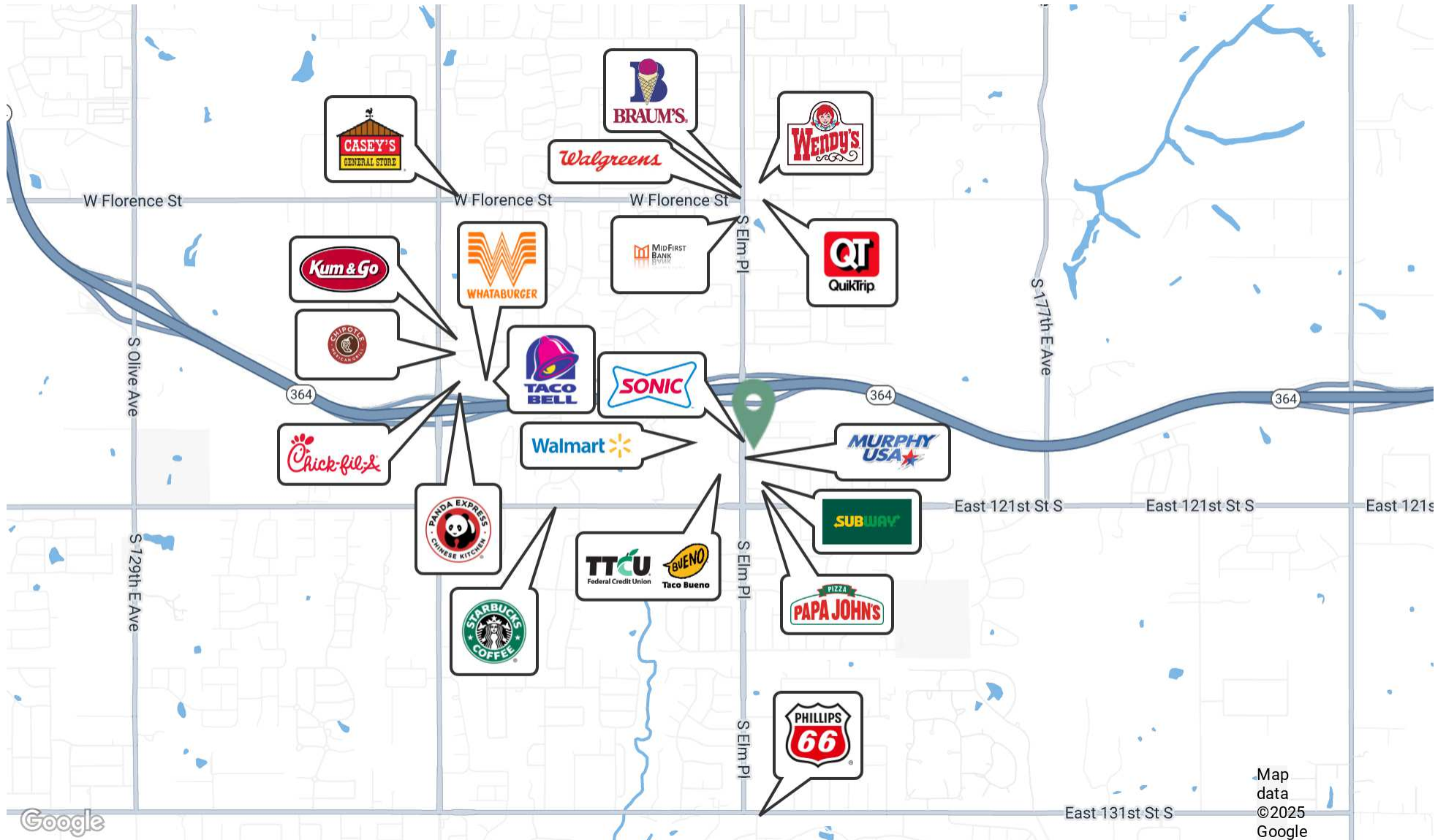
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Location Map



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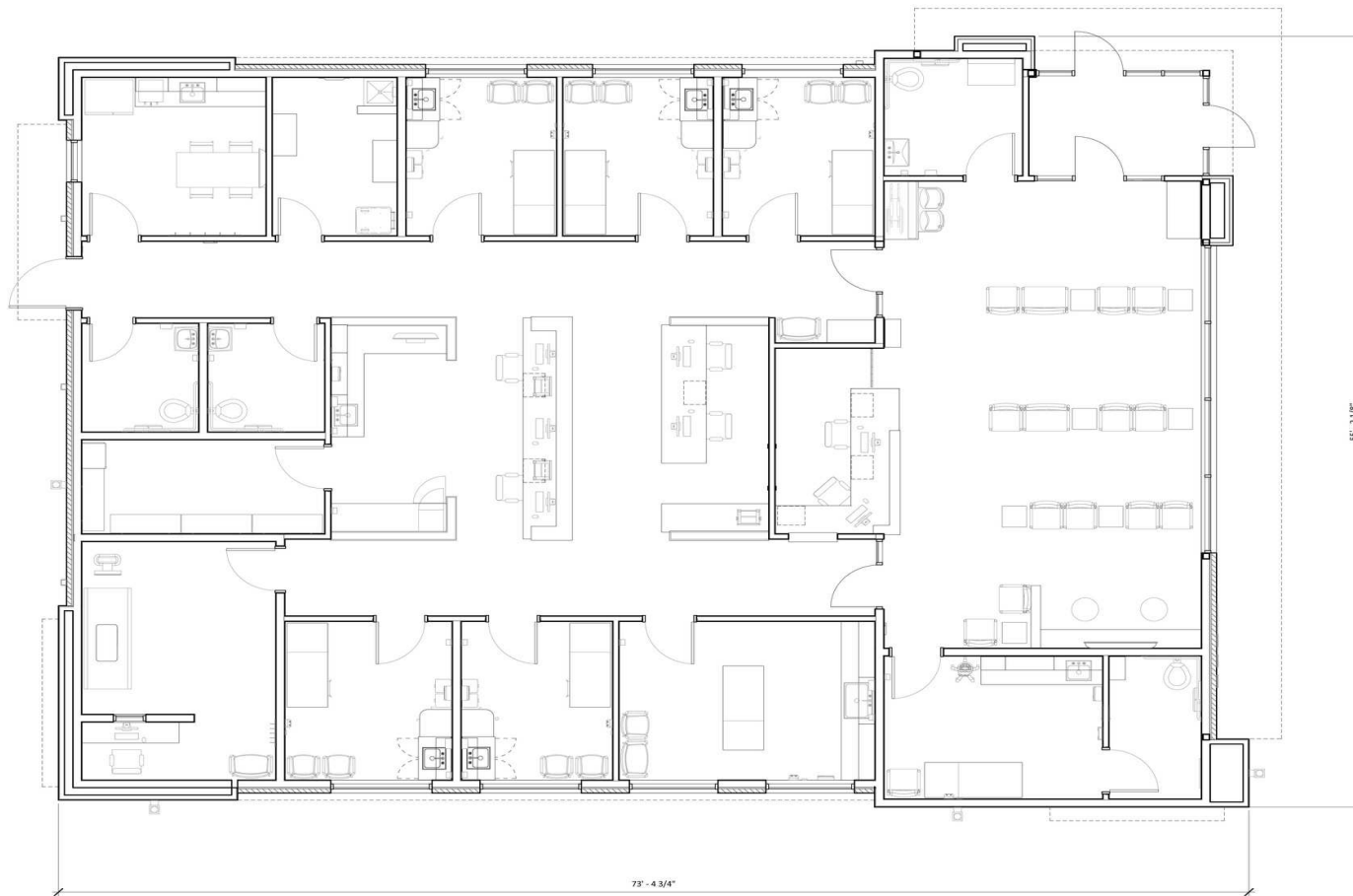
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Floor Plan



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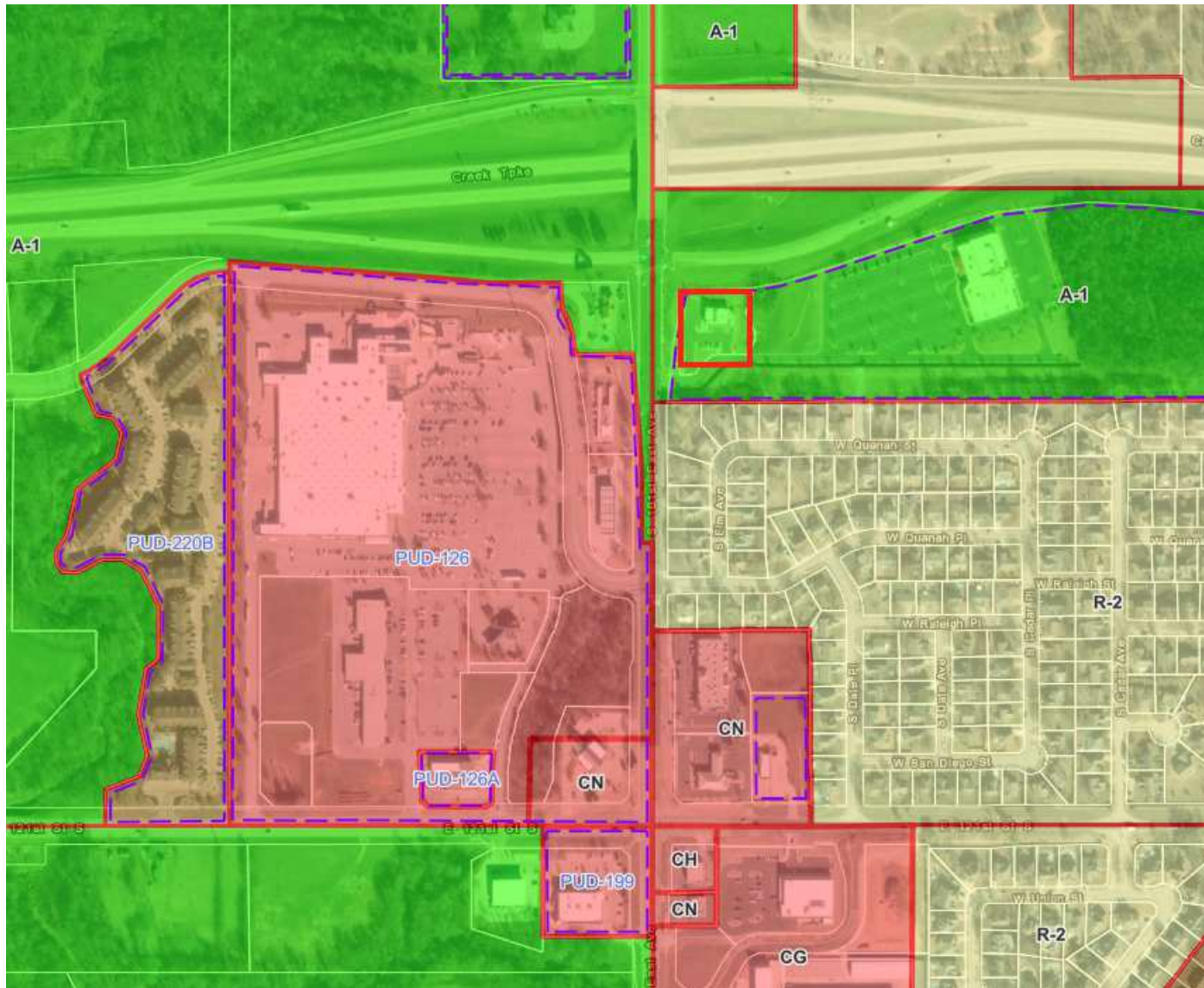
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Zoning Map



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FEMA Flood Map



- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
 - Limit Lines
 - NP
 - SFHA / Flood Zone Boundary
 - Flowage Easement Boundary
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee

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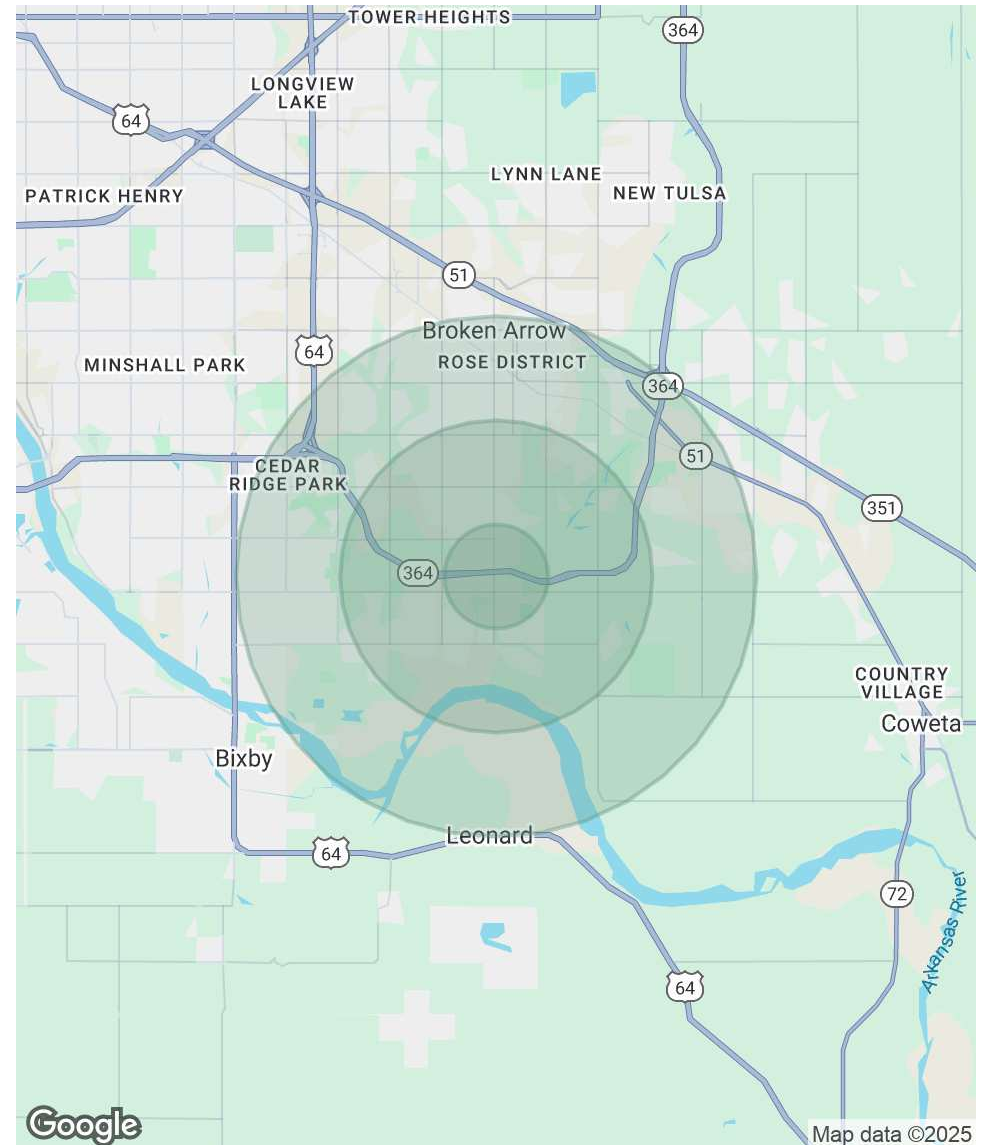
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,951	45,910	102,179
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,531	17,281	38,393
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$95,222	\$100,320	\$109,415
Average House Value	\$243,004	\$271,986	\$297,382

Demographics data derived from AlphaMap



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Meet the Team



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