

NOW FOR SALE



401-451 W. STONE WOOD DRIVE, BROKEN ARROW, OK 74012
BROKEN ARROW EXPRESSWAY (HWY 51) & ELM PL (161ST. ST)

MULTI-TENANT RETAIL & MEDICAL CENTER

100% LEASED

EXCELLENT LOCATION

BUILT IN: 2006

BUILDING SIZE: 33,555 SF

LAND AREA: 3.03 ACRES

PRICE: \$11,700,000

AREA HIGHLIGHTS:

BASS PRO SHOPS DEVELOPMENT

STONE CREEK HOTEL &
CONFERENCE CENTER

ASCENSION ST. JOHN HOSPITAL

ST. JOHN REHAB HOSPITAL

OKLAHOMA BLOOD INSTITUTE

NEW REGENT BANK
MULTI-USE FACILITY



ROLAND REALTY

918.344.3959

ROLAND.REALTY@OUTLOOK.COM



THE VILLAGE ^{AT} STONE WOOD HILLS

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DEMOGRAPHICS & TRAFFIC COUNTS:

BROKEN ARROW IS OKLAHOMA'S 4TH LARGEST CITY
CITY POPULATION: APPROXIMATELY 120,000
RANKED THE 19TH BEST PLACE TO LIVE IN THE US AND BEST IN OKLAHOMA
(US NEWS & WORLD REPORT 2025)
AVERAGE HOUSEHOLD INCOME: \$97,456
POPULATION WITHIN 5 MILES: 185,517
MEDIAN AGE: 36
VEHICLES PER DAY ON ELM PLACE: 21,650
VEHICLES PER DAY ON ALBANY STREET: 13,006
VEHICLES PER DAY ON THE BROKEN ARROW EXPRESSWAY: 94,592



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STATISTICS: ESRI, INFOGROUP, CLARITAS/NIELSEN, INCOG, ETC.
ALL STATEMENTS HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE BELIEVED
TO BE RELIABLE, HOWEVER, NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF
AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, TERMS, CONDITIONS AND
PRIOR SALE OR LEASE.



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PROPERTY HIGHLIGHTS:

- ORIGINAL OWNER AND MANAGED IN-HOUSE (FIRST TIME AVAILABLE FOR PURCHASE)
- LOCATED IN TULSA COUNTY (PARCEL# 81835-84-02-55190)
- ZONING: GENERAL COMMERCIAL WITHIN PUD-156
- OVER 50% OF LEASED SPACE IS MEDICAL USE
- MEDICAL USES INCLUDE: EAR, NOSE, AND THROAT, INFUSION, ORAL SURGERY, DENTAL/ORTHODONTICS, OPTOMETRY, & AUDIOLOGY
- AMERICAN AIRLINES FEDERAL CREDIT UNION AND CAPITAL HOMES DESIGN CENTER
- BELOW MARKET RENTS WITH RENT ESCALATORS BUILT INTO EXISTING LEASES
- FULL MASONRY WITH DECORATIVE CAST STONE ACCENTS
- CONCRETE TILT-UP WALLS WITH STEEL FRAMING AND METAL ROOF DECK
- DUROLAST SUPREME ROOF (NEW ROOF IN 2024)
- PACKAGE HVAC UNITS (19 NEW UNITS IN 2024)
- PARKING: 190 SPACES PLUS SHARED PARKING AGREEMENT WITH NEIGHBORING HOTELS IF NEEDED

NEIGHBORING MEDICAL USERS:

- ASCENSION ST. JOHN HOSPITAL
- ASCENSION ST. JOHN REHABILITATION HOSPITAL
- PRAIRIE HOUSE ASSISTED LIVING AND MEMORY CARE
- OKLAHOMA BLOOD INSTITUTE
- EMERSON ORTHODONTICS
- DIVINE DENTAL WORKS
- BREATHE MODERN DENTISTRY
- RESTORATION FOOT AND ANKLE



NEIGHBORING FINANCIAL USERS:

- NEW MULT-USE REGENT BANK FACILITY NEARING COMPLETION
- AVB BANK
- WESTREET CREDIT UNION
- MIDFIRST BANK

NEIGHBORING NATIONAL RETAILERS:



Bath & Body Works®



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