



# Jackson Mills Masterplan

>> EASTERN ENTRANCE

At the intersection of two regional highways, Jackson Mills serves a wide trade area. The Creek Turnpike feeds residents from Jenks, Bixby and Tulsa to the west and Claremore to the north. SH-51 is the main route to Tulsa from Coweta, Wagoner and other communities to the southeast making this site the "Eastern Entrance" to Tulsa. Median Household Income with 5 miles of the development is \$63,451. There are nearly 60 acres available for retail and restaurant development. This area has seen enormous growth recently with the completion of Phase II at Northeastern State University-Broken Arrow, located one mile south.



## STATISTICS

### DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
2011 Population Estimate	972	51,109
2016 Population Projection	1,034	54,460
2011 Estimated Median Household Income	\$63,451	\$57,185

Source: Nielsen/Claritas

### RETAIL OPPORTUNITY GAPS

Furniture Stores	\$161,710	\$3,449,572
Supermarkets	\$1,561,112	\$5,799,846
Specialty Food Stores	\$53,145	\$2,086,509
Beer, Wine & Liquor Stores	\$68,039	\$2,001,446
Family clothing Stores	\$267,034	\$10,004,015
Shoe Stores	\$94,027	\$3,265,146
Book Stores	\$52,355	\$2,077,373
Department Stores	\$951,197	\$9,300,206
Special Foodservices	\$115,128	\$4,192,176
Drinking Places – Alcoholic Beverages	\$61,324	\$1,765,201
General Merchandise Stores – Clothing & Clothing Accessories	\$1,836,947	\$20,222,032

Source: Nielsen/Claritas