



## Innovation Mixed-Use District Market, Financial Feasibility & Economic Impact Study

*Broken Arrow, Oklahoma*

The Broken Arrow Economic Development Corporation has engaged Hunden Partners, as part of a larger consultant team led by Beck Design, to perform a market, financial feasibility, and impact study of a mixed-use district that aims to strengthen the existing manufacturing industries in Broken Arrow, Oklahoma.

Broken Arrow is a growing community approximately 15 miles outside of downtown Tulsa. In 2021, the City of Broken Arrow acquired a 90-acre site which they plan to develop as an “Innovation District” to house Class A office space along with other elements frequently found in “live, work, play” developments, such as hotels, residential, meetings and event space, retail and restaurant, and others. The goal of the Project is to strengthen the existing manufacturing industries in Broken Arrow, which include aviation, energy, and technology, by attracting young professionals and families to a new business and lifestyle hub, which in turn will attract new industries to the area.

Hunden’s study will consider existing contracts and collaborations, including with Broken Arrow Public Schools, and analyze possible synergies. Hunden will profile comparable mixed-use and innovation districts in order to determine best practices, provide recommendations to the client for the optimal mix of use types, and evaluate the Project site area and Broken Arrow’s position as a center of economic activity related to resident population and growth, business location and growth, accessibility, and as a destination for visitors.

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**Client:** Broken Arrow Economic Development Corporation

**Time Period:** 2023 - Present