



Bixby Land For Sale

The Fountains Pad Sites
11950 S Mingo Rd,
Bixby, OK 74008

MCP MCGRAW
COMMERCIAL
PROPERTIES

DREW DOSSEY, CCIM
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Property Summary



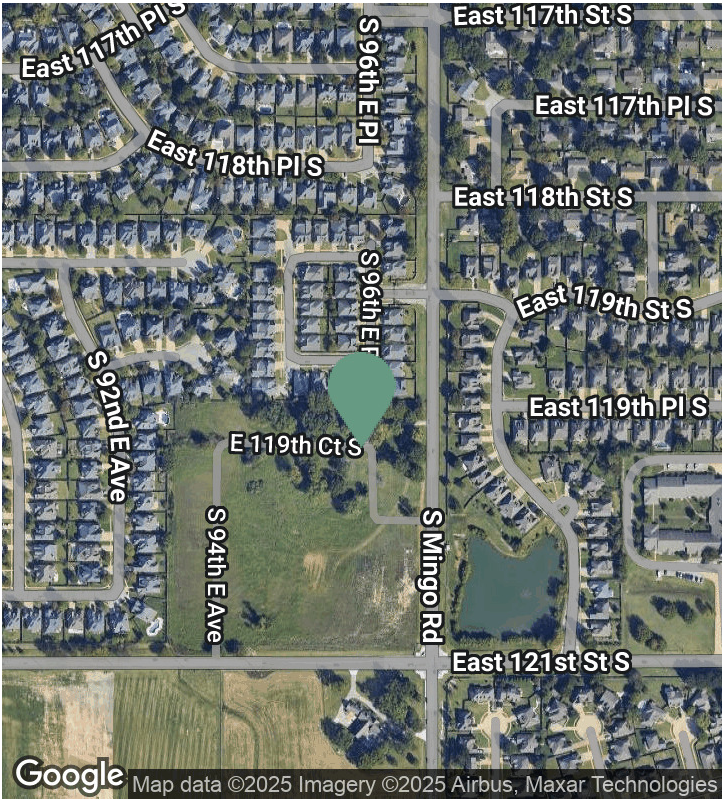
PROPERTY DESCRIPTION

Strategically located in an area with new neighborhoods under development, this property offers future commercial platted lots with all utilities, adjacent to an upcoming gated residential community of 45 homes.

PROPERTY HIGHLIGHTS

- Corner Lot
- Developing Area
- Utilities on Site

PROPERTY OVERVIEW	
Price:	Negotiable
Lot 1:	.67 acres
Lot 2:	1.45 acres
Lot 3:	.74 acres



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[Additional Photos](#)



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Site Plan

BPUD-XX

The Fountains

EXHIBIT A

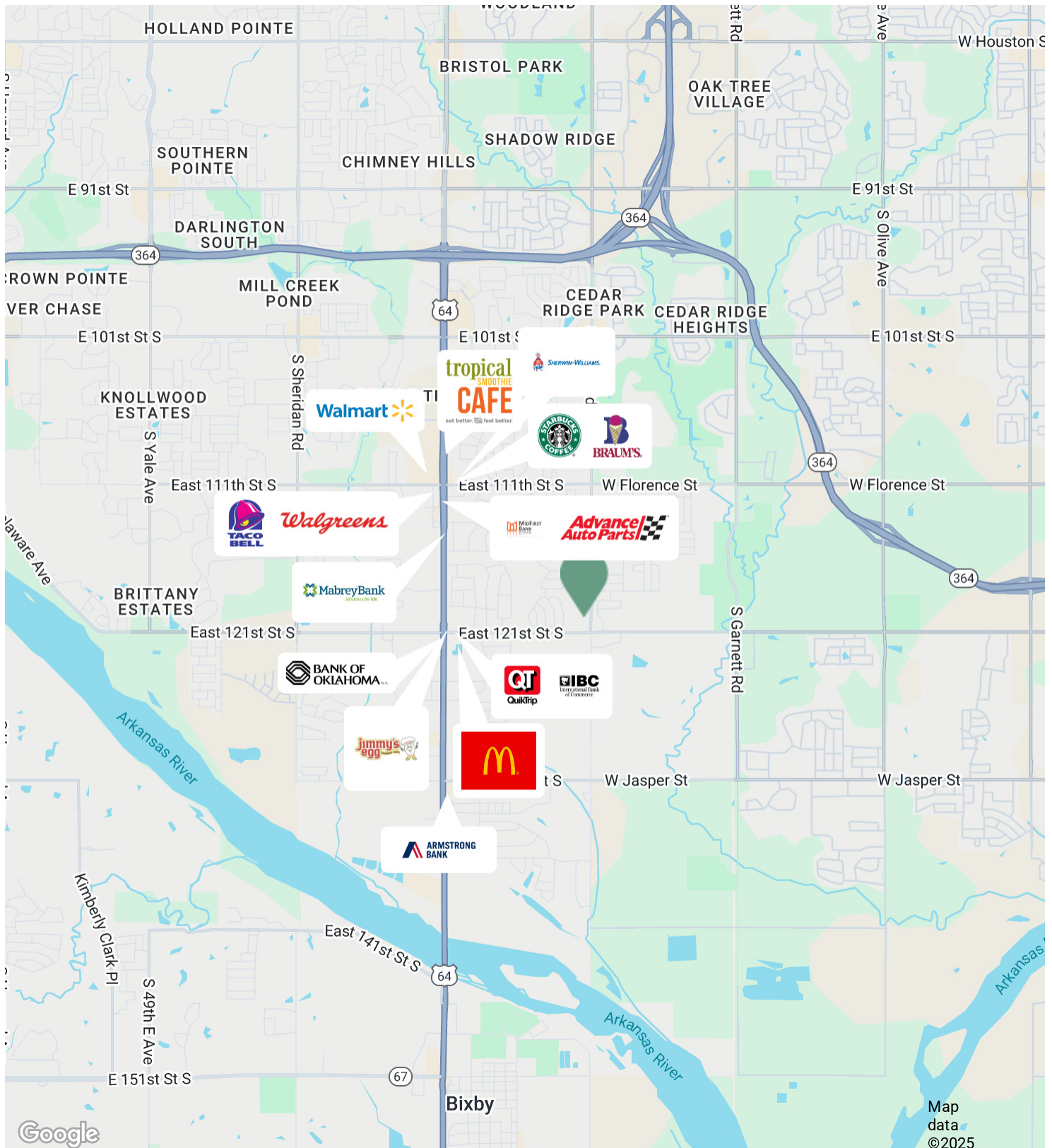
CONCEPTUAL SITEPLAN



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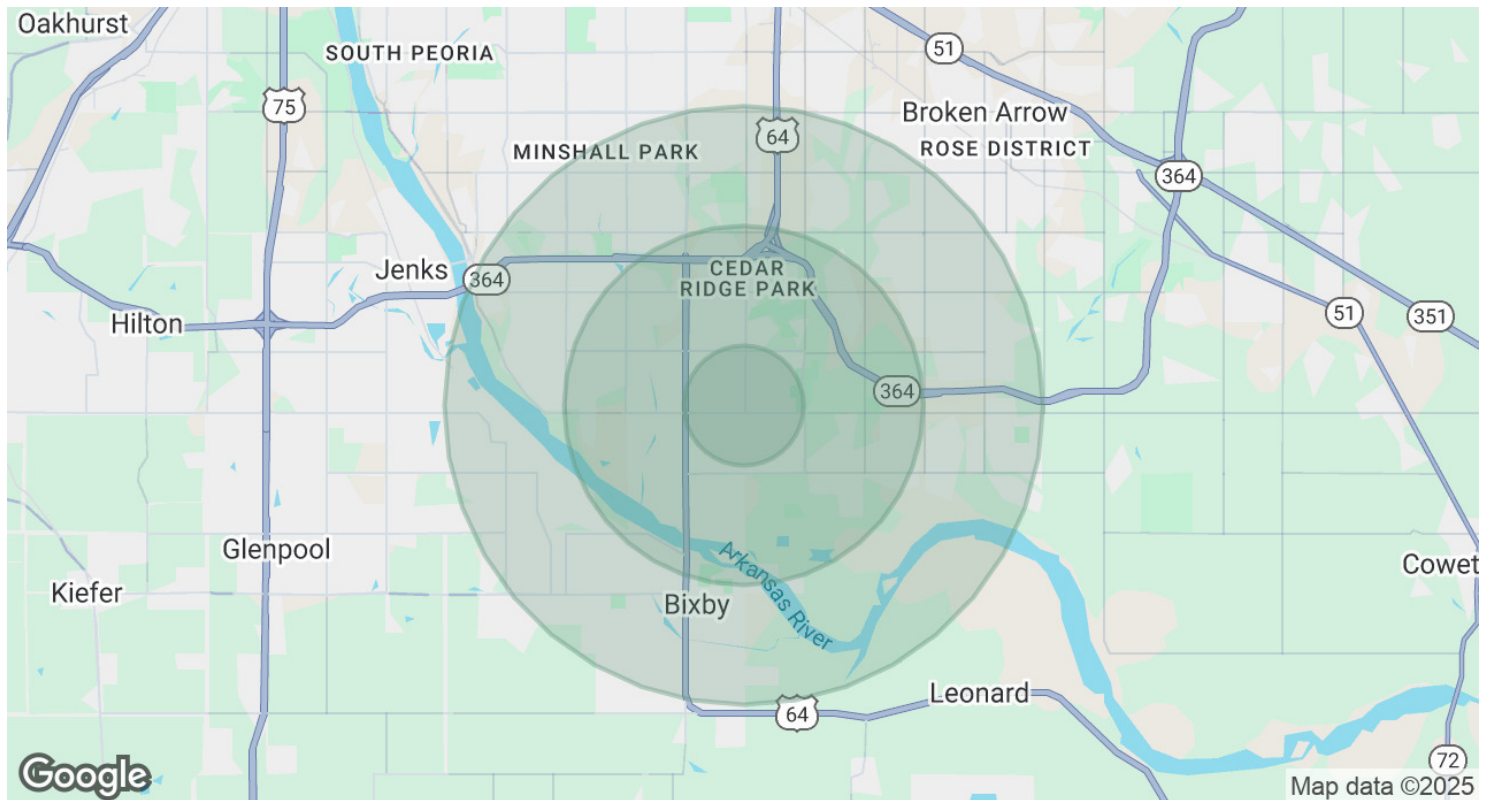
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,505	47,458	136,313
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,807	17,566	52,437
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$111,667	\$136,586	\$123,917
Average House Value	\$369,230	\$427,648	\$350,966

Demographics data derived from AlphaMap

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Contact



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OK #174020

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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