

GROCERY ANCHORED SHOPPING CENTER



VIDEO

SPARTAN CREEK 151st And S Memorial Dr, Bixby, OK

Property Description

Spartan Creek is a grocery-anchored shopping center located in Bixby, Oklahoma. The 150-acre mixed-use development will feature xxx,xxx square feet of retail shopping, restaurant, grocery, entertainment. Lot sizes range from 1-2 acres. The project is located at 151st St and S Memorial Drive. Area tenants include Quicktrip, Walgreens and Sutherland's.

Offering Summary

SALE PRICE:	CALL FOR PRICING
LOT SIZE:	1 to 2 Acres

Property Highlights

- Anchored by New large format regional retail grocer (+60,000 SF) - Estimated Q1 2025
- Fourteen (14) development outparcels for sale/ground lease - available Q2 2025
- New traffic signal
- On site detention
- Future phase 2 retail shop space and junior anchor space for lease
- East 151st Street 19,012 VPD
- East 151st street connects Bixby to Glenpool

Demographics

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	6,569	19,591	121,903
TOTAL POPULATION	18,206	55,141	307,531
AVERAGE HH INCOME	\$111,057	\$139,124	\$107,528



Ben Ganzkow, CCIM
PRINCIPAL
918.946.5855
ben@legacypadvisors.com



Sam Mitchell, CCIM
ASSOCIATE
817.565.9601
sam@legacypadvisors.com



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Conceptual Rendering



Ben Ganzkow, CCIM

PRINCIPAL

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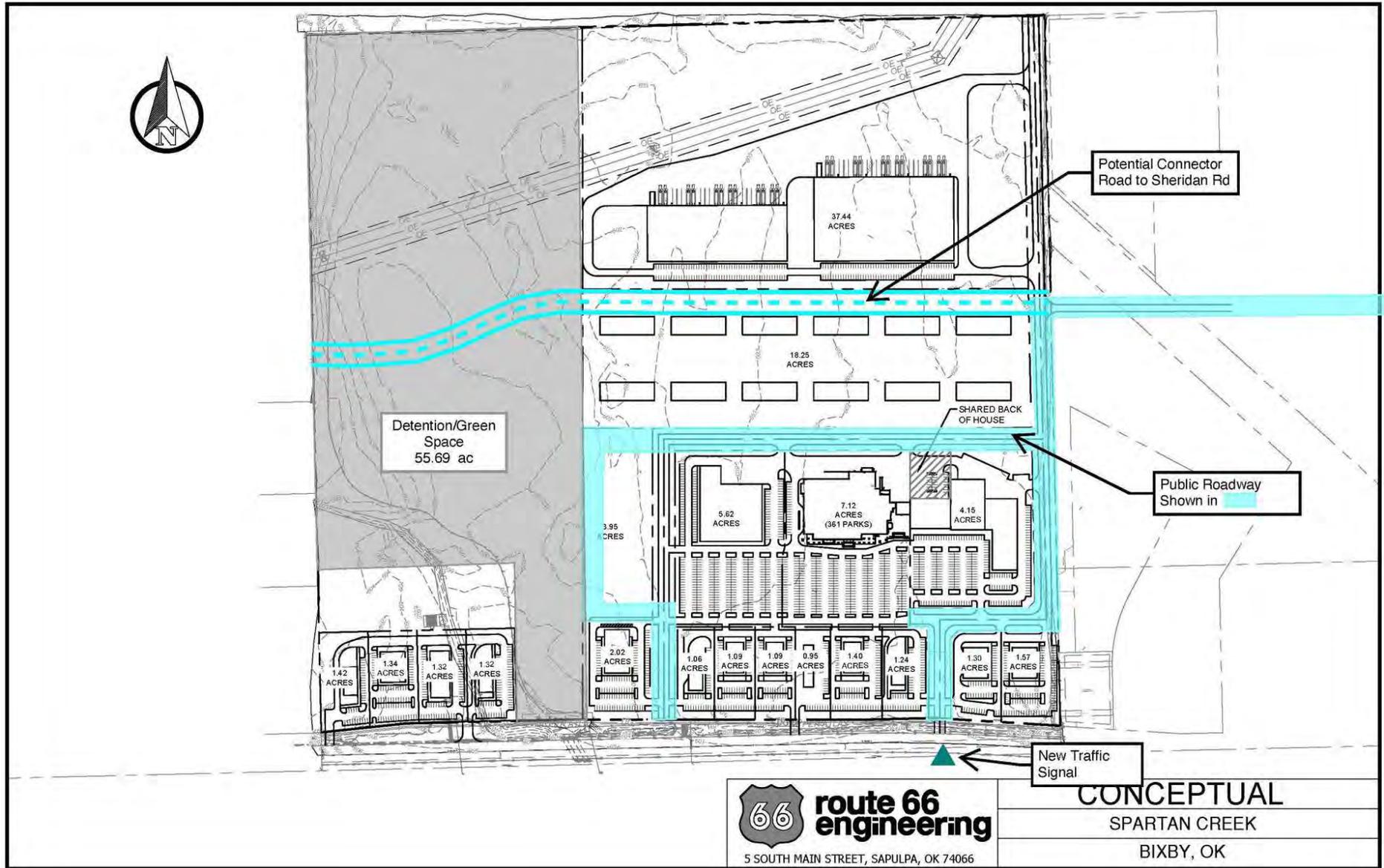
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Conceptual Site Plan

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***Kimberly-Clark**
 500+ Employees
 (2.5 miles NW)

S Sheridan Rd - 1,660 VPD



This access drive will connect & provide access to S Memorial Dr and S Sheridan Rd

S Memorial Dr - 33,202 VPD

New Traffic Signal

E 151st St - 22,733 VPD



Bixby High School - 2,100 Students Enrolled

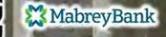
Bixby Middle School - 1,216 Students Enrolled
 (1/4 mile south)



Doc's Food Stores Inc. Est. 1946

H&R BLOCK

Sutherlands



Arkansas River



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View looking East



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***Kimberly-Clark**

500+ Employees
2.3 Million SF

CityPlex Towers
2.2 Million SF

Downtown
Tulsa

Arkansas River

Residential
700+ Homes

DOLESE

SITE

E 151st St - 22,733 VPD

Business
Park

Retail

DG

View looking Northwest



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 **St. Francis Hospital**
 Glenpool (6 miles West)
 Emergency Department
 Volume: 19,000
 Bed Count: 150

Glenpool, OK
 Population: 14,349 (2023)

US HWY 75 - 64,395 VPD

 **Bixby West Elementary**
 757 Students Enrolled

Residential
 700+ Homes

S Sheridan Rd - 1,660 VPD

E 151st St - 22,733 VPD

SITE

View looking West



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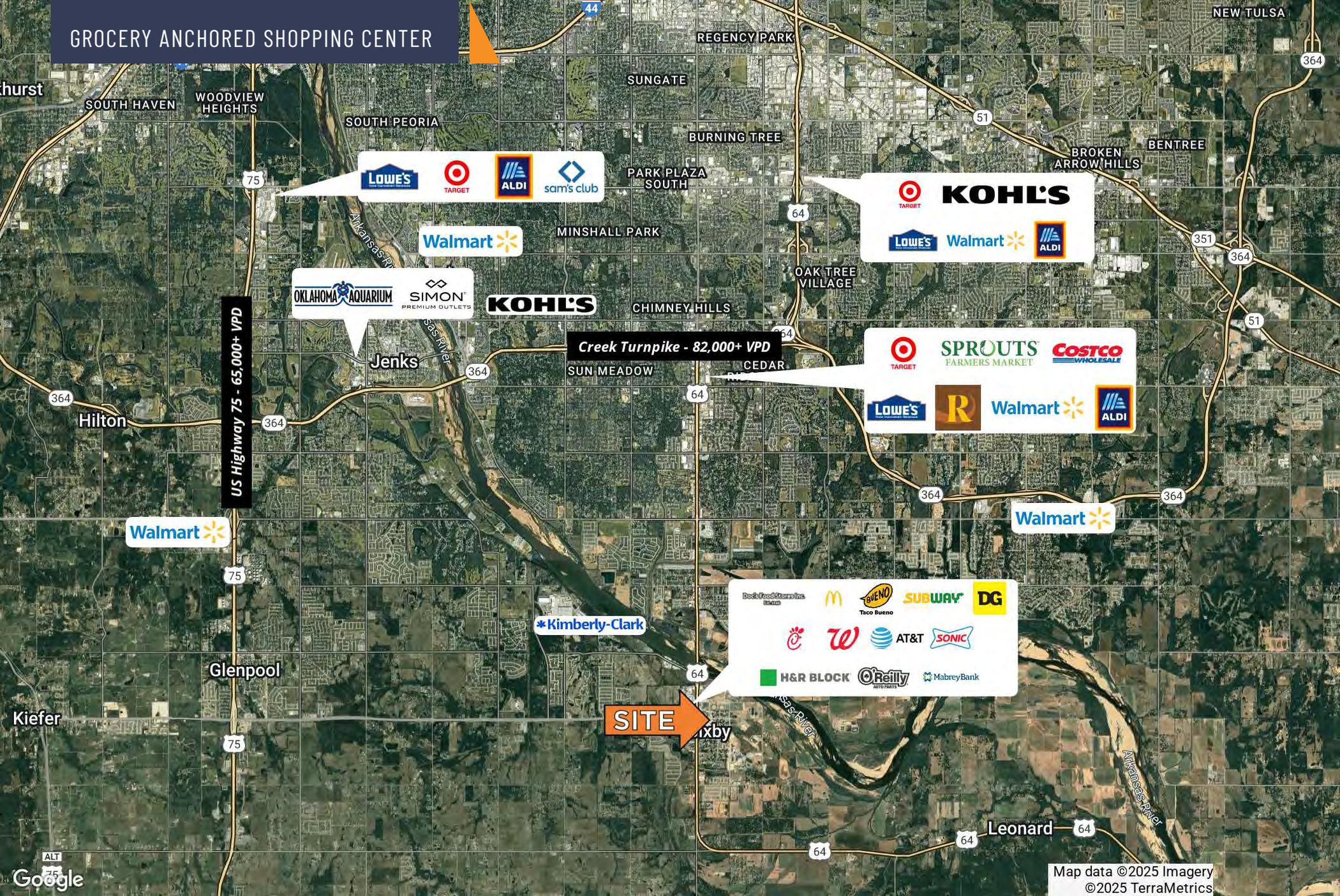
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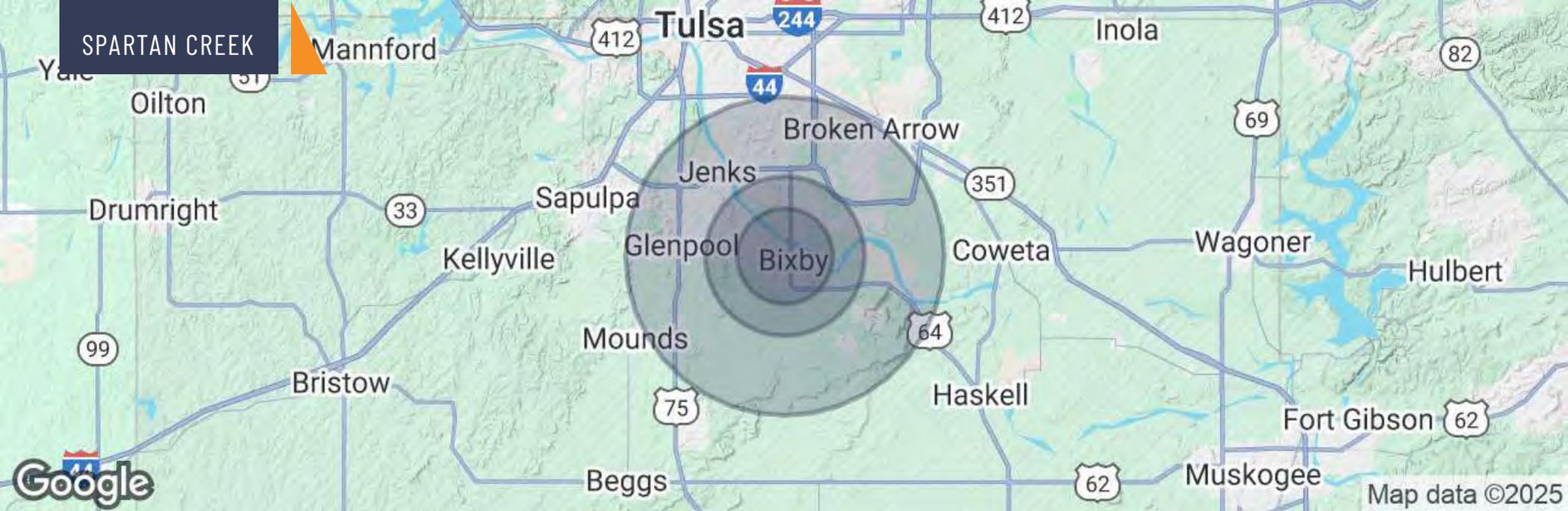
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SPARTAN CREEK



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	18,206	55,141	307,531
AVERAGE AGE	37	39	40
AVERAGE AGE (MALE)	35	38	38
AVERAGE AGE (FEMALE)	38	40	41

Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	6,569	19,591	121,903
# OF PERSONS PER HH	2.8	2.8	2.5
AVERAGE HH INCOME	\$111,057	\$139,124	\$107,528
AVERAGE HOUSE VALUE	\$357,703	\$425,164	\$311,610

Demographics data derived from AlphaMap

Overview of Bixby

Economic Profile 2023

29,800 Total Population 2022 Estimate

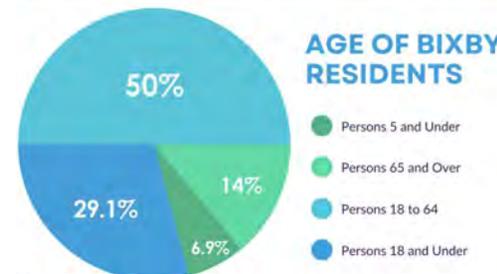
10,196 Number of Households

\$1,224 Median Gross Rent

\$278,500 Median Home Price

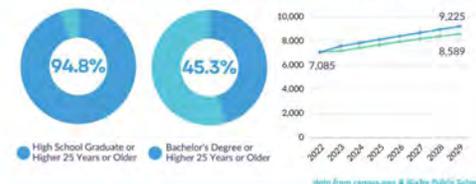
2.81 Average Household Size

data from census.gov



Education & Economy

HIGH & LOW BPS ENROLLMENT PROJECTIONS



243,194 Total Retail Sales	\$93,765 Median Household Income	15,070 Labor Force Size	9.1% Unemployment Rate
4.5% Oklahoma State Sales Tax	4.05% City of Bixby Sales Tax	207,774 TULSA	9.3%
0.367% Tulsa County Sales Tax	1,120 Number of Companies	64,809 BROKEN ARROW	2.9%
88.2 Cost of Living: Tulsa Metro	8,317 Number of Jobs	515,962 TULSA MSA	9.3%
		2,031,810 OKLA.	9.3%

Source: U.S. Bureau of Economic Analysis



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