

FOR SALE

APPROX. ±6 ACRES OF PRIME DEVELOPMENT OPPORTUNITY IN BIXBY, OK

CBRE



S MEMORIAL DR - 20,720 VPD

3 ACRES
RETAIL LAND



RETAIL/OFFICE

ENCORE MEMORIAL
APARTMENTS

EAST 126TH ST S



3 ACRES
RETAIL LAND

EAST 124TH ST

**UNDER
CONTRACT**



Approx. 6 Acres
Retail Land

NWC OF 126TH ST AND MEMORIAL DR., BIXBY, OK 74008

CONCEPTUAL RENDERING

APPROX. ±6 ACRES OF PRIME DEVELOPMENT OPPORTUNITY IN BIXBY, OK

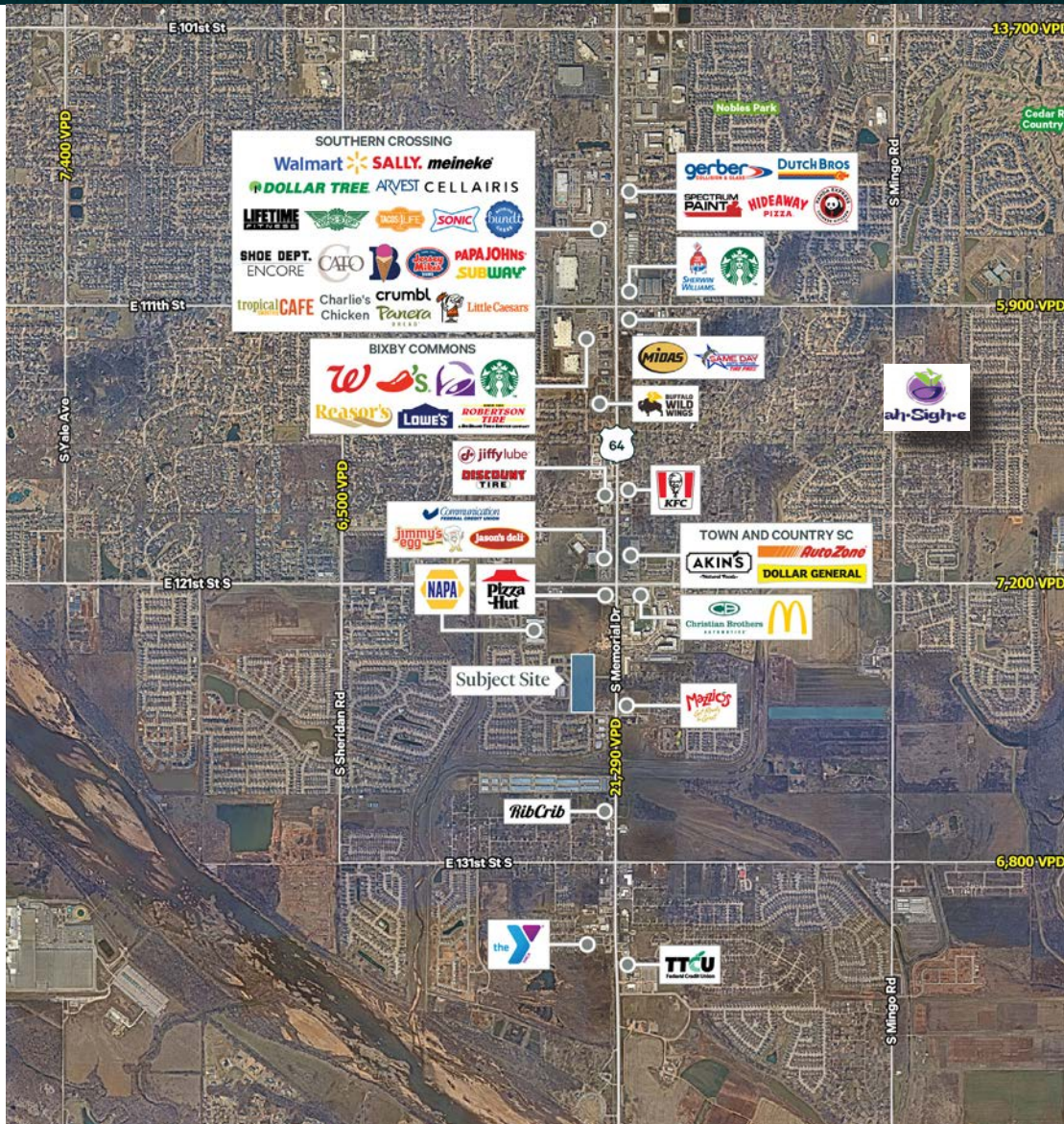
CBRE



THIS VISUAL REPRESENTATION SHOWCASES A POTENTIAL FUTURE DEVELOPMENT SCENARIO FOR THE ±16-ACRE SITE IN BIXBY, OK.

RETAIL LAND READY TO BUILD

PRICE
\$18 - \$20 PSF



EAST 126TH ST S & MEMORIAL DR

Strategically positioned in Bixby's booming retail corridor, this 6-acre commercial site offers pad-ready frontage along Memorial Drive with excellent visibility and access. Located at a newly signalized intersection and adjacent to a growing office park, the site is ideal for retail, restaurant, medical, or mixed-use development. With Patron's Bank investing in the hard corner and strong surrounding demographics, this is a prime opportunity to establish a presence in one of Tulsa's fastest-growing suburbs.

Property Highlights:

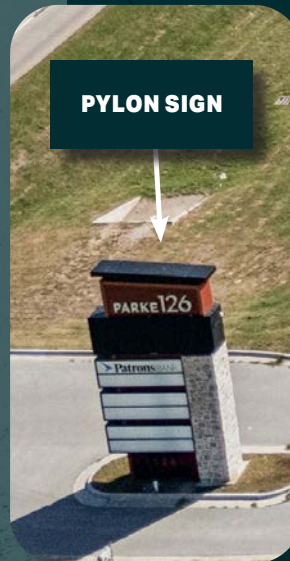
- Frontage Lots Available at \$18-\$20 PSF | 1-3 acres with direct Memorial Drive exposure
- Adjacent to 11-Acre Office Development & New Patron's Bank Branch | Anchoring future traffic and growth
- All Utilities Available
- Adjacent to 11-Acre Office Development

WITHIN FIVE MILES

126,040
POPULATION

TRAFFIC COUNTS

S MEMORIAL DR - 20,720 VPD
E. 121ST STREET - 9,000 VPD





Approx. 6 Acres Retail Land

NWC OF 126TH ST AND MEMORIAL DR., BIXBY, OK 74008

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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