

COMMERCIAL LAND
FOR LEASE

S. Memorial Dr.



14823 S. Memorial Dr. | BIXBY, OK 74008



\$75,000
Pad Site/Year



1.03
Acres

OFFERING SUMMARY

Lease Rate: \$75,000.00 Pad Site/Year

Lot 1: 1.03 Acres

Zone: IL

Population 5 Miles: 38,473



SITE DESCRIPTION

One pad site is available for land lease in highly desirable Downtown Bixby. Shown as 0.89 acres and 1.04 acres respectively but lots can be adjusted as needed. High traffic counts and the last available frontage on Memorial at the major intersection on the Southside of the Arkansas River. Dedicated traffic to high school and ball fields means traffic seven days a week.

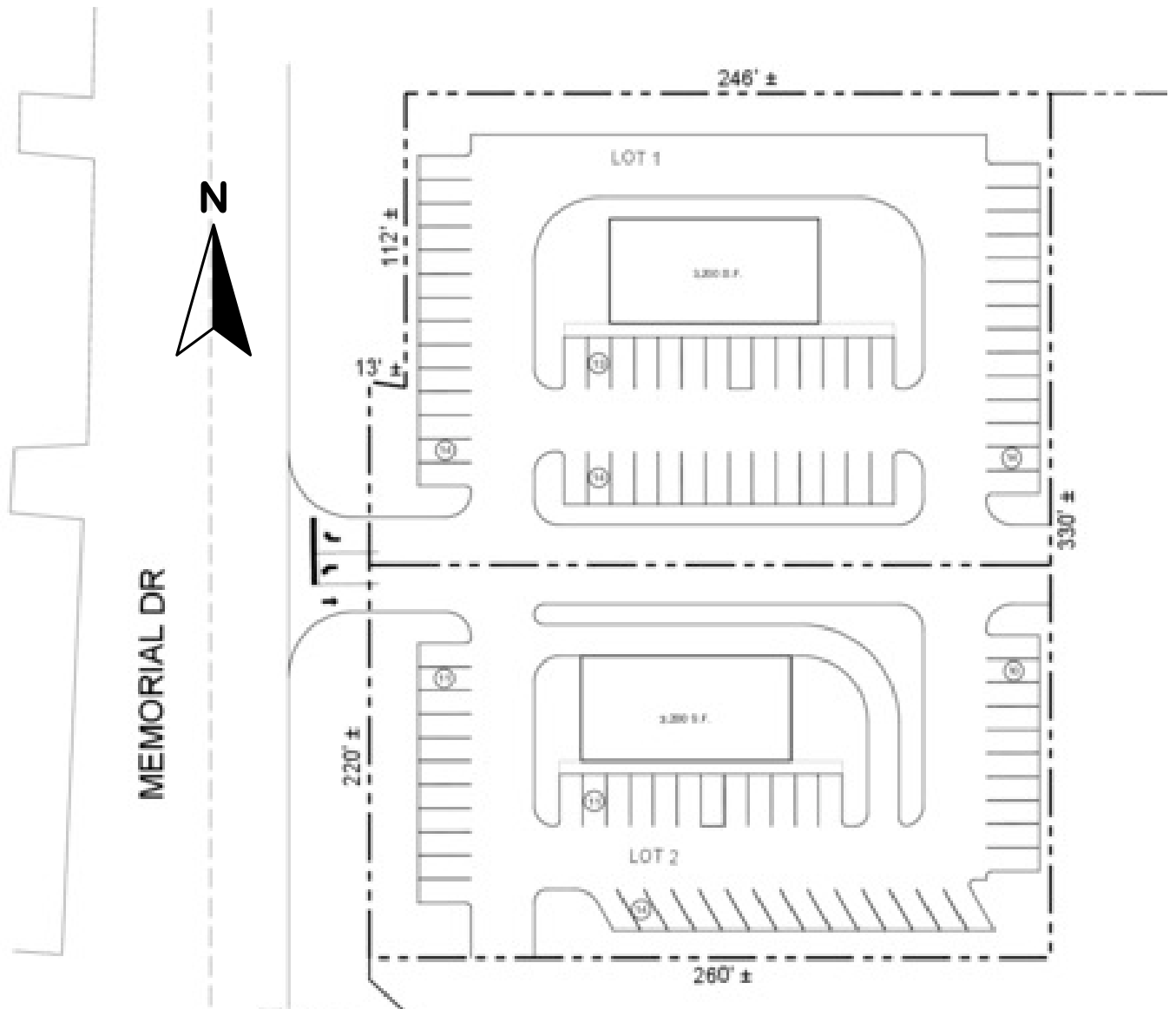
- **Traffic Count on Memorial: 28,197**
- **Traffic Count on 151st: 17,247**

FOR MORE
INFORMATION
CONTACT:

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SITE PLAN



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149TH AND MEMORIAL | BIXBY, OK 74008

CONCEPTUAL SITE PLAN



FOR MORE
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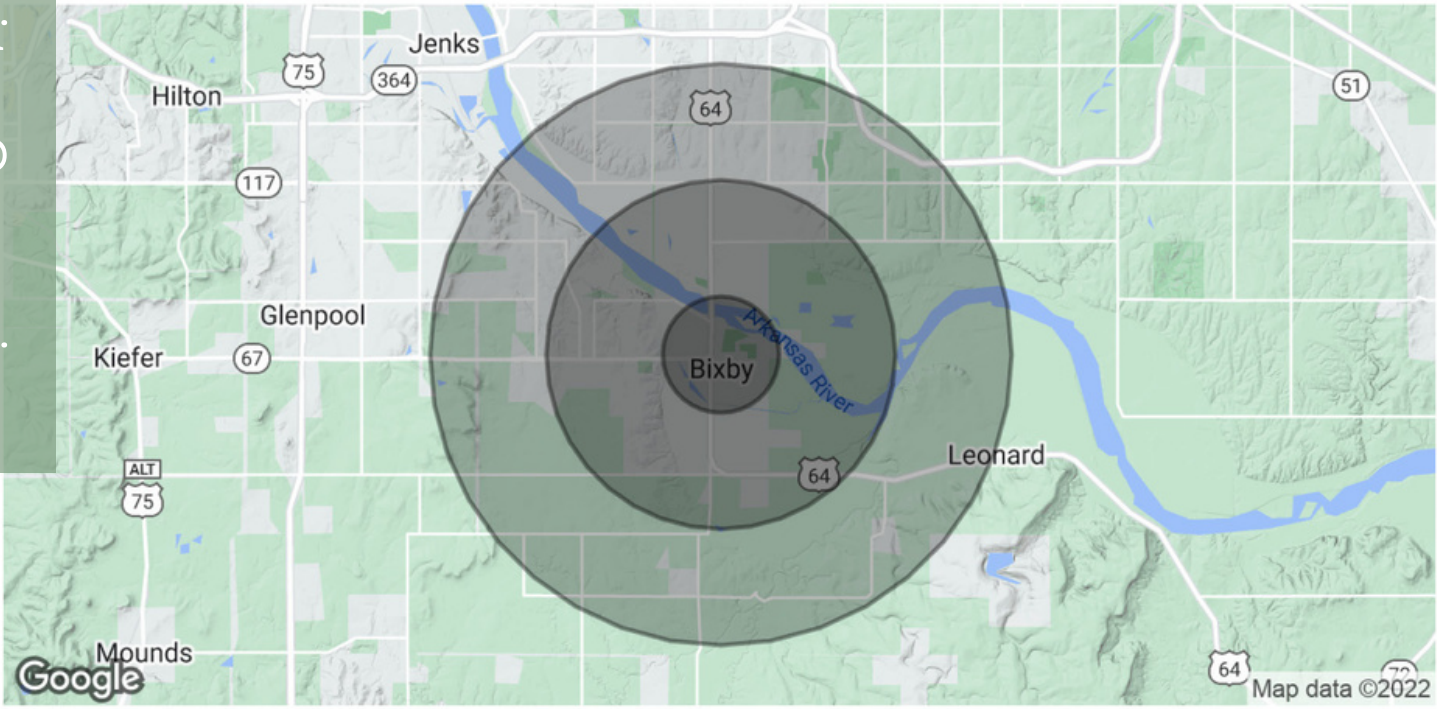
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,725	15,114	51,636
Average Age	34.1	36.2	38.7
Average Age (Male)	30.2	35.4	38.0
Average Age (Female)	38.3	37.4	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,246	5,945	19,383
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$56,942	\$93,524	\$123,799
Average House Value	\$167,933	\$258,374	\$300,567

* Demographic data derived from 2020 ACS - US Census