

## **DILON ARGO**

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# **BRAD RICE**

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### **PROPERTY OVERVIEW**

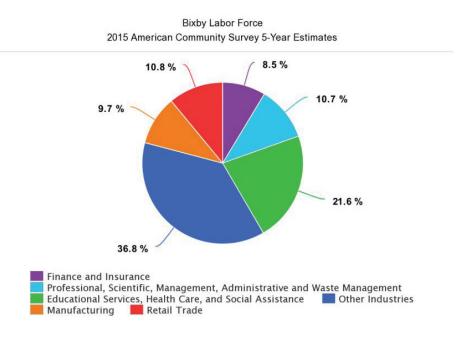
1.75<u>+</u> acres (parcel 1) and 1.28<u>+</u> acres (parcel 3), with frontage along the South Memorial corridor in Bixby, OK. Location is perfect for restaurant, medical or office park, or retail strip center. Property resides at the entrance to the Links apartments and golf course just south of retail developments including Lowe's, Reasors, Walmart, Starbucks, Lifetime Fitness and Costco. Excellent traffic counts in an area that continues to grow commercially along with new residential developments.

A 2-acre track was just sold to Buffalo Wild Wings, who plan to open their largest footprint restaurant at 9,500 SF by the fourth quarter of 2023.

#### **CITY OF BIXBY SNAPSHOT**



### **BIXBY LABOR FORCE**



### DETAILS

Sale Price	\$25.00/SF
Parcel 1	<u>+</u> 1.75 Acres
Parcel 3	<u>+</u> 1.28 Acres

# **CITY OF BIXBY HIGHLIGHTS**

Bixby's median household income increased 15% from 2015-2020

Bixby has the second highest average housing values in the Tulsa Metro area at \$318,000

Bixby's low crime rate makes it one of the safest cities in Tulsa County



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