

14802 S MEMORIAL DR

BIXBY, OK 74008

FOR
SALE



PROPERTY DESCRIPTION

Explore the prime location of this office property in Bixby, OK, Oklahoma's second fastest-growing city. The area's rapid expansion is complemented by exciting future planned developments, creating a buzz of anticipation among investors, retailers, and restaurants alike. With seamless access to major roadways, this dynamic locale is poised for continued growth, presenting an exceptional opportunity for retail building development in a thriving, forward-looking community.

PROPERTY HIGHLIGHTS

- Located in the Bixby area, Oklahoma's 2nd fastest growing community
- Prime retail-pad potential
- High visibility and traffic
- Nearby established commercial developments
- Strong demographic profile
- Proximity to major roadways

OFFERING SUMMARY

Sale Price: \$3,000,000

Lot Size: 1.76 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	54	159	743
Total Population	124	377	1,806
Average HH Income	\$73,605	\$80,902	\$78,879

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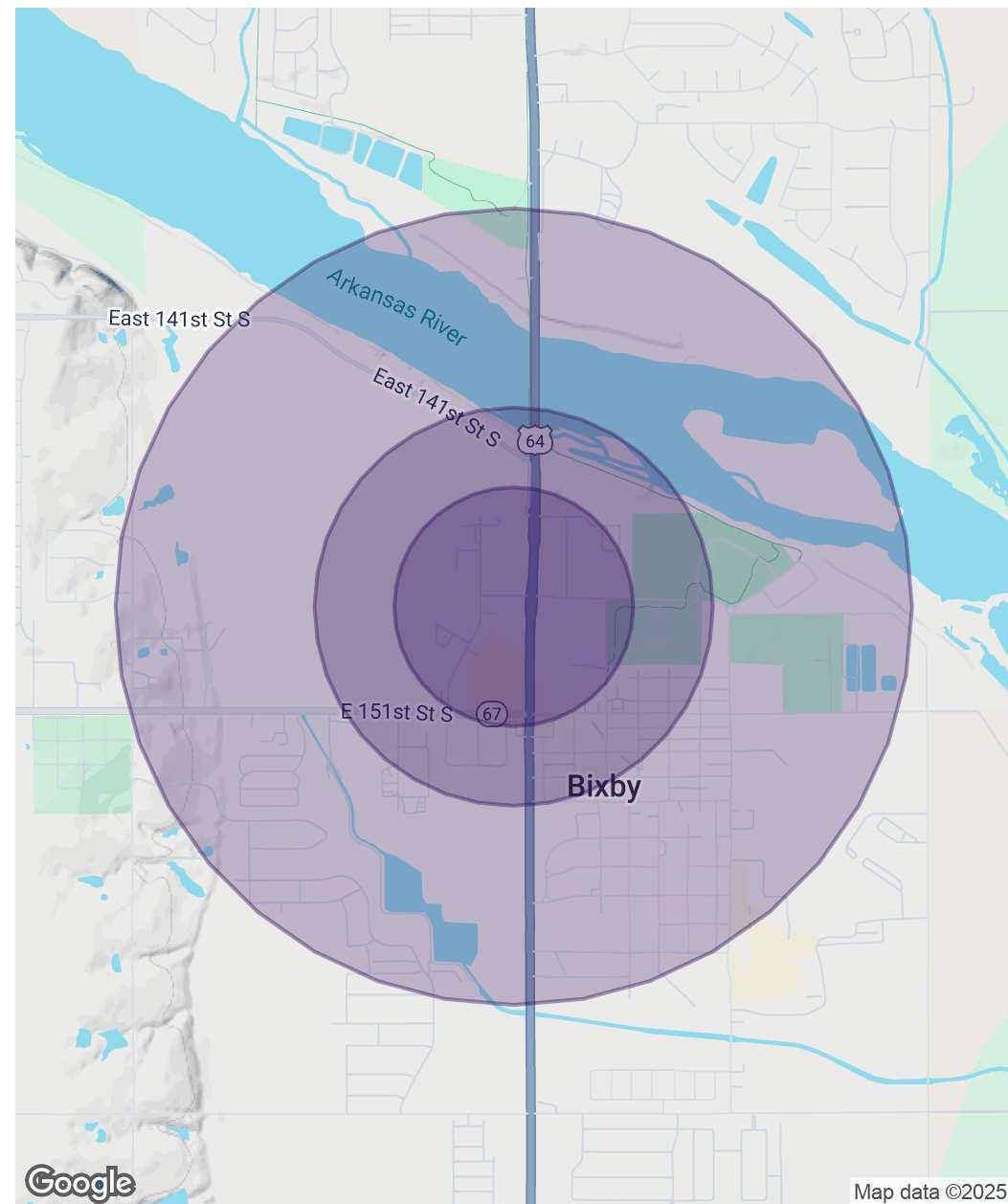
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	124	377	1,806
Average Age	36	36	36
Average Age (Male)	32	33	33
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	54	159	743
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,605	\$80,902	\$78,879
Average House Value	\$355,363	\$353,167	\$309,158

Demographics data derived from AlphaMap



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