

FOR SALE

APPROX. ±16 ACRES OF PRIME DEVELOPMENT OPPORTUNITY IN BIXBY, OK

CBRE



RETAIL/OFFICE

ENCORE MEMORIAL APARTMENTS

Mazzi's

THE GALLEY

RIVER TRAIL

Patrons BANK

THE GODDARD SCHOOL

S MEMORIAL DR - 20,720 VPD

EAST 126TH ST S

EAST 124TH ST

**16 ACRES
RETAIL LAND**

CORE SOCIETY

COZORT
CUSTOM HOMES

Approx. 16 Acres Retail Land

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

CONCEPTUAL RENDERING

APPROX. ±16 ACRES OF PRIME DEVELOPMENT OPPORTUNITY IN BIXBY, OK

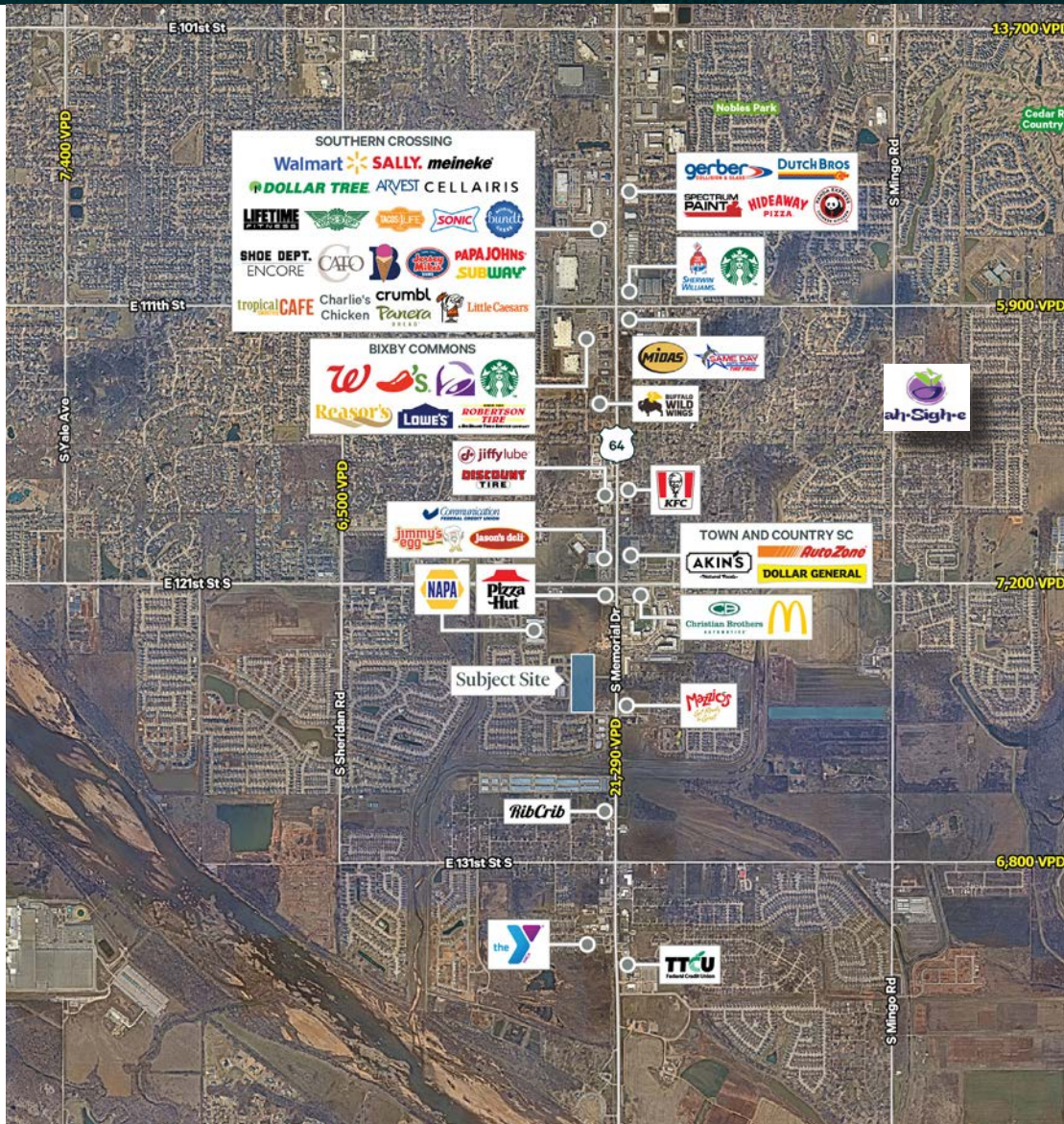
CBRE



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

RETAIL LAND READY TO BUILD

PRICE
\$5 - \$20 PSF

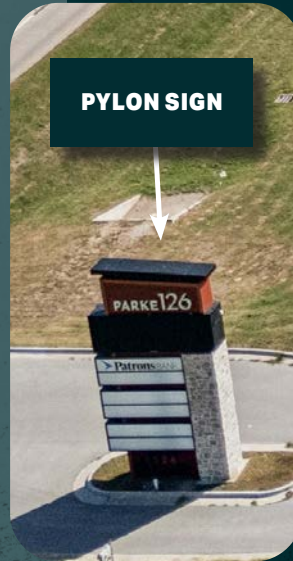


EAST 126TH ST S & MEMORIAL DR

Strategically positioned in Bixby's booming retail corridor, this 16-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. 16 Acres Retail Land

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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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