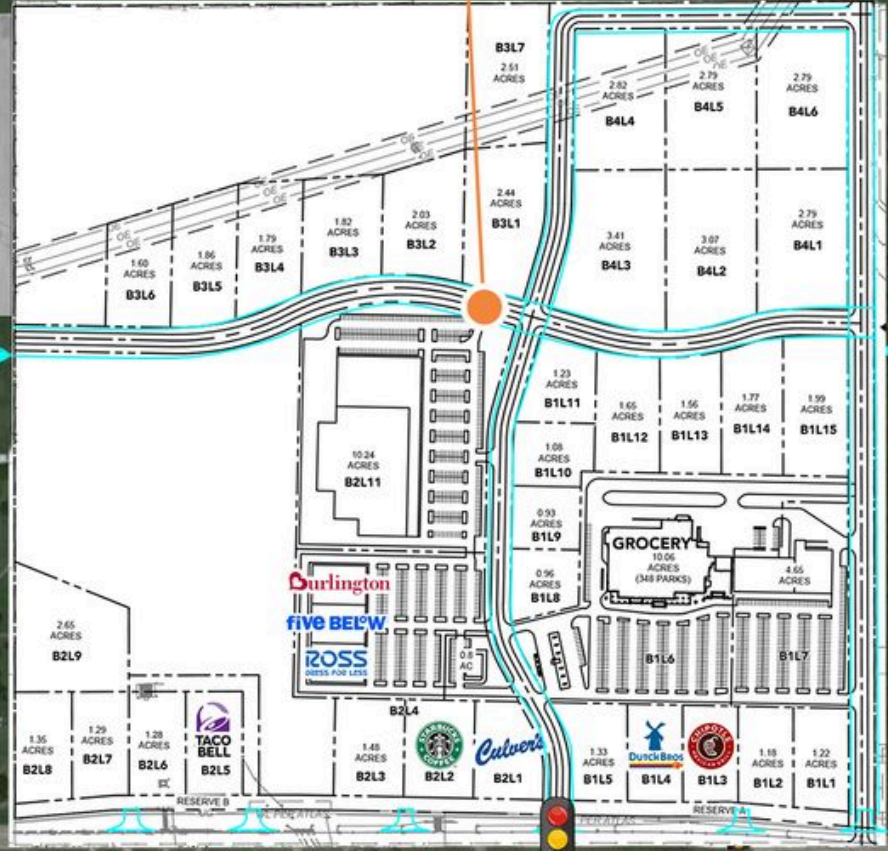


**\*Kimberly-Clark**  
**500+ Employees**  
**(2.5 miles NW)**

**SITE**



**S Sheridan Rd - 1,660 VPD**



**This access drive will connect & provide access to S Memorial Dr and S Sheridan Rd**

**S Memorial Dr - 33,202 VPD**

**E 151st St - 22,733 VPD**

**New Traffic Signal**



**Grocery-Anchored Shopping Center - Spartan Creek**

151st and S Memorial Dr | Bixby, OK



**Bixby High School - 2,100 Students Enrolled**

**Bixby Middle School - 1,216 Students Enrolled**

**(1/4 mile south)**



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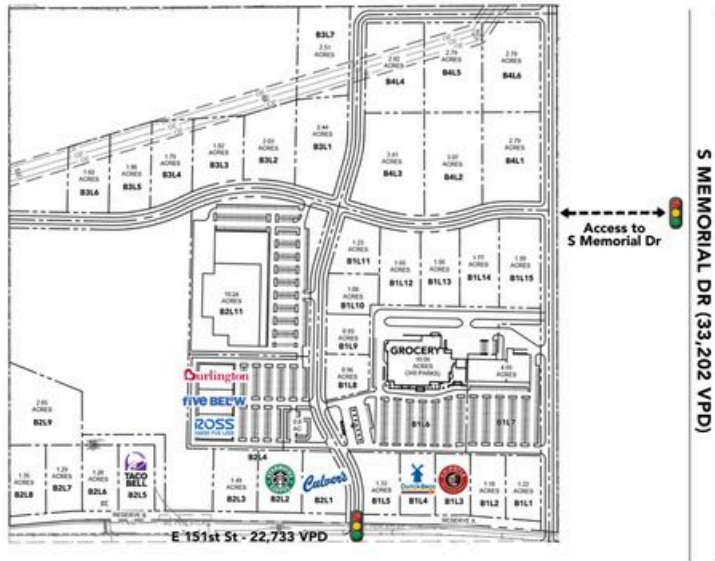
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# Grocery-Anchored Shopping Center – Spartan Creek

151st and S Memorial Dr | Bixby, OK



## AREA RETAILERS AND RESTAURANTS:



## Property Overview

Spartan Creek is situated just off the northwest corner of East 151st St and South Memorial Drive. Multiple pad and retail opportunities face E 151st Street in one of the fastest growing cities in Oklahoma as Bixby has seen a 60% population growth since 2011. Spartan Creek will be a high volume grocery anchored mixed use development, accompanied by national retailers and restaurants which will vastly increase the traffic observed in this rapidly growing community.

## Property Summary

Sale Price:	Call for Pricing
Lot Sizes:	
Outparcels:	1-3 Acres
Anchor Land:	4.6 to 12 Acres

## Property Highlights

- Anchored by New large format regional retail grocer (+60,000 SF) - Estimated Q1- Q2 2027
- Development outparcels for sale – immediately available
- New traffic signal
- On site detention
- Future retail shop space and junior anchor space for lease
- East 151st Street 22,733 VPD
- East 151st street connects Bixby to Glenpool

## Property Highlights

Lot(s) within Spartan Creek will be included in the overall Plat. Plat will include legal boundaries, addresses, PUD information, Zoning, and initial Covenants for the development. Lot(s) will be included in an overall drainage determination for the development. Lot(s) will include a point of connection to City of Bixby water and sewer (this will be located and delivered “a\_s\_-i\_s\_” \_and may not be within 5 ft of planned buildings). Gas, power, data/fiber backbone distribution will be provided for the development. Individual Lot tie-in/tap requirements will be the responsibility of the Buyer and the utility provider. Lot(s) earthwork grading will be as is, no development of the building pads. Work to complete the planned floodplain modifications, CLOMR, and general mass grading is by Seller. Soils report for the development will be made available for informational use but will not be lot specific for Engineering or Construction use.

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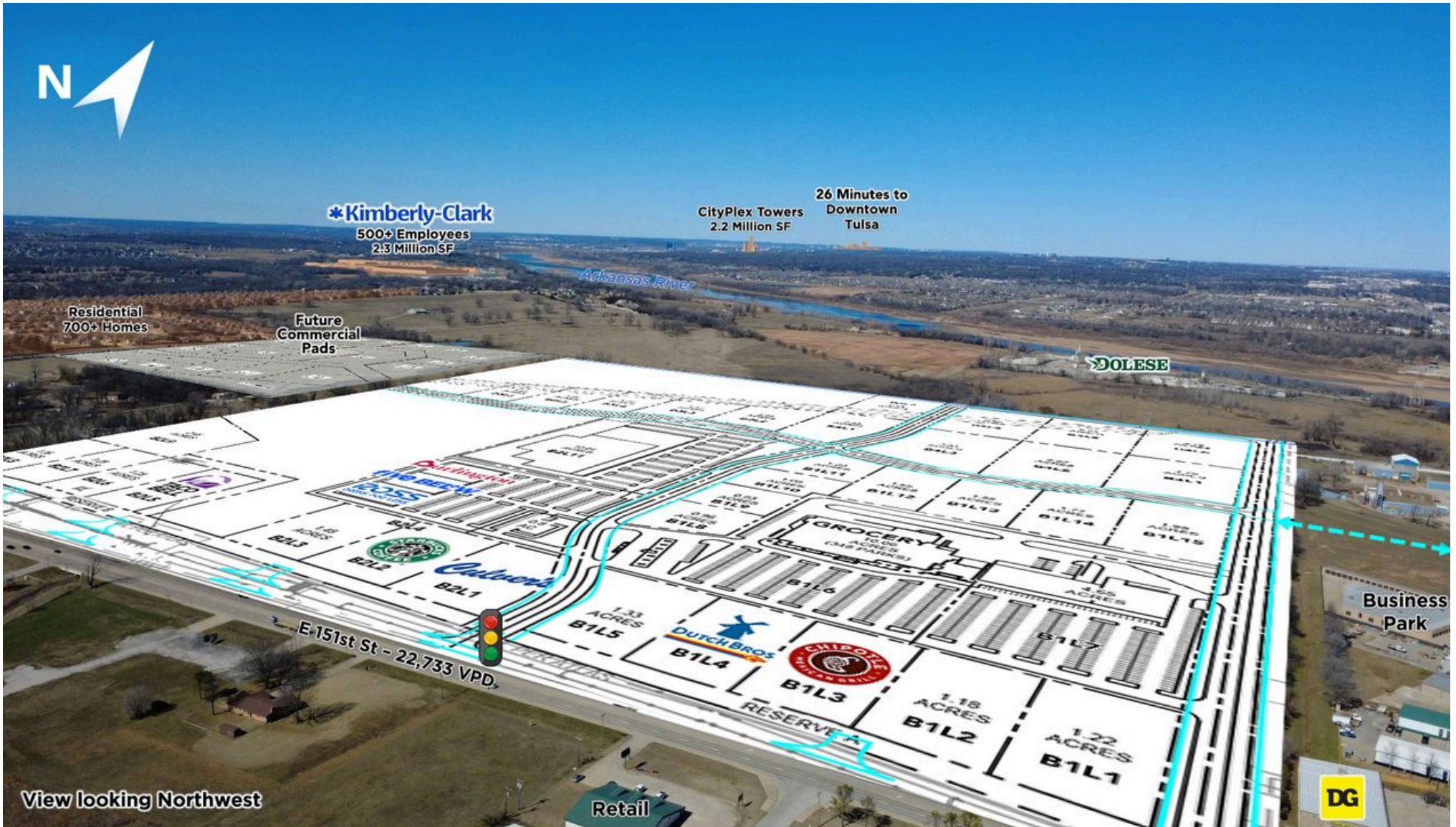


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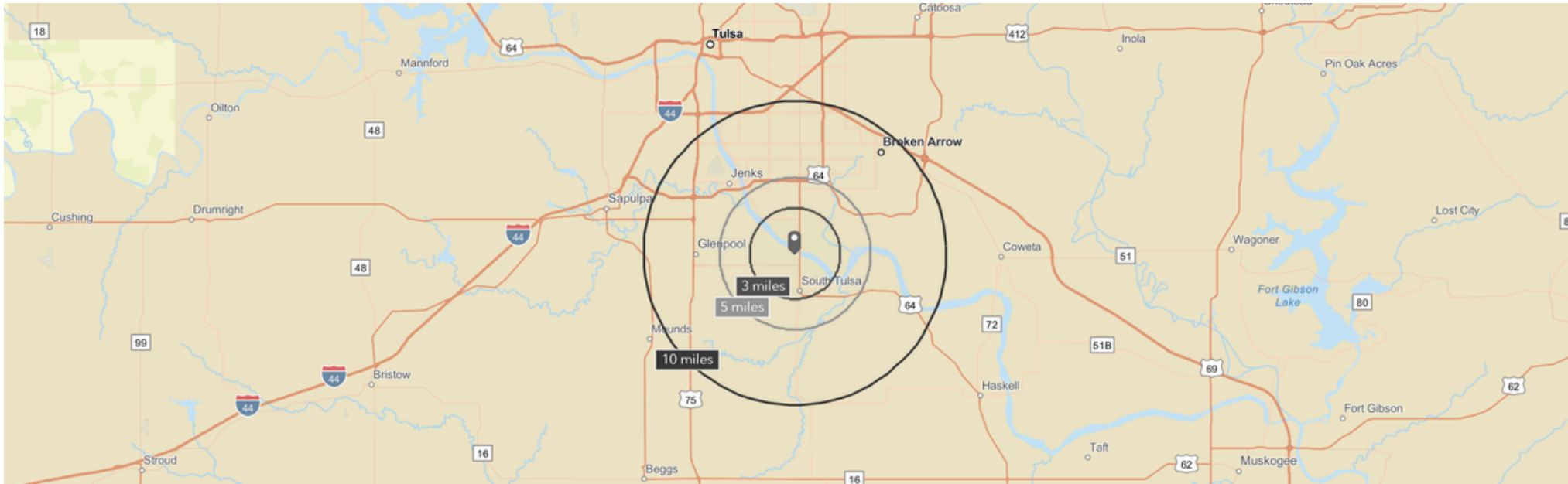


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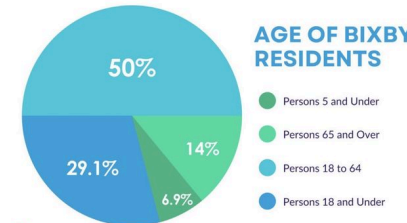
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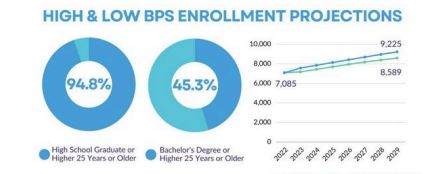
2025 Demographics      3 Miles      5 Miles      10 Miles

<b>Population</b>	18,206	55,141	307,531
<b>Households</b>	6,569	19,591	121,903
<b>Average House Value</b>	\$357,703	\$425,164	\$311,610
<b>Average Household Income</b>	\$111,057	\$139,124	\$107,528

## Overview of Bixby



## Education & Economy



<b>243,194</b> Total Retail Sales	<b>\$93,765</b> Median Household Income
<b>4.5%</b> Oklahoma State Sales Tax	<b>4.05%</b> City of Bixby Sales Tax
<b>0.367%</b> Tulsa County Sales Tax	<b>1,120</b> Number of Companies
<b>88.2</b> Cost of Living: Tulsa Metro	<b>8,317</b> Number of Jobs

	Labor Force Size	Unemployment Rate
<b>BIXBY</b>	15,070	3.1%
<b>TULSA</b>	207,774	3.5%
<b>BROKEN ARROW</b>	64,809	2.9%
<b>TULSA MSA</b>	518,962	3.3%
<b>OKLA.</b>	2,031,810	3.3%

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