



For Sale Class A Office Building

7647 E 126TH STREET BIXBY, OK 74008

Offering Price: \$1,399,000 | 100% Leased | 6% Cap Rate

MCP

JULIE BUXTON, CCIM

Senior Associate

214.500.4713

jbuxton@mcgrawcp.com

Property Highlights

- 6,140 sf class A office; new construction in 2023
- 1st floor 3,070 sf leased
- 2nd floor 3,070 sf leased
- Location/access: 126th & Memorial stoplight; also accessible from 121st Street
- 23 parking spaces + adjacent lot
- Current office layout includes 11 offices, reception, full kitchen, two restrooms, three storage closets, mop sink, supply closet, IT closet, and copy area/room
- Parking: 23 spaces + adjacent lot
- Vacant adjacent property available for sale or lease

Office Building | For Sale

PROPERTY PHOTOS

7647 E 126th Street, Bixby, OK 74008

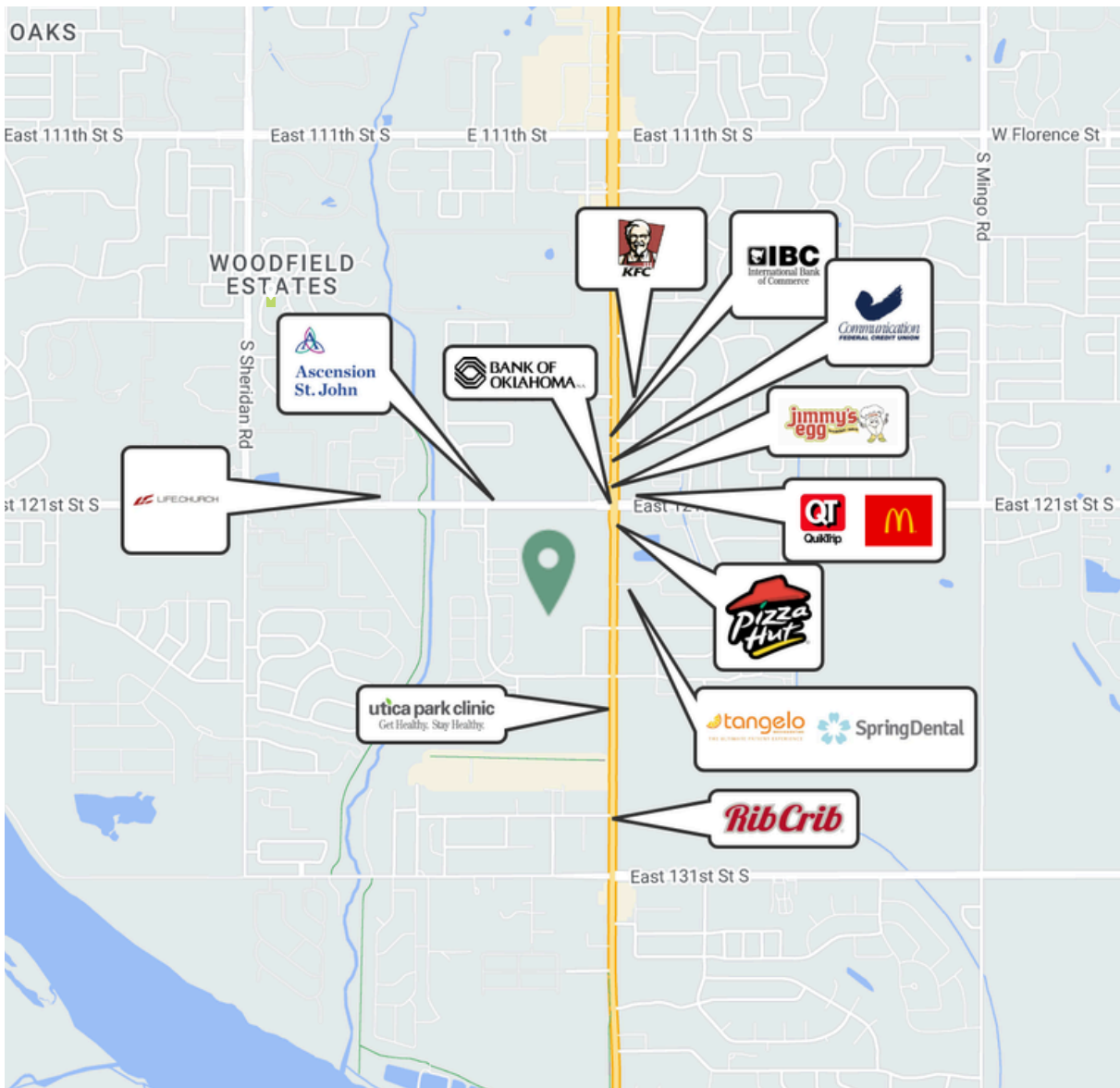


JULIE BUXTON, CCIM
Senior Associate
214.500.4713
jbuxton@mcgrawcp.com

Office Building | For Sale

LOCATION OVERVIEW

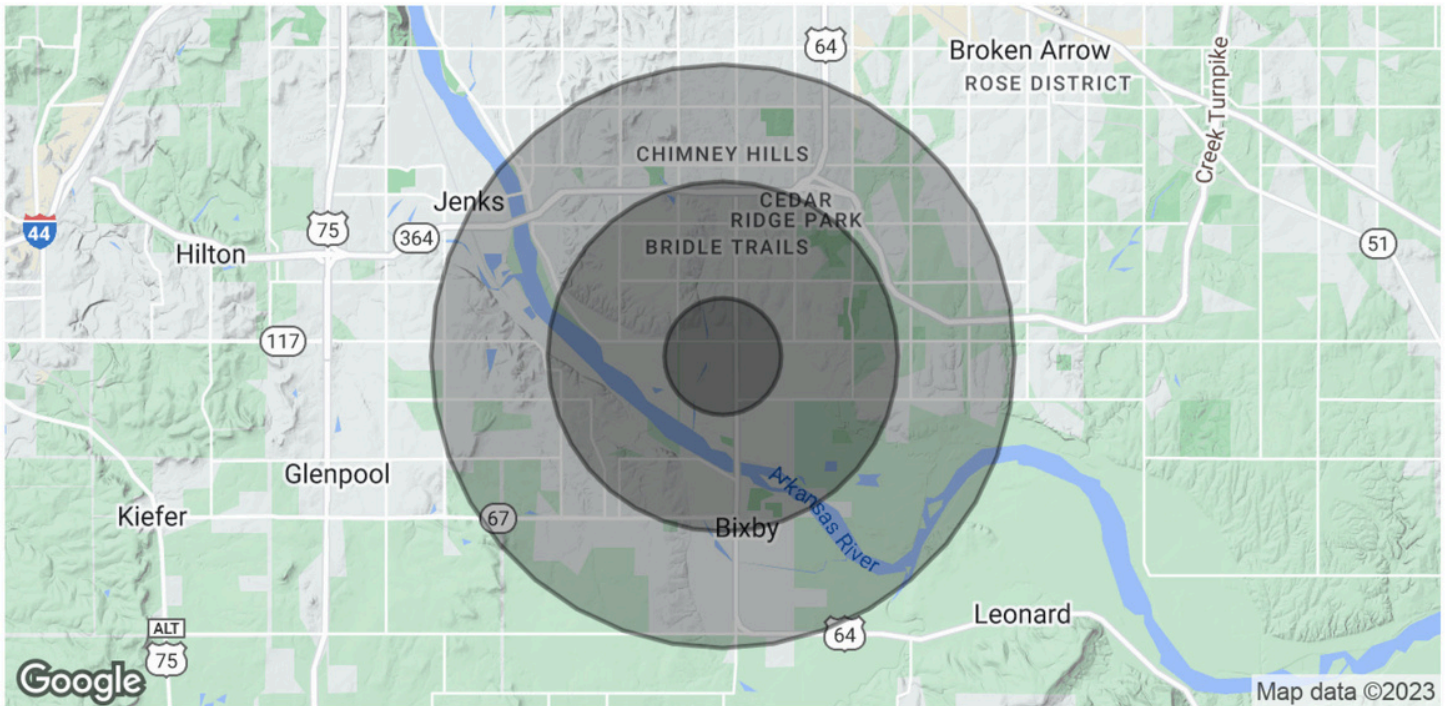
7647 E 126th Street, Bixby, OK 74008



Office Building | For Sale

COMMUNITY OVERVIEW

7647 E 126th Street, Bixby, OK 74008



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,016	42,754	114,837
Average Age	36.3	39.4	38.8
Average Age (Male)	34.7	38.6	37.8
Average Age (Female)	37.9	40.5	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,420	16,297	46,844
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$105,091	\$131,323	\$109,814
Average House Value	\$341,314	\$318,867	\$250,146

* Demographic data derived from 2020 ACS - US Census



JULIE BUXTON, CCIM
Senior Associate
214.500.4713
jbuxton@mcgrawcp.com