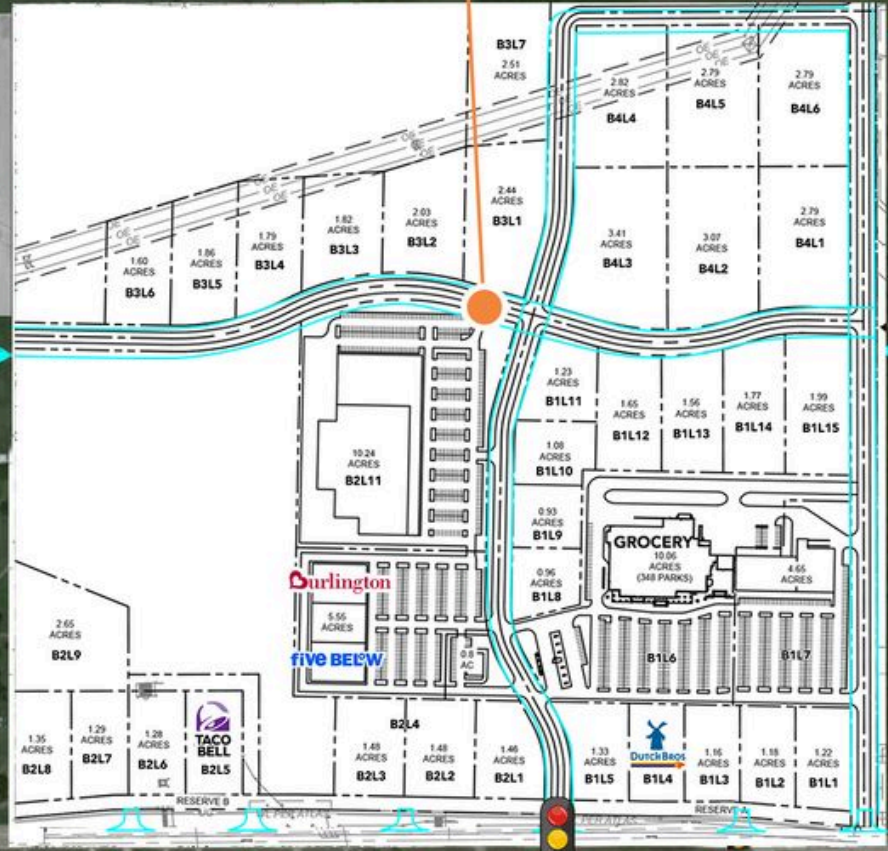


***Kimberly-Clark**
500+ Employees
(2.5 miles NW)

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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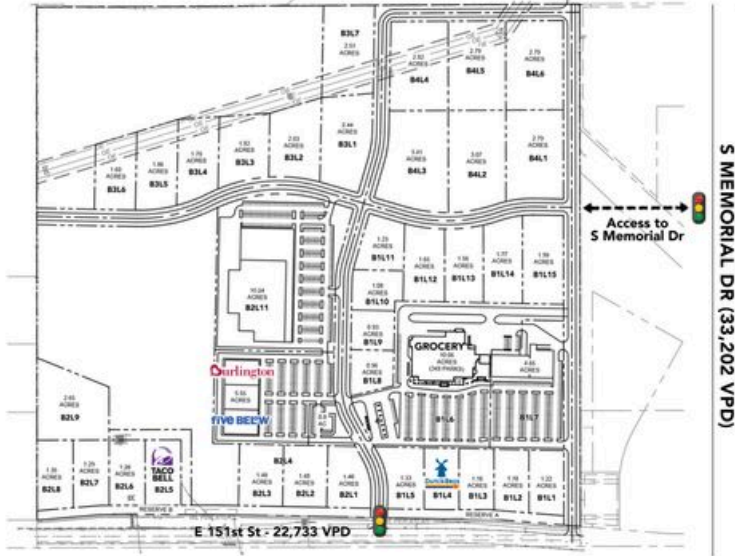
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Grocery-Anchored Shopping Center – Spartan Creek

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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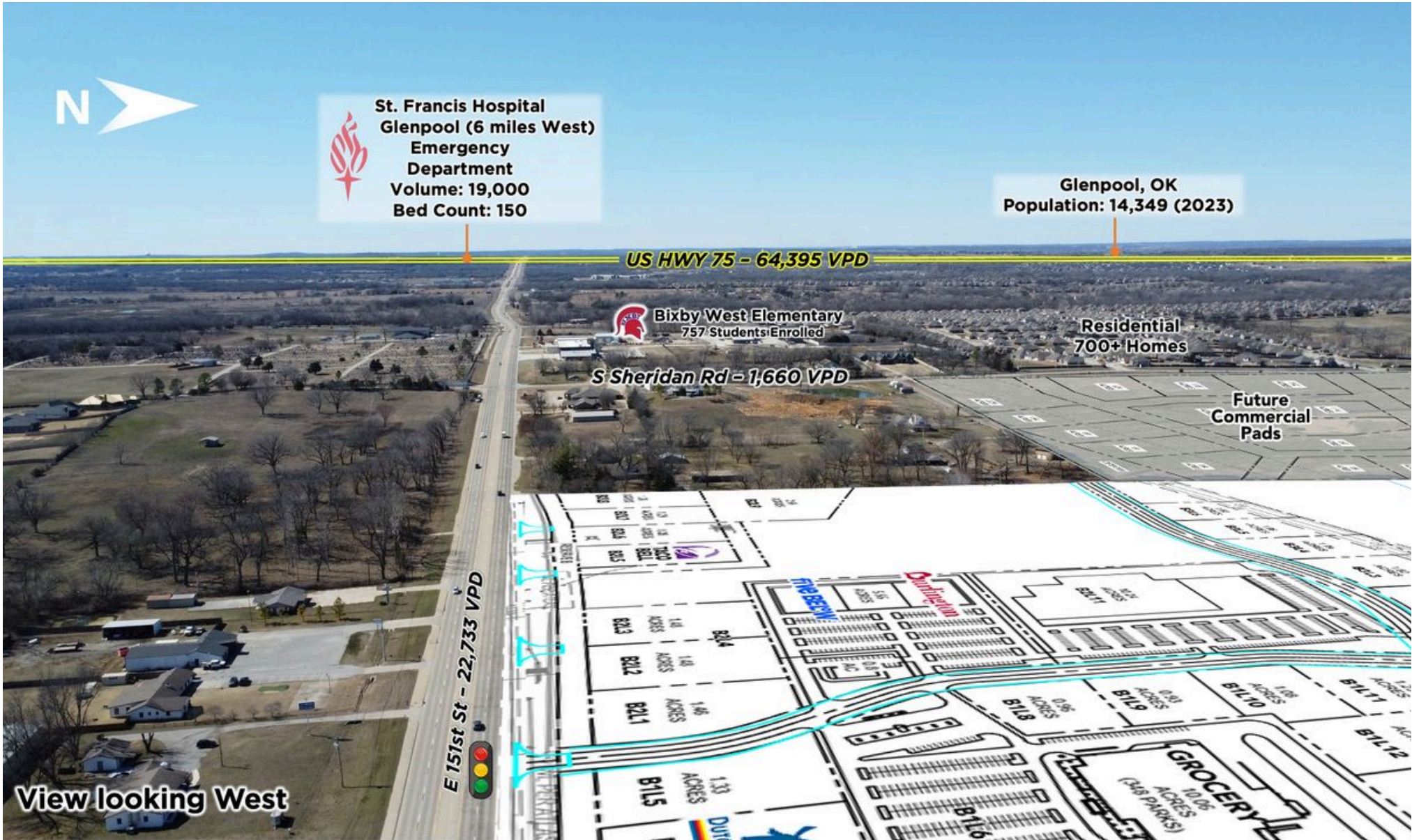


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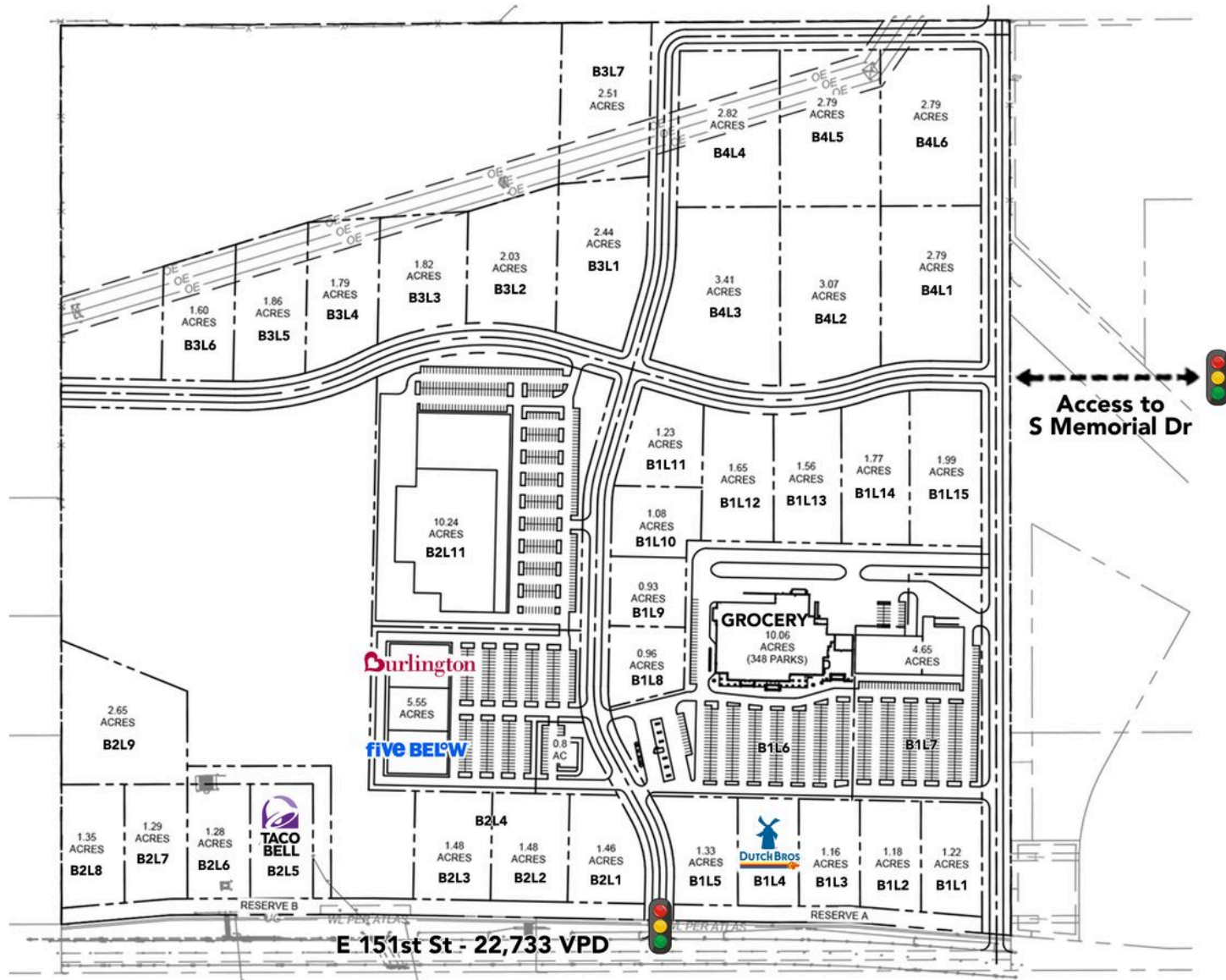


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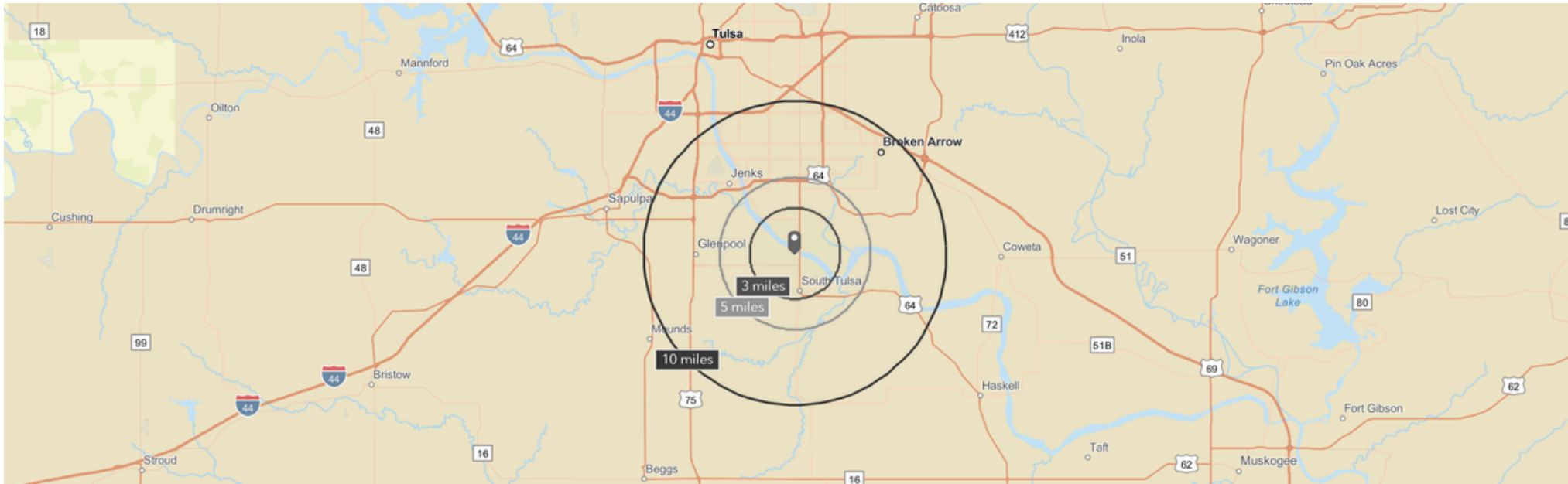


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2025 Demographics 3 Miles 5 Miles 10 Miles

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

Overview of Bixby

Economic Profile 2023

29,800 Total Population
2022 Estimate

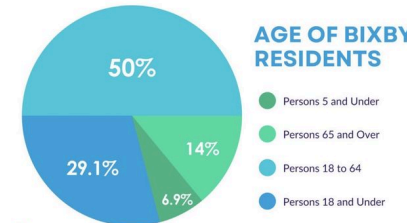
10,196 Number of Households

\$1,224 Median Gross Rent

\$278,500 Median Home Price

2.81 Average Household Size

data from census.gov



Education & Economy

HIGH & LOW BPS ENROLLMENT PROJECTIONS



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

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

data from the Tulsa Regional Chamber

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