

BROOKOVER CORNER

MIXED-USE DEVELOPMENT

NE CORNER 151ST & HIGHWAY 75 | GLENPOOL, OKLAHOMA

SITES RANGING FROM .75 ACRES - 6 ACRES | \$10-\$20 PSF

for Sale | Ground Lease | Build to Suit



TRAFFIC COUNTS
39,400 CPD US HIGHWAY 75
11,300 CPD 151ST ST. SOUTH/
HIGHWAY 67

Surrounded by New & Planned Residential Development
Outstanding Visibility from Major Arterial Roads
Double Fronting Lots Available
Lots Can Be Split to Size



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FOR MORE INFORMATION:

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PAINE

COMMERCIAL REAL ESTATE

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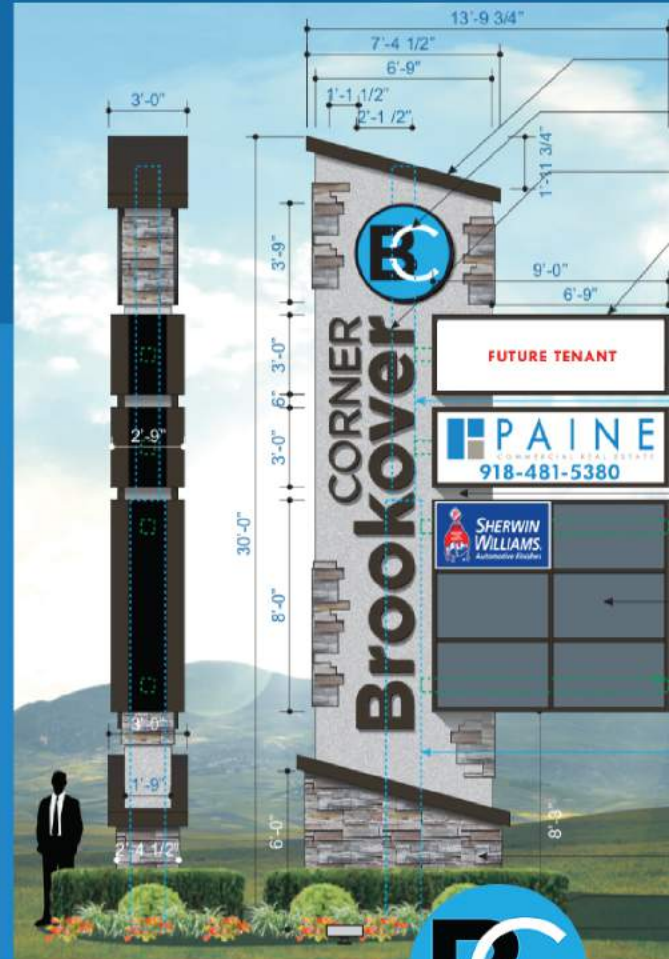
A Thriving Business Community.

Glenpool has MAJOR National Retailers and LOCAL Specialty stores serving multiple communities including: Tulsa | Jenks | Bixby.

Saint Francis Health System, the state's largest health system, recently opened a **\$23 million facility** across the street to the south of Brookover Corner, with which it will share a signaled intersection.

DEMOGRAPHICS

| | | | |
|-----------------------------|---------------|----------|------------|
| Traffic Demographics | 151st St | 141st St | Highway 75 |
| Daily Traffic Counts | 11,300 | 7,930 | 39,400 |
| Demographics (2019) | 1 Miles | 3 Miles | 5 Miles |
| Growth 2019-2024 | 1.82% | 1.62% | 1.58% |
| Demographics (2019) | 1 Miles | 3 Miles | 5 Miles |
| Population | 4,370 | 16,225 | 38,635 |
| Demographics (2019) | 1 Miles | 3 Miles | 5 Miles |
| Average HH Income | \$74,337 | \$77,032 | \$97,019 |
| Demographics (2019) | | | |
| Median Age | 33.9 yrs. old | | |



LOCATED AT GLENPOOL'S NEWEST MIXED USED CORRIDOR:

NE corner of HIGHLY traveled [58,630 TOTAL CPD]

US Highway 75 and 151st Street South | State Highway 67



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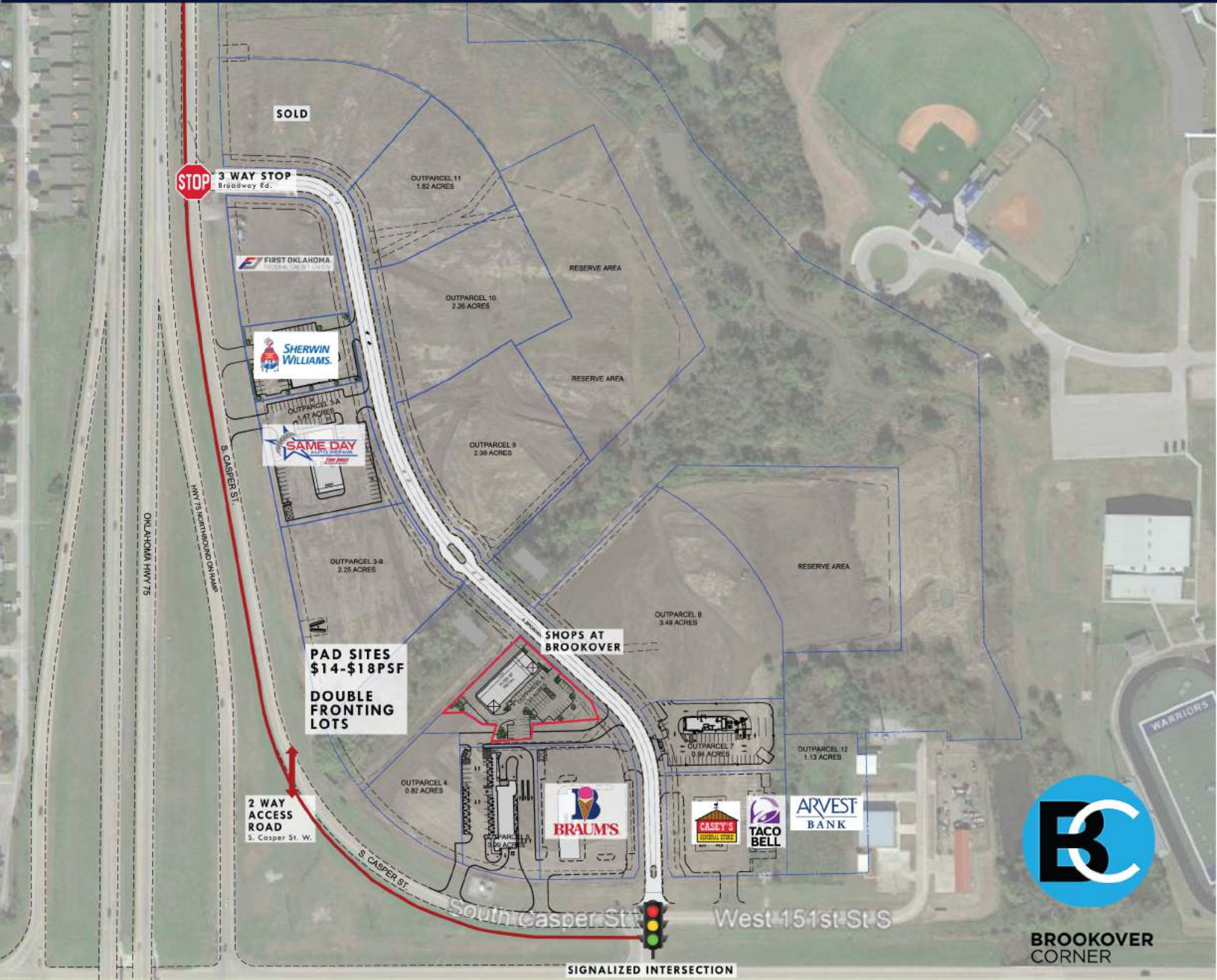
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DEVELOPMENT MAP



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