

# BROOKOVER CORNER

## Mixed-Use Development

151st & Highway 75 · Glenpool, Oklahoma



**CONSTRUCTION STARTS FALL 2018**  
**RATES \$10 - \$20 PSF**



**BROOKOVERCORNER**

- 25 +/- Total Developable Acres /For Sale, Ground Lease, and Build-to-suit
- Surrounded by New and Planned Residential Developments
- Signalized Intersection Shared with Saint Francis Health Complex
- Outstanding Visibility from Major Arterial Roads
- Lots Can Be Split to Size
- Double Fronting Lots Available

PLEASE CONTACT:

**Brian Paine**

Principal, Paine & Associates

**918-481-5380 ext.12**

brian@paine-associates.com

**Garrett Mahaney**

Partner, Paine & Associates

**918-481-5380 ext.11**

garrett@paine-associates.com

**Matt Mardis**

Principal, Paine & Associates

**918-481-5380 ext.13**

matt@paine-associates.com



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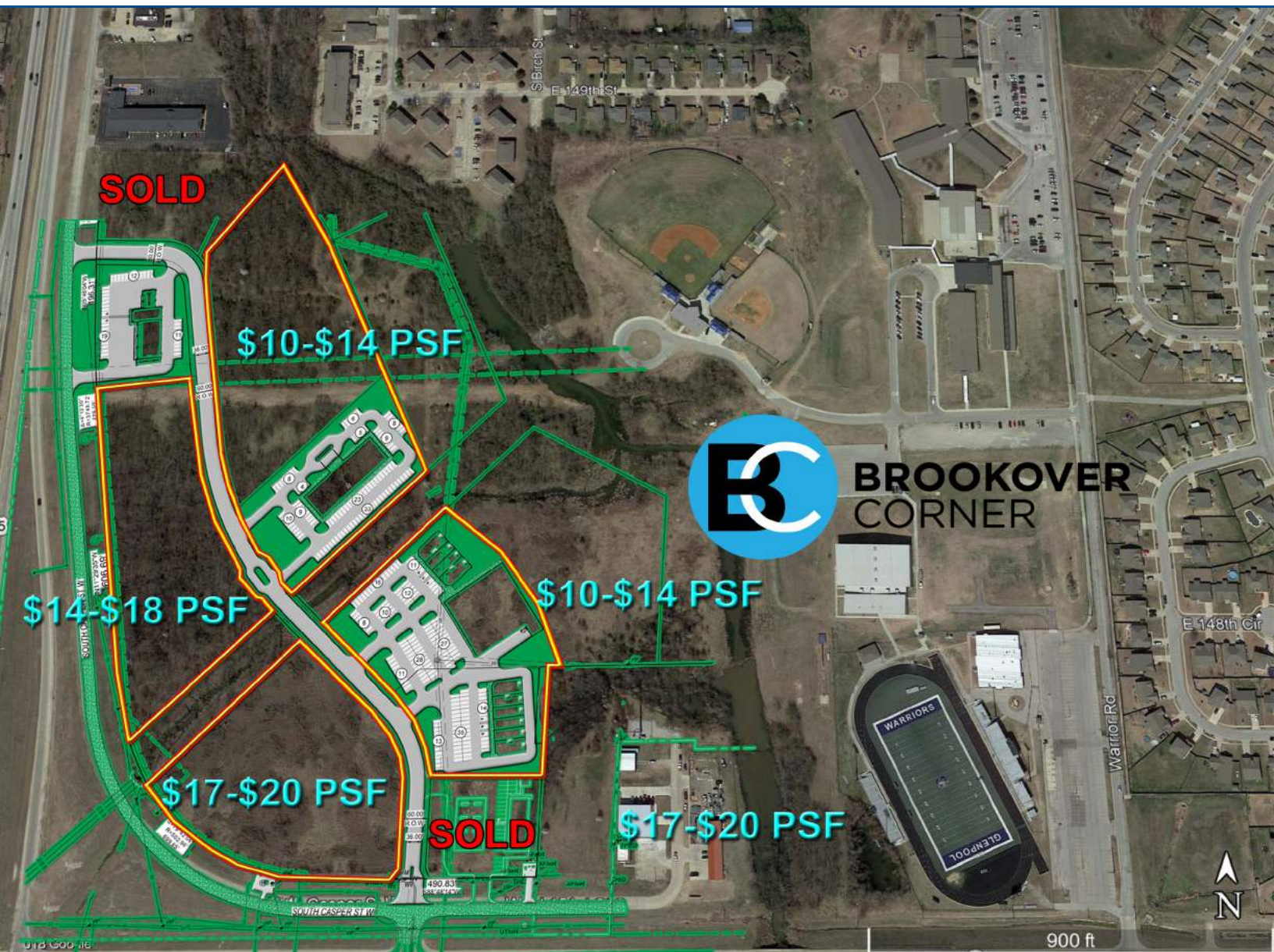
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Ground Leases, For Sale and Build-to-Suit

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**Brookover Corner is located in Glenpool's Newest Mixed-Use Corridor** located in the northeast corner of the highly traveled Highway 75 and State Highway 67 (151st Street South). Brookover Corner is a new mixed-use / retail parcel located in Glenpool, Oklahoma (a suburb of Tulsa). Glenpool is among the fastest growing cities in Oklahoma.

**Glenpool is a thriving business community.** Saint Francis Health System, the state's largest health system, is constructing a \$23 million healthcare complex across the street (to the south) of Brookover Corner, with which it will share a signaled intersection.

**Glenpool has major national retailers and local/specialty stores** serving multiple communities including Tulsa, Jenks, and Bixby. Brookover Corner is positioned to capture Highway 75 traffic boasting 50,575 vehicles per day.

## BROOKOVER CORNER



## DEMOGRAPHICS

<b>Traffic Demographics</b>	151st St	141st St	Highway 75
<b>Daily Traffic Counts</b>	12,000	10,688	39,100
<b>Demographics (2014)</b>	1 Miles	3 Miles	5 Miles
<b>Growth 2017-2022</b>	2.69%	2.04%	2.06%
<b>Demographics (2017)</b>	1 Miles	3 Miles	5 Miles
<b>Population</b>	2,502	15,793	37,107
<b>Demographics (2017)</b>	1 Miles	3 Miles	5 Miles
<b>Average HH Income</b>	\$69,502	\$76,660	\$95,838
<b>Demographics (2017)</b>			
<b>Median Age</b>	33.1 yrs. old		

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