

BROOKOVER CORNER

MIXED-USE DEVELOPMENT

NE CORNER 151ST & HIGHWAY 75 | GLENPOOL, OKLAHOMA

25 +/- DEVELOPABLE ACRES | \$10-\$20 PSF

for Sale | Ground Lease | Build to Suit



★ GLENPOOL

GLENPOOL
PUBLIC SCHOOLS
+ FOOTBALL STADIUM

3 WAY STOP

NEW ROAD
[BROADWAY]

NEW TRAFFIC SIGNALS
WITH TURN LANES

TRAFFIC COUNTS
39,400 CPD
US HIGHWAY 75

11,300 CPD
151st STREET SOUTH
[HIGHWAY 67]

Saint Francis
Health System

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



BROOKOVER
CORNER

FOR MORE INFORMATION:

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SITE PLAN



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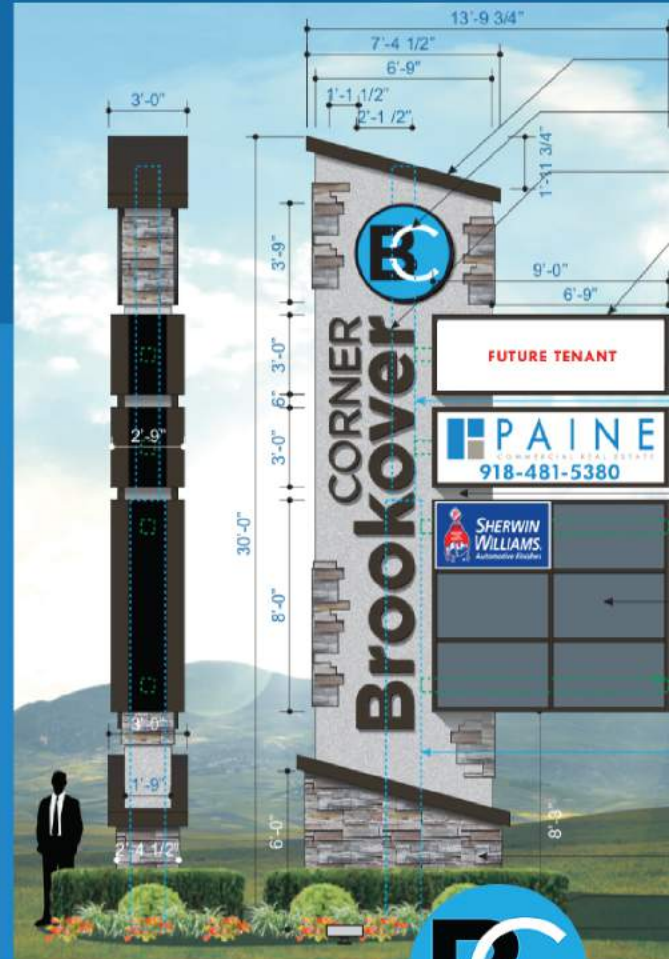
A Thriving Business Community.

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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DEVELOPMENT MAP



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