

# 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



**BROOKOVER  
CORNER**

### FOR MORE INFORMATION:

Matt Mardis  
Principal, Paine & Associates  
918-481-5380 Ext. 13  
matt@paine-associates.com

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

Phillips Breckinridge  
Associate, Paine & Associates  
918-629-6489  
phillips@paine-associates.com



**PAINE**

COMMERCIAL REAL ESTATE

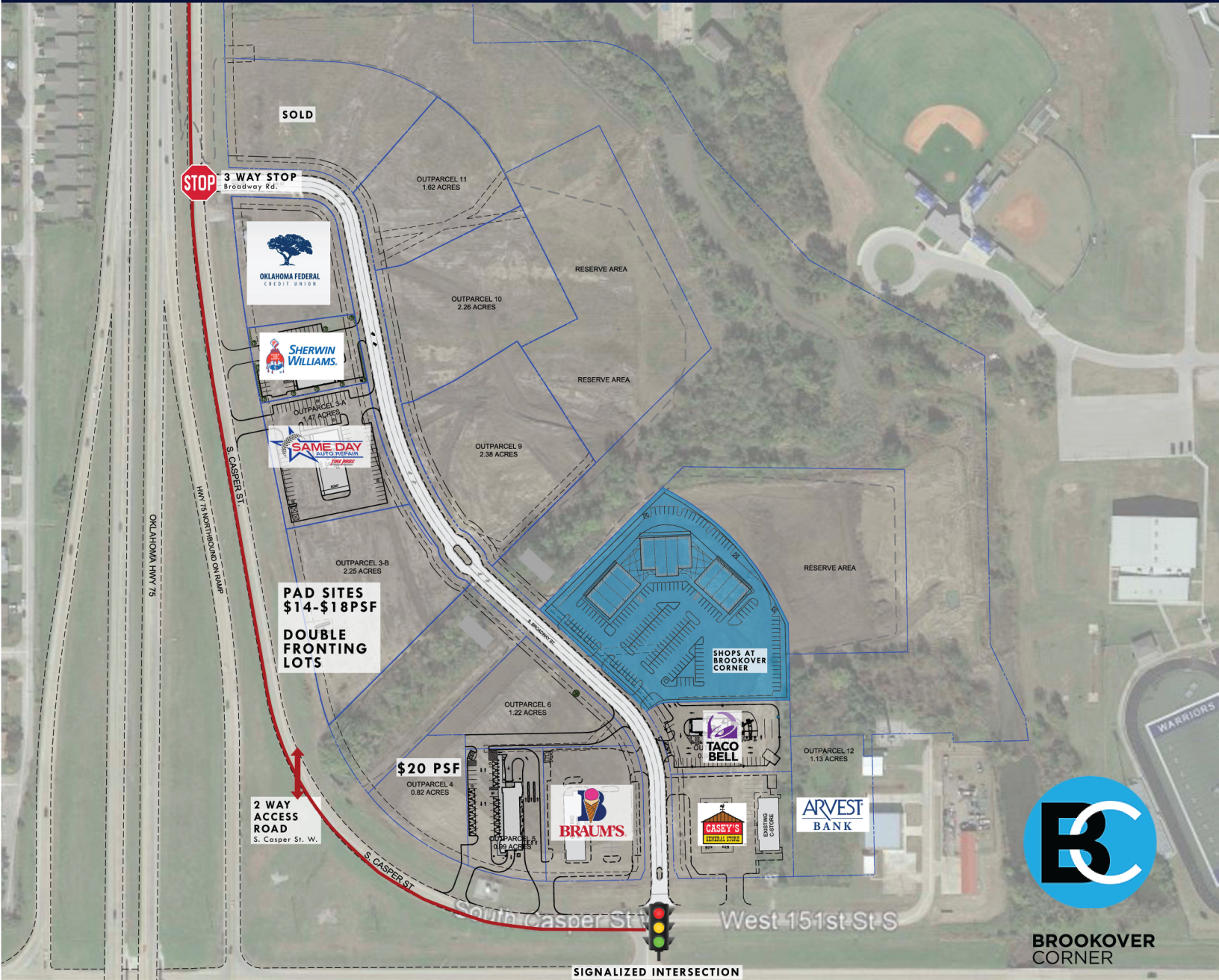
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### A Thriving Business Community.

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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# DEVELOPMENT MAP



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