



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

FIRST OKLAHOMA  
 3 WAY STOP



NEW ROAD (BROADWAY)



2 WAY ACCESS ROAD (S. CASPER ST. W.)

NEW TRAFFIC SIGNALS WITH TURN LANES



# BROOKOVER CORNER | GLENPOOL'S NEWEST MIXED-USE CORRIDOR

Adjacent to Saint Francis Health System (State's Largest Health System)  
 NE Corner 151st & Highway 75 Glenpool, OK 74033

## FOR MORE INFORMATION:

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# PROJECT OVERVIEW



**LOCATION** NE Corner 151st & Highway 75  
Glenpool, OK 74033

**MIXED USE DEVELOPMENT FOR SALE,  
GROUND LEASE OR BUILD TO SUIT**  
Sites Ranging from 0.75-6 Acres

**PRICE** \$10-20 PSF

**HIGHLIGHTS**

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

**TRAFFIC COUNTS**

39,400 CPD US Highway 75  
11,300 CPD 151st St. S./Highway 67

**JOIN**

ARVEST  
BRAUM'S  
CASEY'S  
TACO BELL  
OKLAHOMA FEDERAL CREDIT UNION  
SAME DAY AUTO REPAIR  
SHERWIN WILLIAMS

**Adjacent to Saint Francis, the  
State's Largest Health System**

(\$23 MILLION FACILITY)

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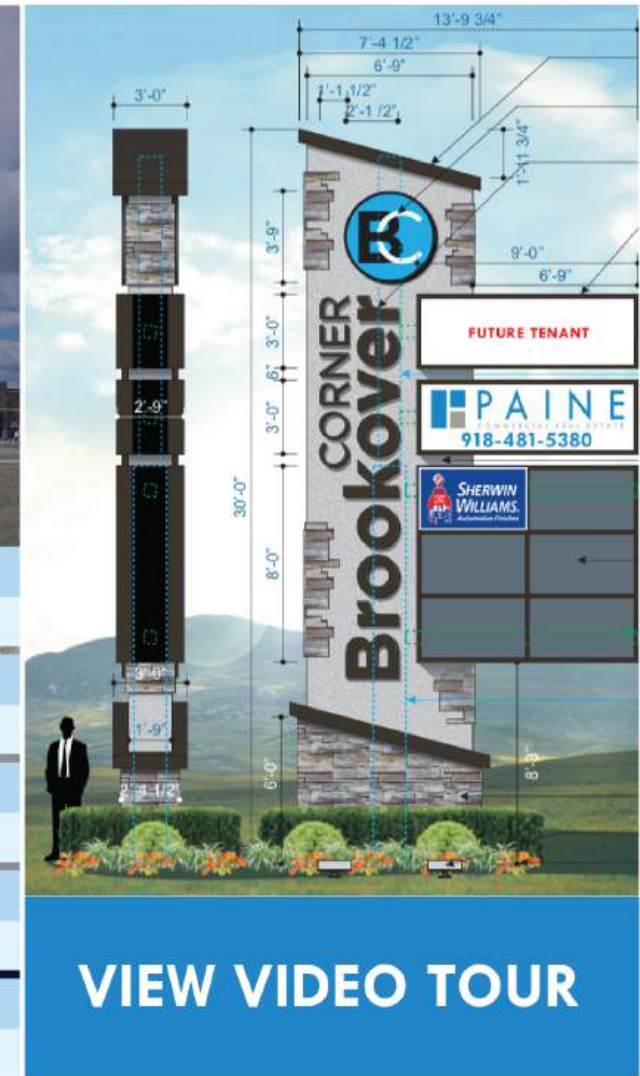
# ABOUT GLENPOOL

## LOCATED AT GLENPOOL'S NEWEST MIXED-USE CORRIDOR

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.



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



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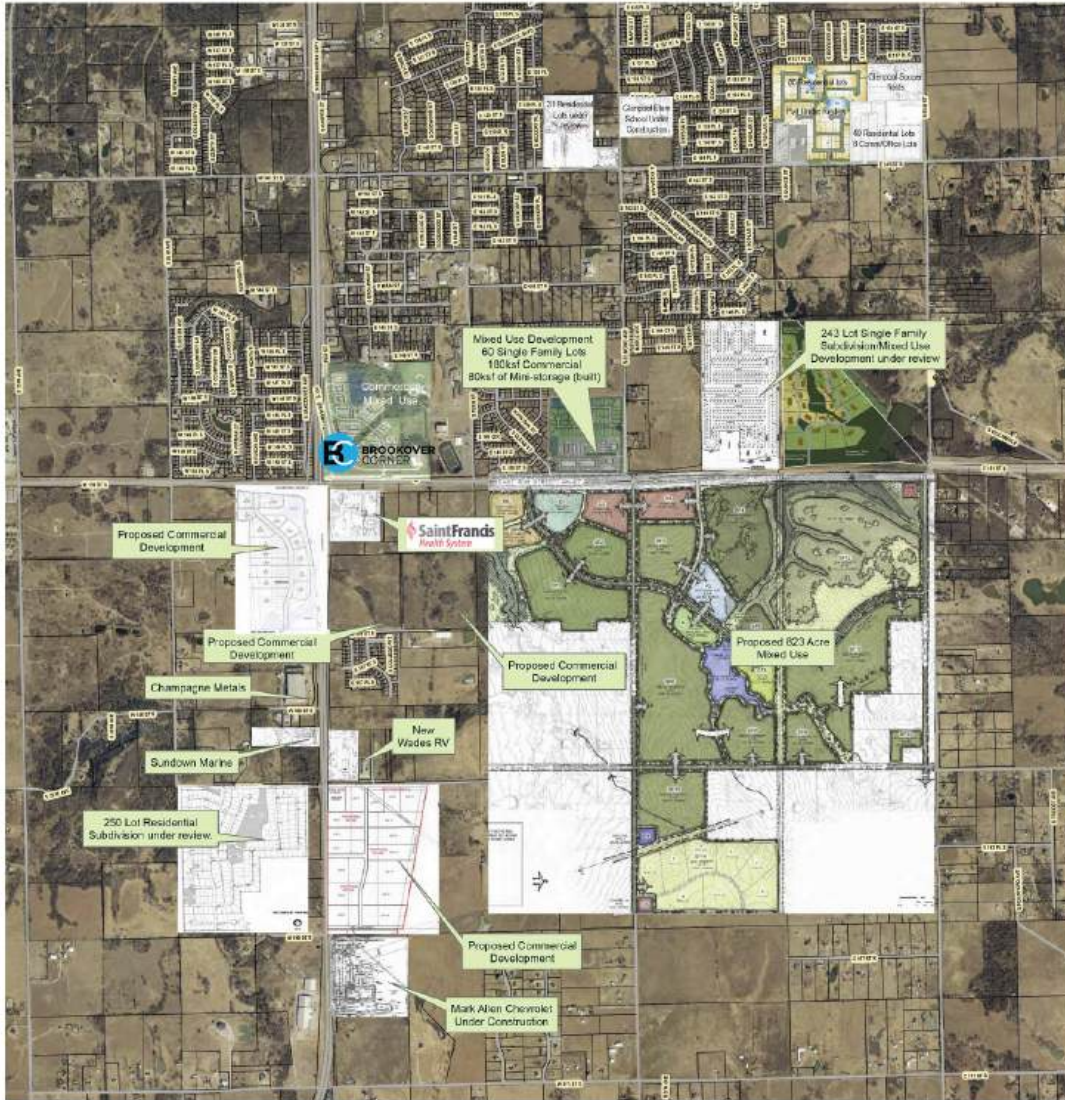
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# DEVELOPMENT MAP



## QUICK FACTS

- The fastest growing city in Oklahoma in 2016 (U.S. Census)
- The Glenpool Conference Center draws 38,000+ visitors annually
- The city of Glenpool owns 37 Acres along Highway 75
- Glenpool is approximately a 15 minute drive from Downtown Tulsa via Highway 75
- Glenpool has a student/teacher ration lower than the state average and 100% of teachers are licensed.
- Glenpool is known as "The Town that made Tulsa famous due to the 1905 discovery of oil resulting in the oil boom that made Tulsa the "Oil Capital of the World."
- The city of Glenpool has seen an explosion of growth in the past few years, which explains the tremendous amount of new housing from start-ups to executive house in the area.

--- Glenpool Chamber

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