



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:

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

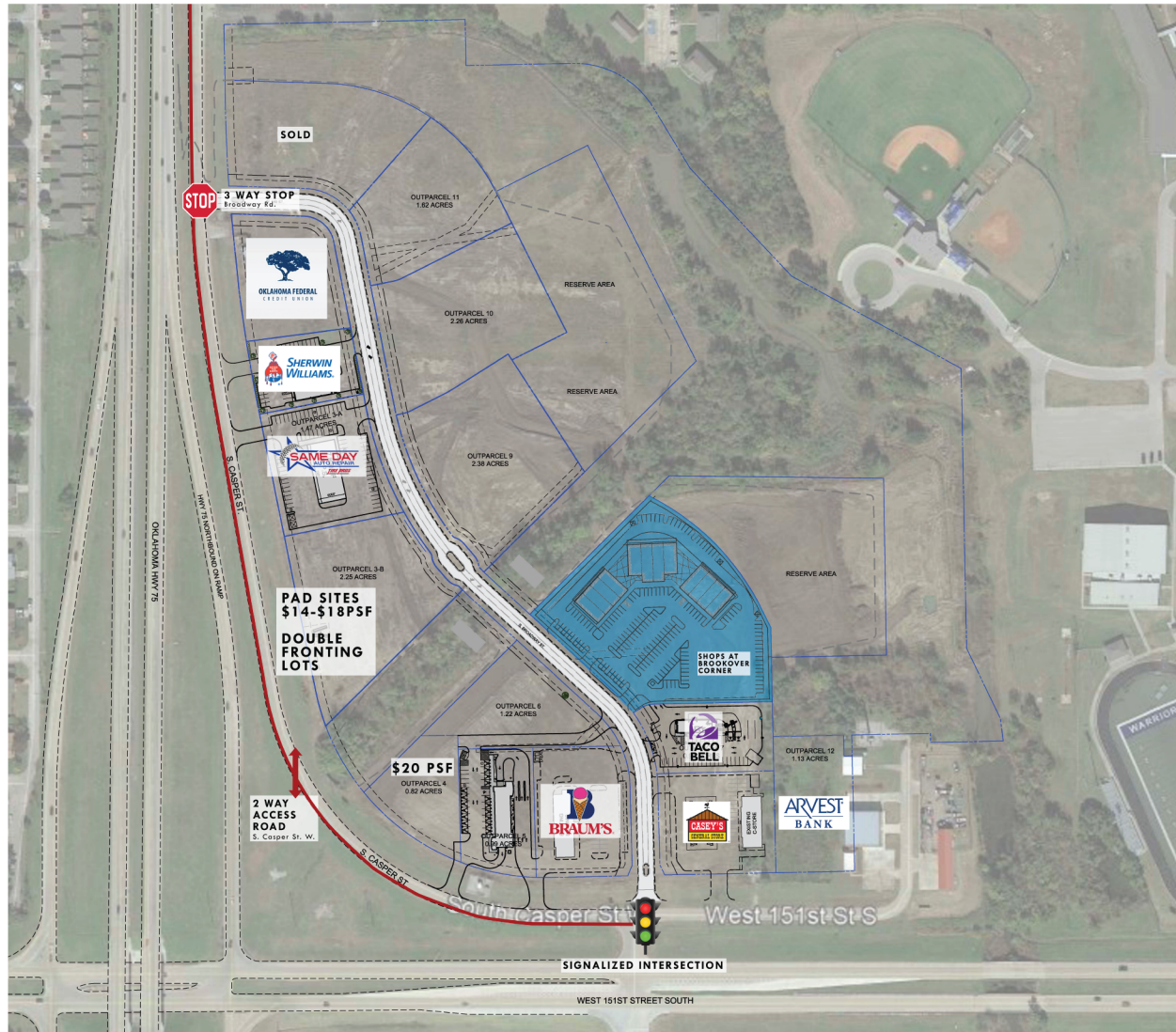
Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

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



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)

FOR MORE INFORMATION:

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

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

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



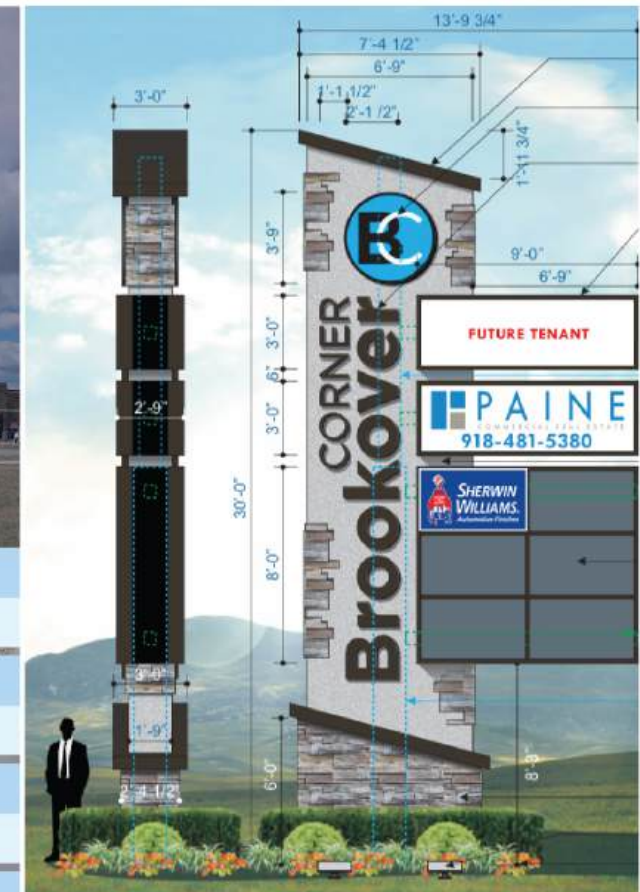
ABOUT GLENPOOL

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.



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		



VIEW VIDEO TOUR

FOR MORE INFORMATION:

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

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

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



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

FOR MORE INFORMATION:

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

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

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

