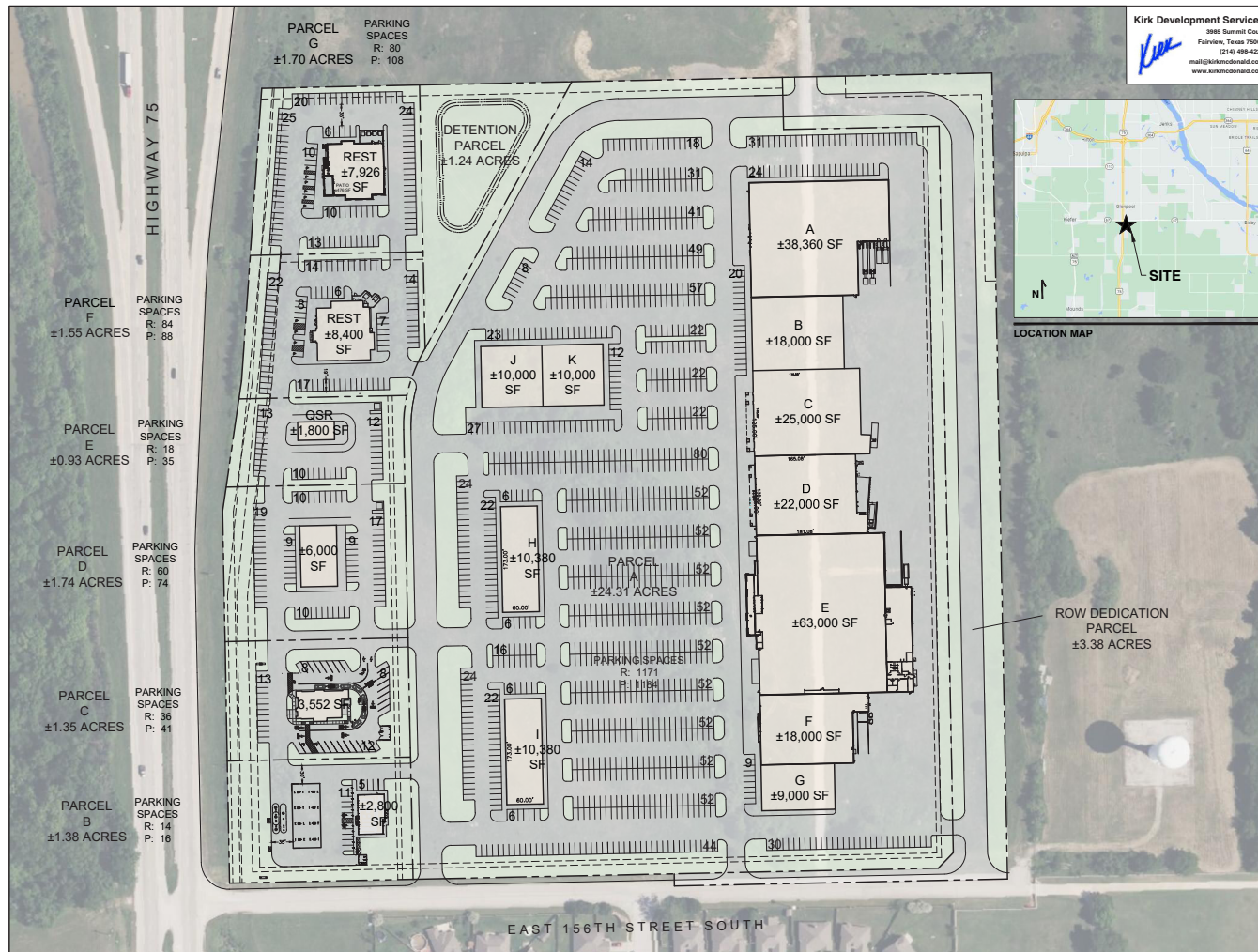


AVAILABLE FOR BUILD TO SUIT | GROUND LEASE | SALE



THE WOODMONT COMPANY



GROUND UP DEVELOPMENT | GLENPOOL, OK

NEC of HWY 75 & E 156th Street | Glenpool, OK 74033

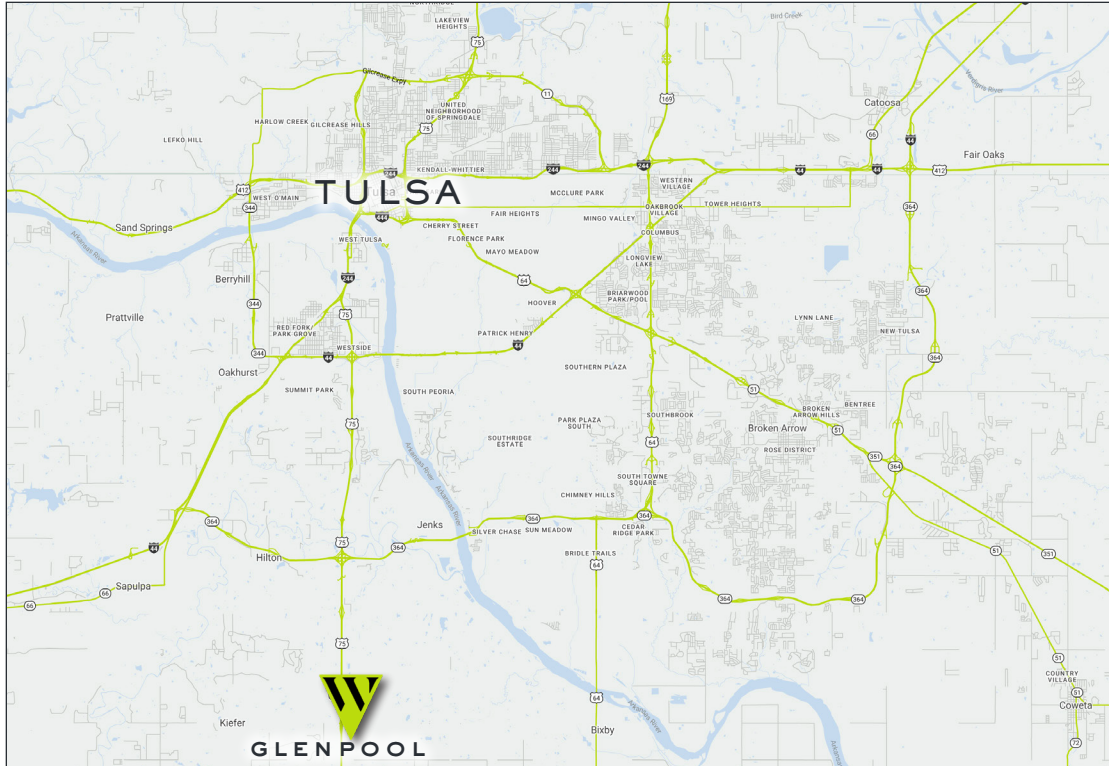
GRANT GARY
ggary@woodmont.com
(817) 732-4000

PROPERTY INFORMATION



THE WOODMONT COMPANY

NEC OF HWY 75 & E 156TH STREET | GLENPOOL, OK 74033



LOCATION

NEC of HWY 75 & E 156th Street
Glenpool, OK 74033

HIGHLIGHTS

- +/-37 acre ground up power center development
- Anchor, retail, and pads available
- Approximately 900 new residential lots planned
- Glenpool's Walmart – 2 million+ visits annually
- St. Francis Hospital – 120.3K visits annually
- 0.9-1.75 AC pads available for BTS, GL or sale
- Traffic counts:
 - Highway 75 – 44,500 (2022)
 - 151st Street – 12,100 VPD (2022)

*According to data obtained by OKDot

AREA RETAILERS & RESTAURANTS



DEMOGRAPHICS

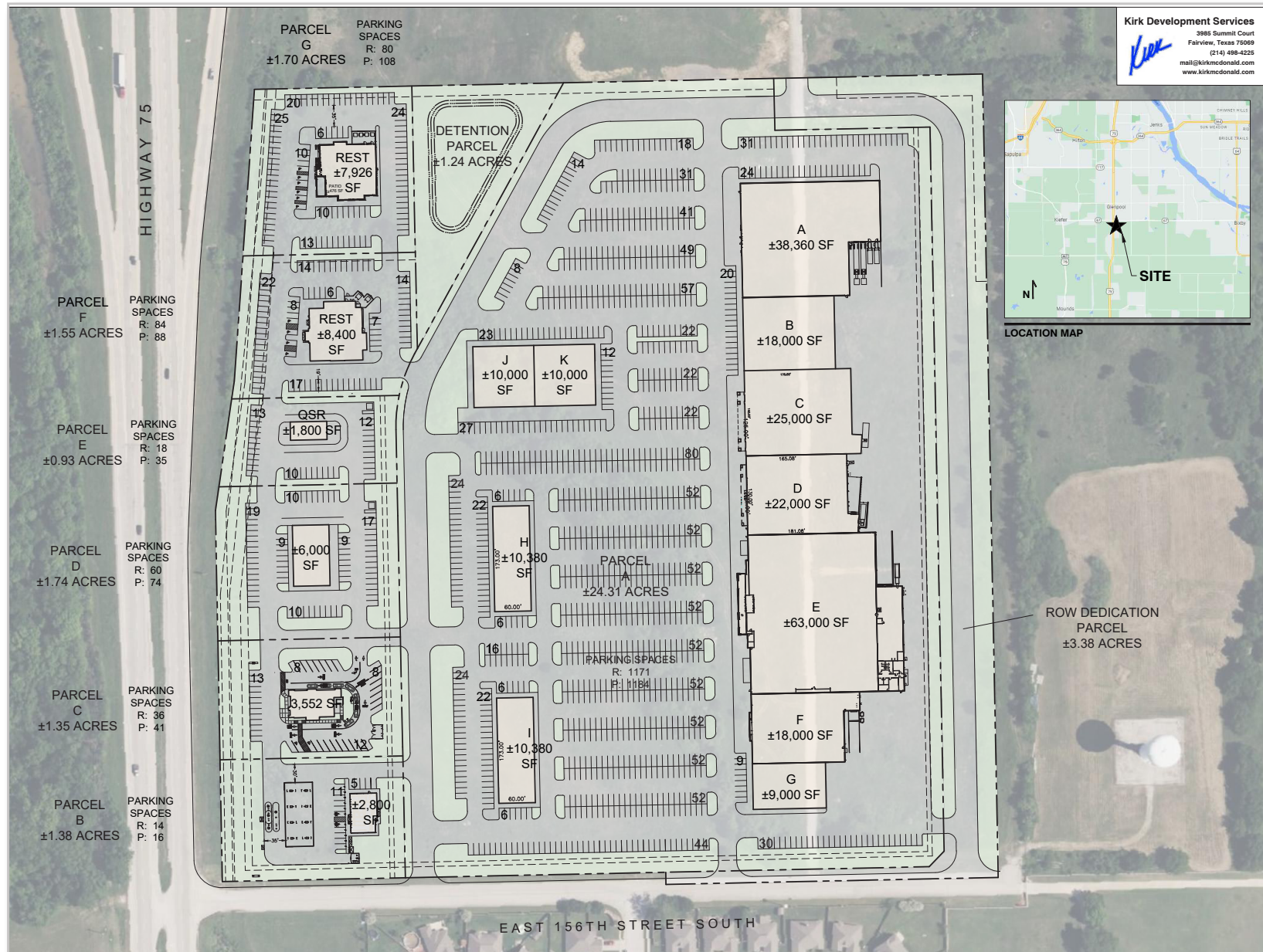
Distance	3 Miles	5 Miles	10 Miles
Population	18,557	48,351	222,525
Avg. HH Income	\$99,407	\$121,534	\$109,182

PROPERTY SITE PLAN



THE WOODMONT COMPANY

NEC OF HWY 75 & E 156TH STREET | GLENPOOL, OK 74033

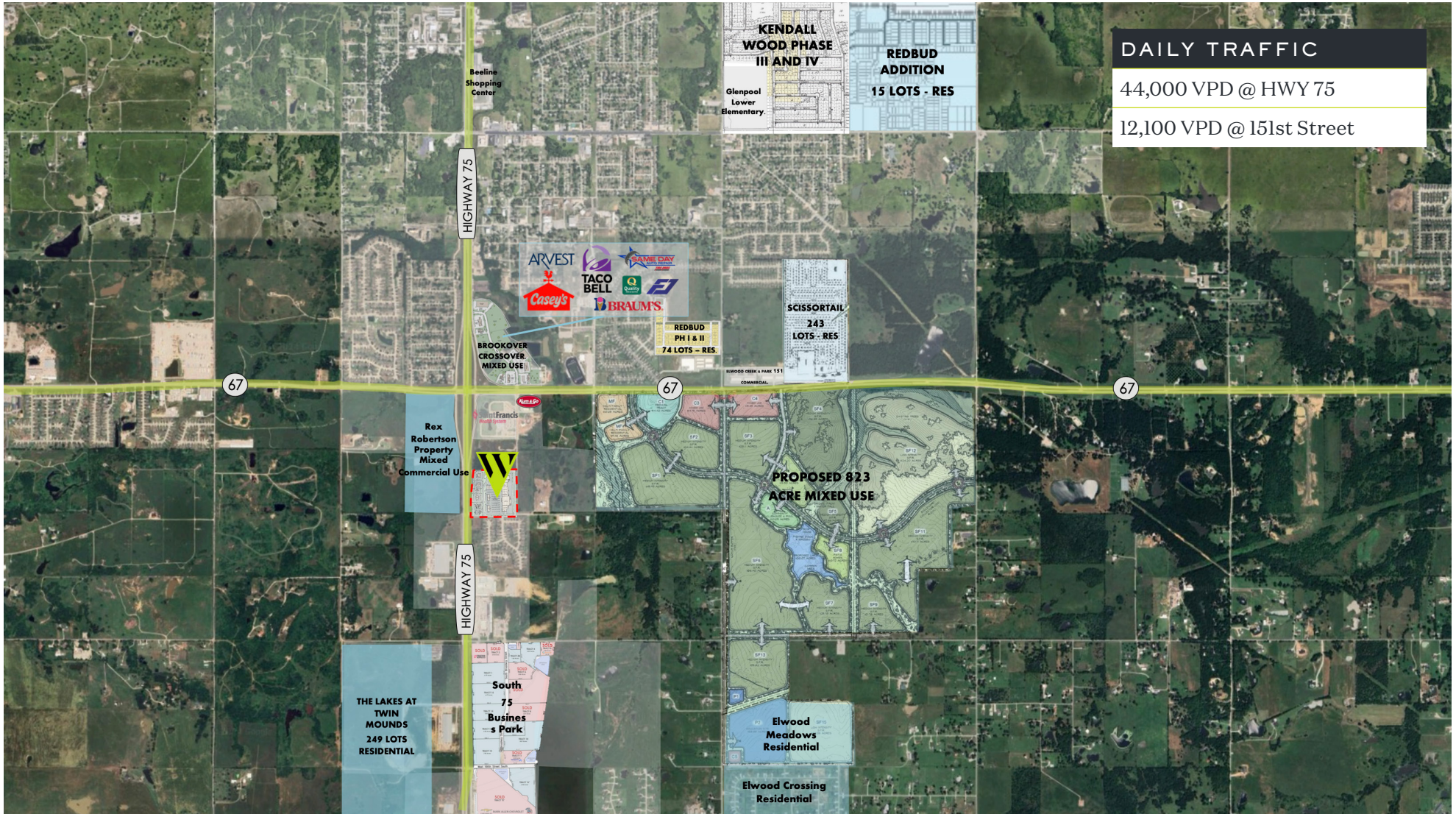


MARKET AERIAL



THE WOODMONT COMPANY

NEC OF HWY 75 & E 156TH STREET | GLENPOOL, OK 74033

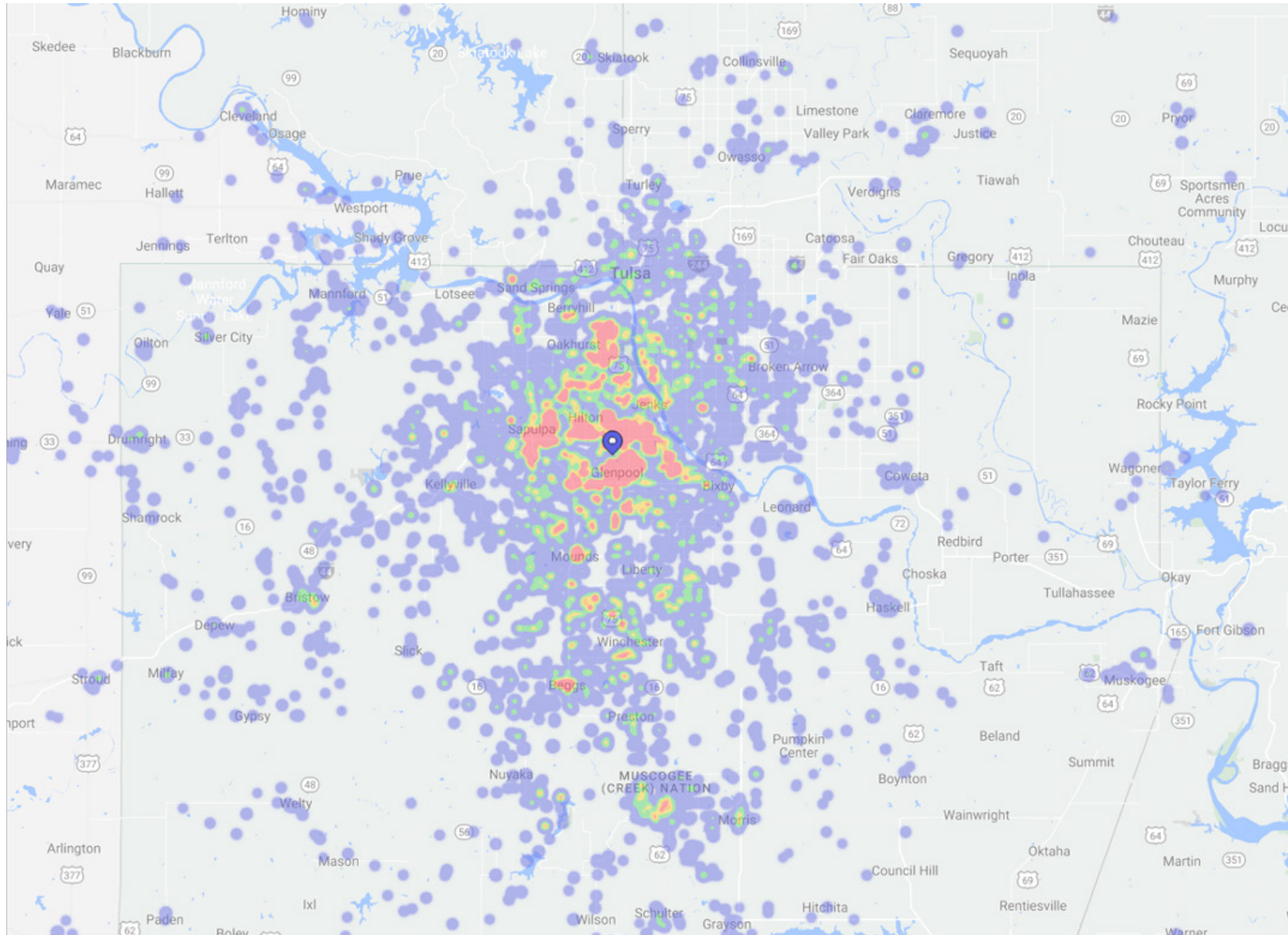


GLENPOOL WALMART | TRADE AREA PULL



THE WOODMONT COMPANY

12200 SOUTH WACO AVENUE | GLENPOOL, OK 74033



TRADE AREA PULL MAP REFLECTING VISITORS WHO VISITED GLENPOOL'S WALMART AT MIN. 3 TIMES OVER LAST 12 MONTHS.
Walmart / 12200 S Waco Ave, Glenpool, OK, United States | Based on Home Location, by Visits | Min. Visits: 3 | Feb 1st 2023 to Jan 31st 2024 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)

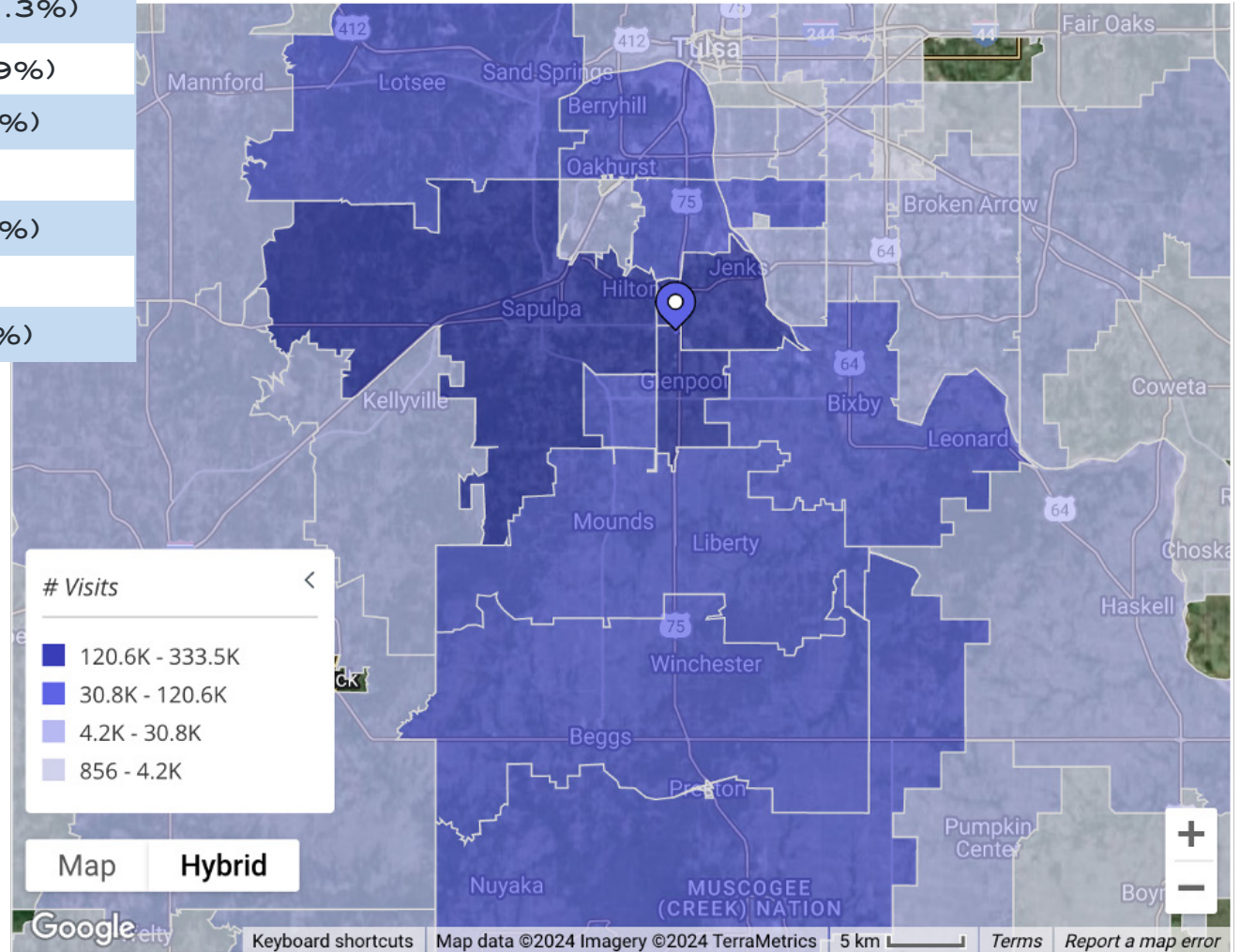
GLENPOOL WALMART | VISITORS BY ORIGIN



THE WOODMONT COMPANY

12200 SOUTH WACO AVENUE | GLENPOOL, OK 74033

ZIP CODE/CITY	VISITS (% OF TOTAL)
74033 GLENPOOL, OK	333.5K (16.5%)
74066 SAPULPA, OK	266.8K (13.2%)
74037 JENKS, OK	249.9K (12.3%)
74047 MOUNDS, OK	120.4K (5.9%)
74008 BIXBY, OK	87.2K (4.3%)
74421 BEGGS, OK	81.2K (4%)
74107 TULSA, OK	73.9K (3.7%)
74447 OKMULGEE, OK	71K (3.5%)
74132 TULSA, OK	69.1K (3.4%)



INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	contact@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov