



PRICE: \$6.00/SF

GLENPOOL COMMERCE COLLECTIVE - NEC HWY 75 & W. 171ST STREET
Glenpool, OK 74033

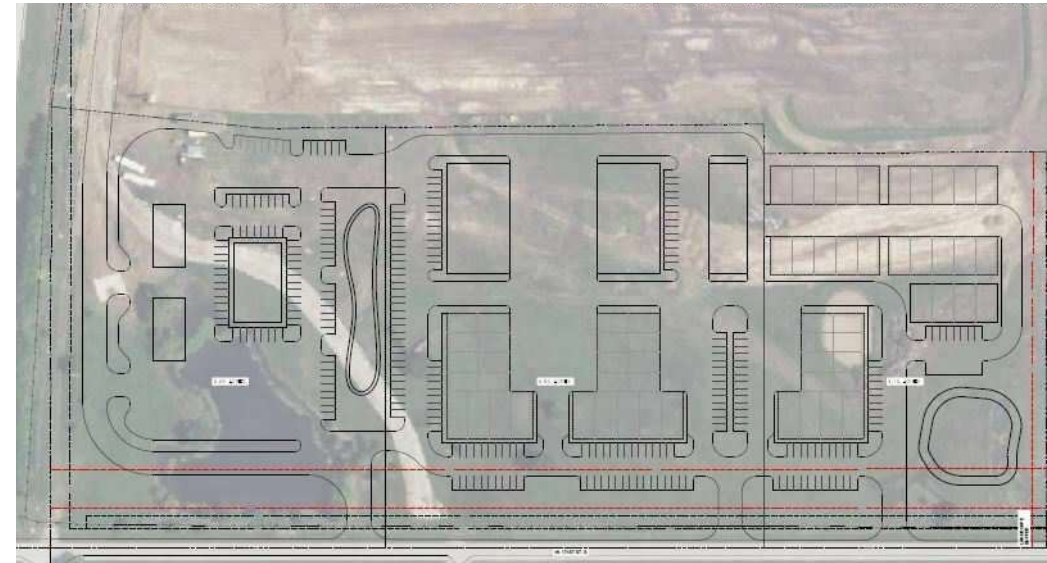
Brock Lytton

Broker
405.250.9596
brock@moriahgroup.net

PRICE: \$6.00/PSF

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Property Description

19.2 Acres of Land for sale in Glenpool Commerce Collective, Glenpool's newest commercial business park. The site offers visibility and frontage on Hwy 75 as well as W. 171st Street. Nearby businesses include Tractor Supply, Wade's RV, Eurocraft Granite & Marble, Premier Steel Services, and Mark Allen Chevrolet.

Property Highlights

- Existing City Utilities to the Site: Water & Sewer | Fire and Police Protection
- Flex/Commercial Planned for Neighboring Land to the East
- Zoning: CG Commercial General (auto sales and service, bank, retail, child care, education facility, grocery, hospital, hotel) Additional Land Uses: industrial (light/heavy), lumberyard, testing facility
- **Pond on site is not part of Corps of Engineers' jurisdiction and can be redirected*

Location Description

Located in the growing community of Glenpool, Oklahoma, the area surrounding the property at NEC Hwy 75 & W. 171st Street offers a dynamic blend of residential, commercial, and recreational opportunities. Nearby, the Glenpool Conference Center is a popular venue for events and meetings, while the nearby Keystone Ancient Forest provides a tranquil escape for nature enthusiasts. Retail and dining options abound at the nearby Glenpool Plaza and Main Street, providing convenience and local charm. With its strategic location and diverse amenities, the area presents an enticing opportunity for land and other investors seeking a prime location in a growing community.

Offering Summary

Price Per SF:	\$6.00/SF
Lot Size:	19.2 Acres

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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$6.00/PSF

CONCEPTUAL SITE PLAN

15.28 ACRES



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BROKERAGE SERVICES, LLC

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