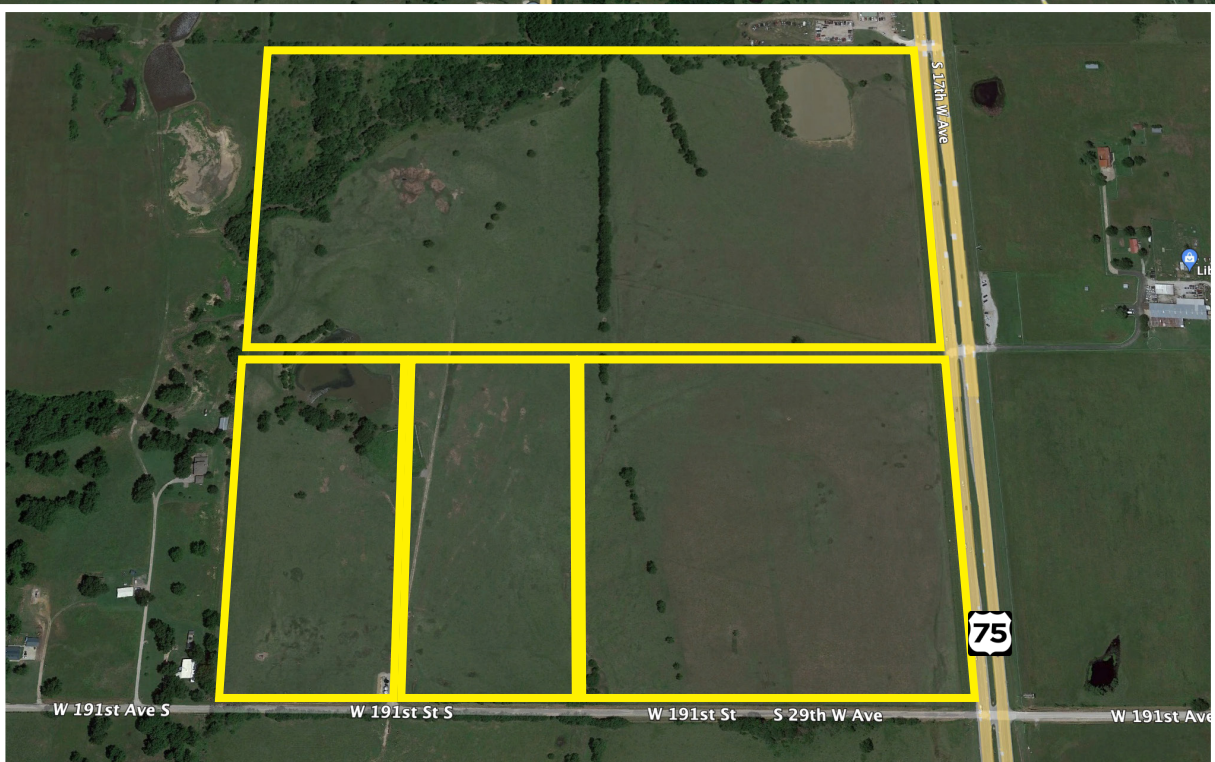
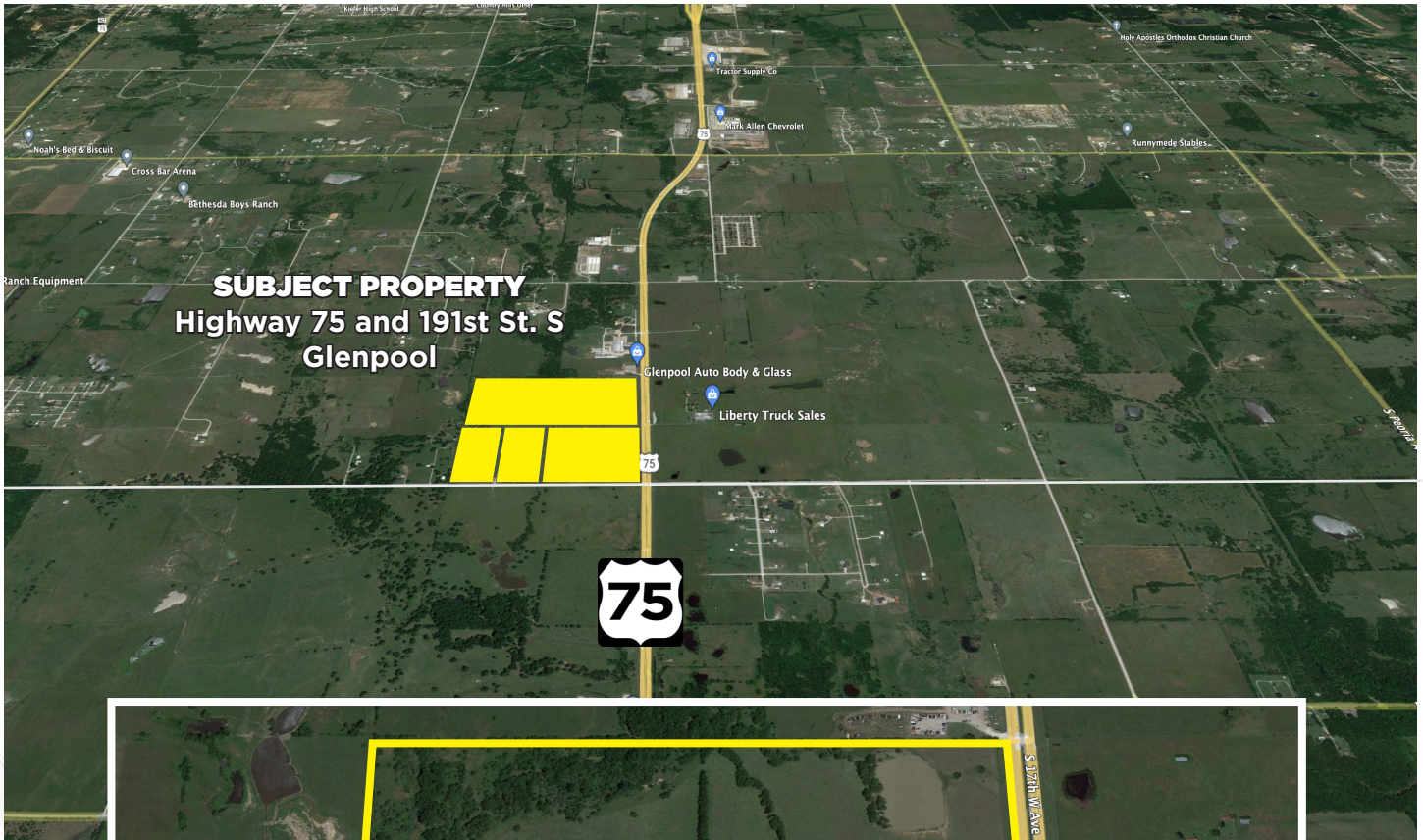




# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • \$2,750,000

If all 151+/- acres are purchased. Individual lot prices are below.



Information is deemed reliable but not guaranteed. Buyer to verify all information.



# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • 151+/- Acres

### PROPERTY DETAILS:

**Acreage:** 151+/- acres  
**SQ. FT:** 6,577,560+/- SQUARE FEET  
**Zoning:** AG

### FEATURES:

Possible development land in Glenpool with great visibility, high area traffic counts and strong demographics. Located on Highway 75 and 191st St. S. along busy corridor south of Glenpool.

### ACCESSIBILITY:

East portion of property sits on Highway 75, South portion of the acreage sits on 191st S. S.

### FRONTAGE:

2,621' frontage on Highway 75	Tulsa Co. Assessor
2,525' frontage on 191st St. S.	Tulsa Co. Assessor

### TRAFFIC COUNT:

26,100 VPD	Highway 75	3 mile radius - Esri
39,100 VPD	Highway 75	5 mile radius - Esri

### UTILITIES:

3" water line  
6 water taps for all 151+/- Acs  
Water: Rural Water District #6  
Electric Service: OG&E  
Gas Service: ONG  
Phone Service: TDS

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CHINOWTH & COHEN  
**COMMERCIAL**

**CONTACT**

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BROKER-ASSOCIATE®

*Specializing in Commercial  
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**918.710.1704**  
dcroberts@cctulsa.com

**Dayna Mabray**  
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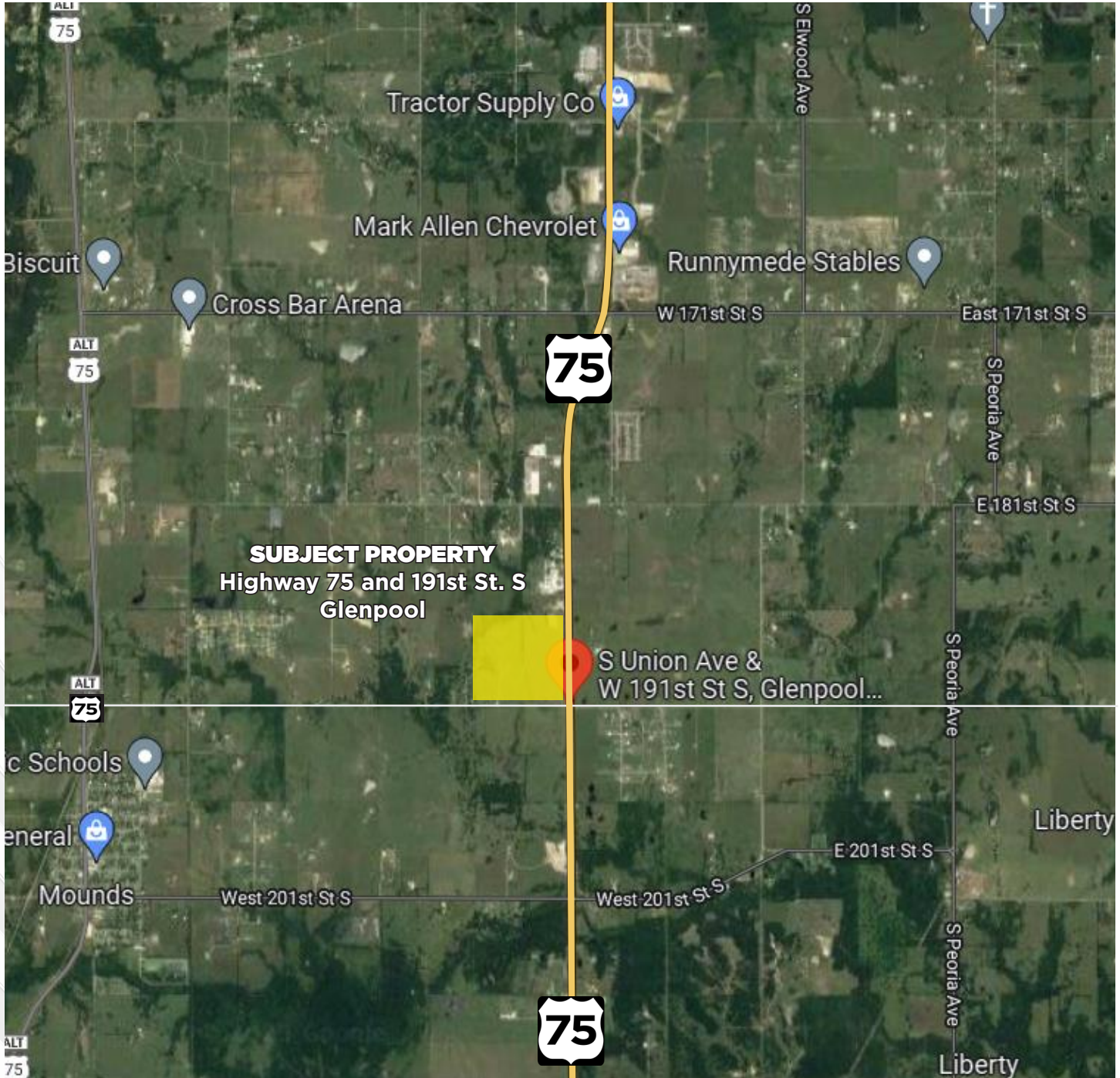
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**918.636.0826**  
dmaybry@cctulsa.com

# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • 151+/- Acres

POTENTIAL DEVELOPMENT ACREAGE IN GLENPOOL HIGHWAY 75 CORRIDOR  
CLOSE TO RETAIL AND SERVICES



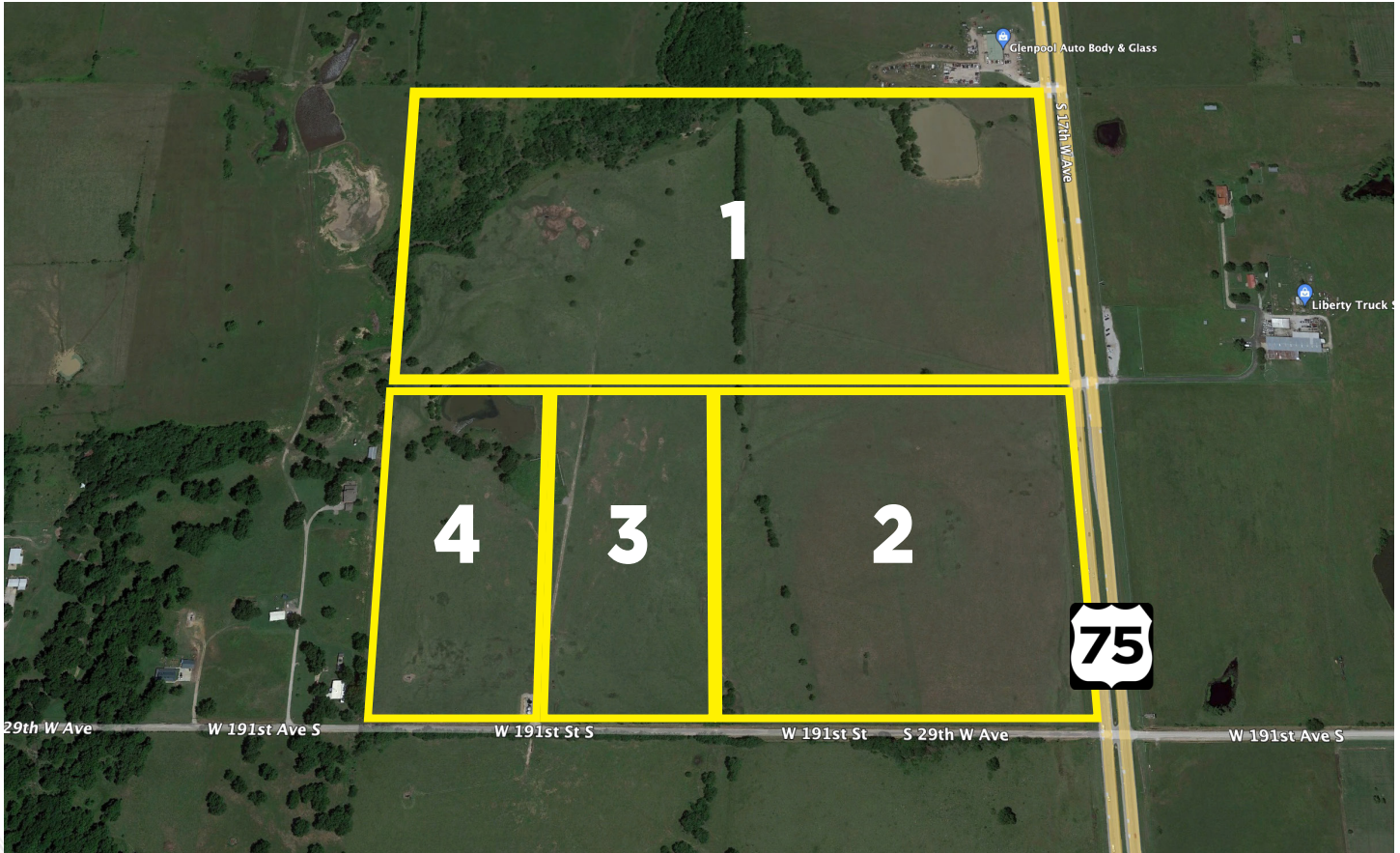
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7510 E. 111th St. S. | Bixby, OK 74008 • Office: 918.970.4550 | Fax: 918.943.3155



# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • 151+/- Acres



INDIVIDUAL LOTS PRICING. THE SELLER WILL NOT SELL THE CORNER LOT, LOT #2, BY ITSELF, ONLY IN TANDEM WITH LOTS 1 AND/OR 3.

LOT #	Frontage	Acreage	Total Price	\$ Per Acre	Sq Ft.	\$ Sq Ft.	Zoning
1	1,328sf on Hwy 75	80+/- acs	\$1,520,000	\$19,000.00	3,484,800	\$0.4362	AG
2	1,291sf on Hwy 75	36+/- acs	\$852,000	\$23,666.66	1,568,160	\$0.5433	AG
3	631.25' on 191st St. S.	18+/- acs	\$372,750	\$20,708.33	784,080	\$0.4754	AG
4	631.25' on 191st St. S.	18+/- acs	\$372,750	\$20,708.33	784,080	\$0.4754	AG

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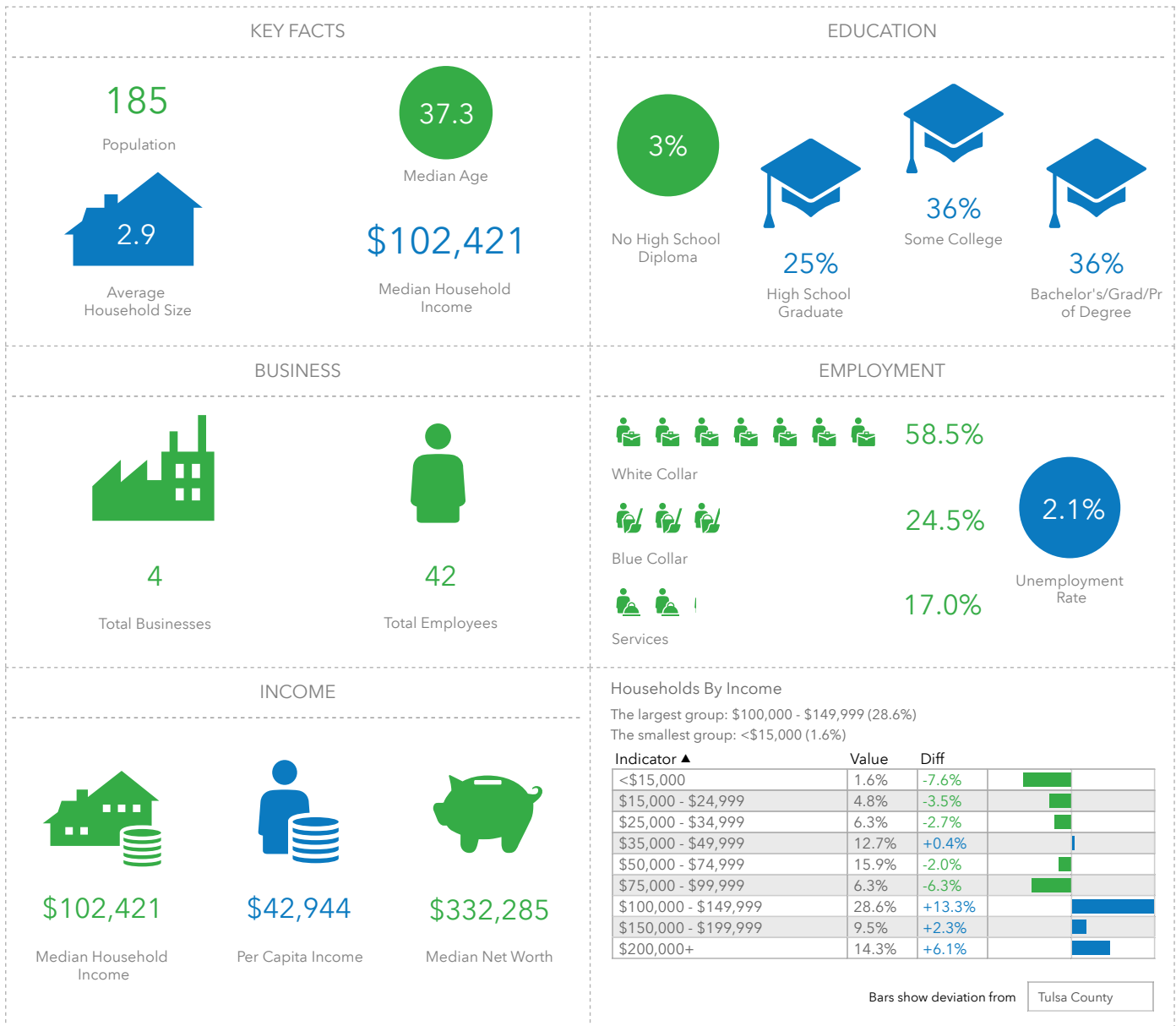
# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • 151+/- Acres

### DEMOGRAPHICS: 1 MILE RADIUS

## Key Facts

Highway 75 and 191st St. S., Glenpool  
Ring of 1 mile



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

© 2023 Esri

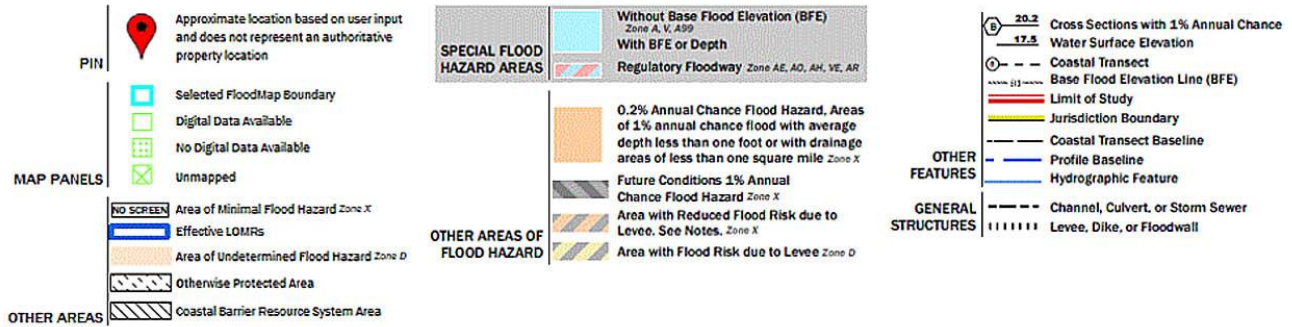
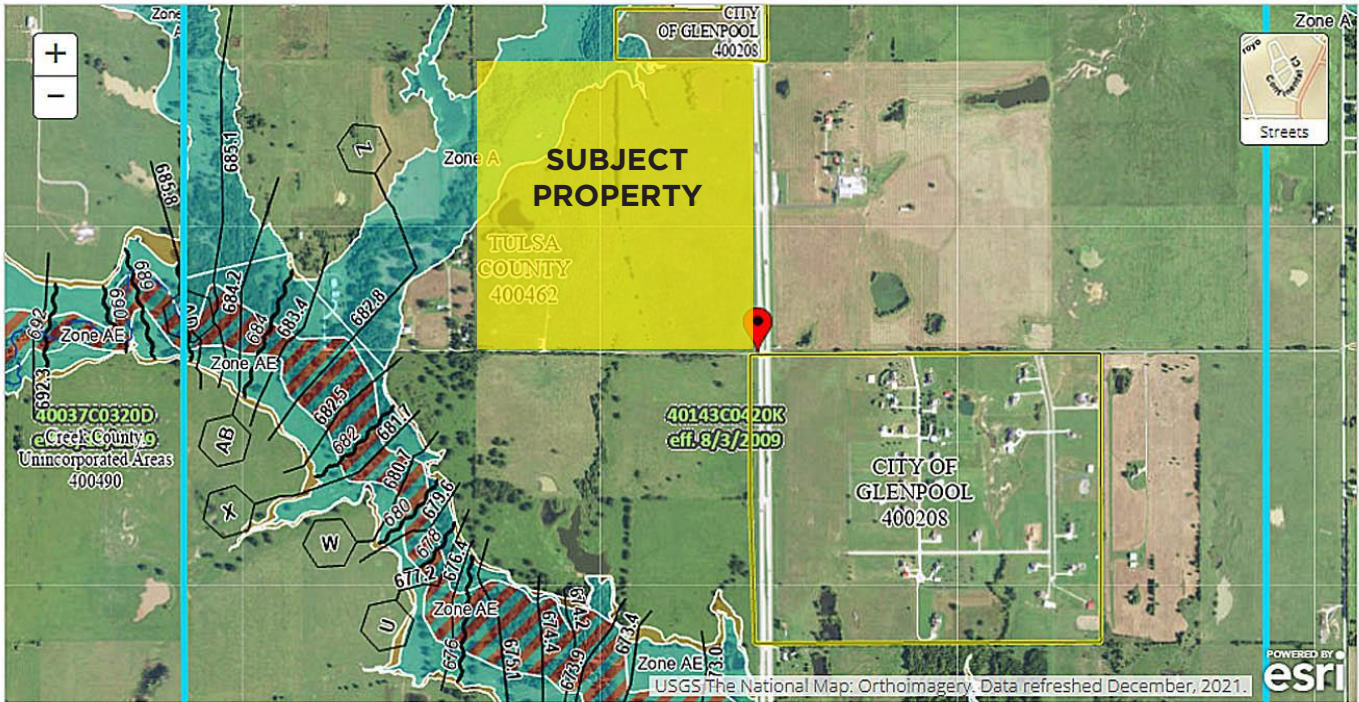
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# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • 151+/- Acres

### FEMA FLOOD MAP

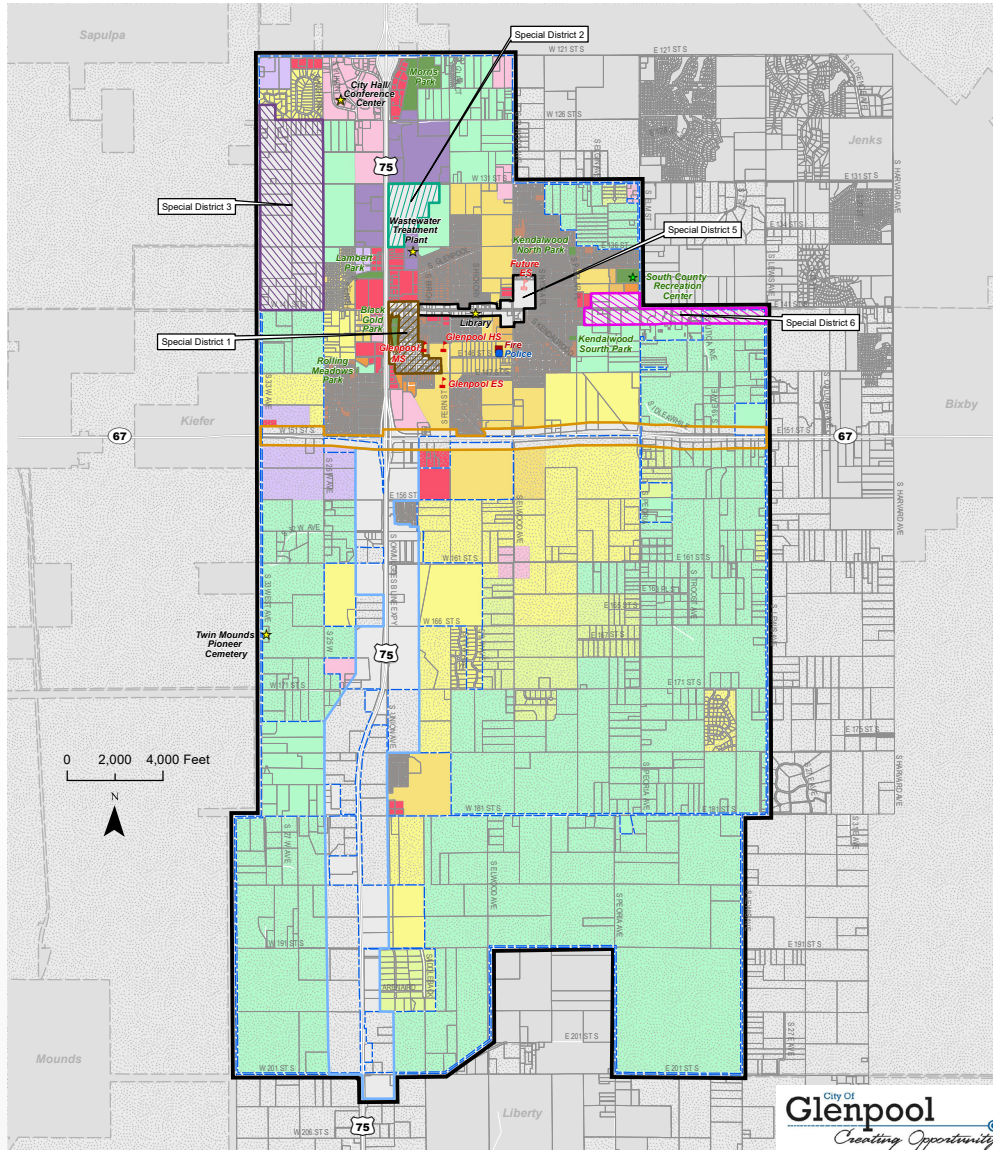


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# POTENTIAL DEVELOPMENT LAND FOR SALE

## Highway 75 and 191st St. S., Glenpool • 151+/- Acres



### Glenpool, Oklahoma Comprehensive Plan Map Legend

#### Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

#### Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

#### Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary

**ADOPTED**  
11/14/2017

Information is deemed reliable but not guaranteed. Buyer to verify all information.



# POTENTIAL DEVELOPMENT LAND FOR SALE

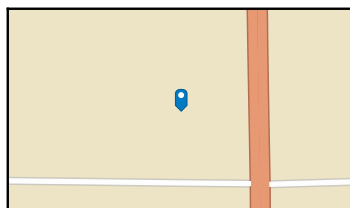
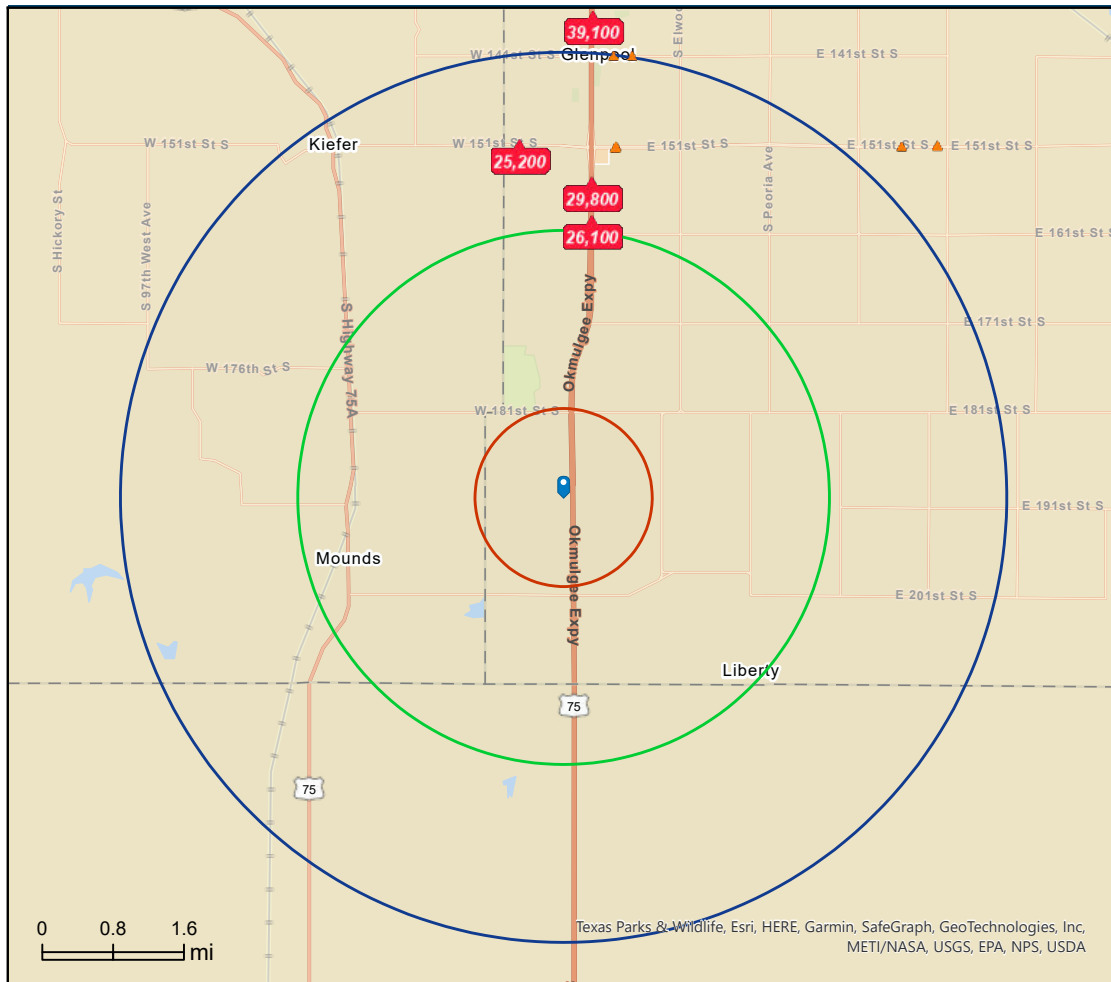
## Highway 75 and 191st St. S., Glenpool • 151+/- Acres



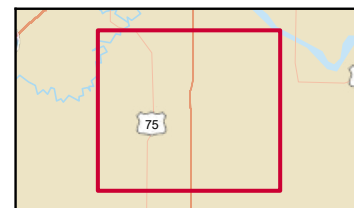
### Traffic Count Map

74047, Mounds, Oklahoma  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.88732  
Longitude: -96.01744



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

January 05, 2023

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