

SOUTH 75 BUSINESS PARK

6.81± AC

For Sale

16385 SOUTH BROADWAY ST, GLENPOOL, OK
74033





6.81± ACRE SITE



ALL UTILITIES
TO SITE



MIXED USE
PLANNED UNIT
DEVELOPMENT
PUD 42-B



ZONED CG
(COMMERCIAL
GENERAL)

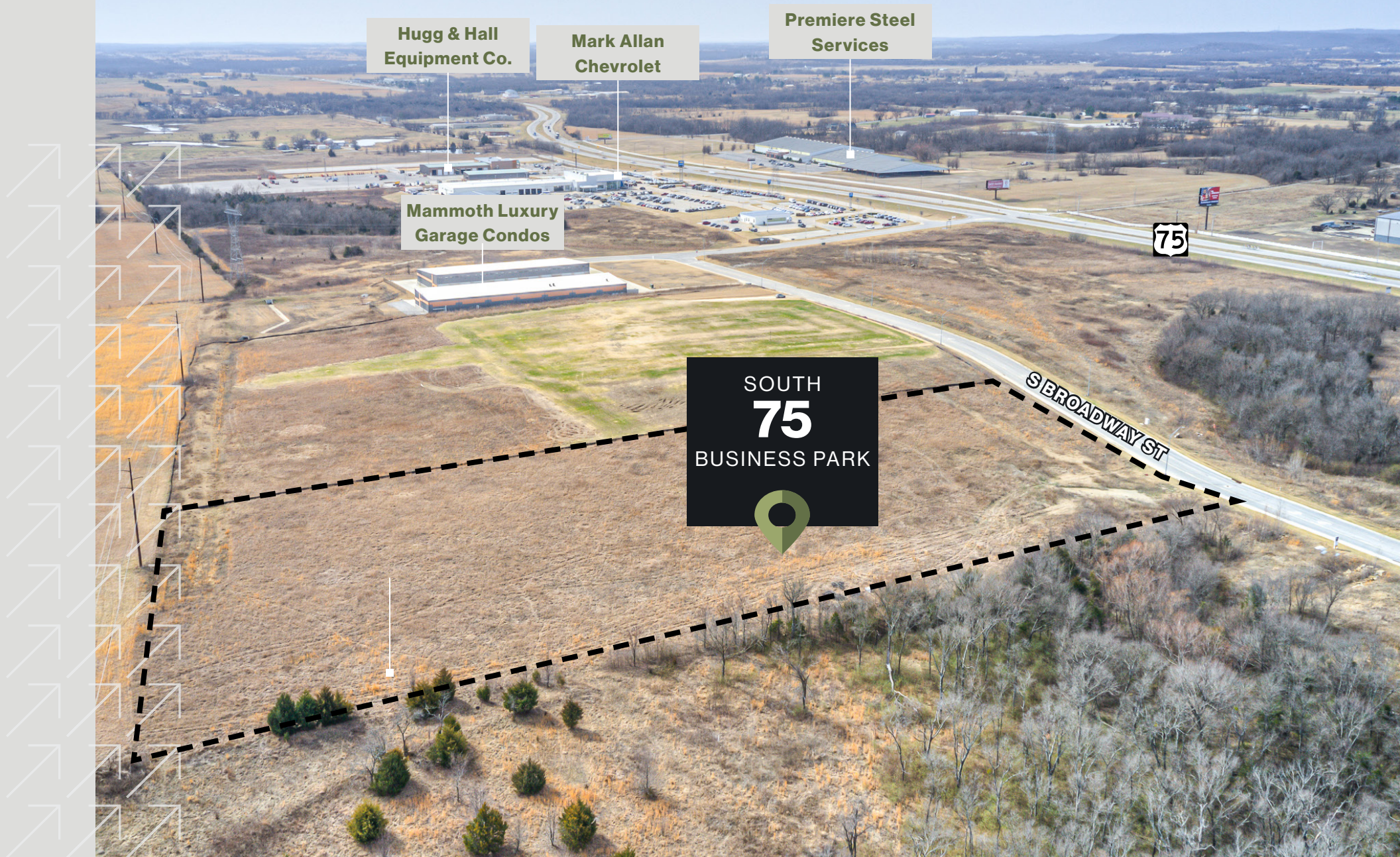
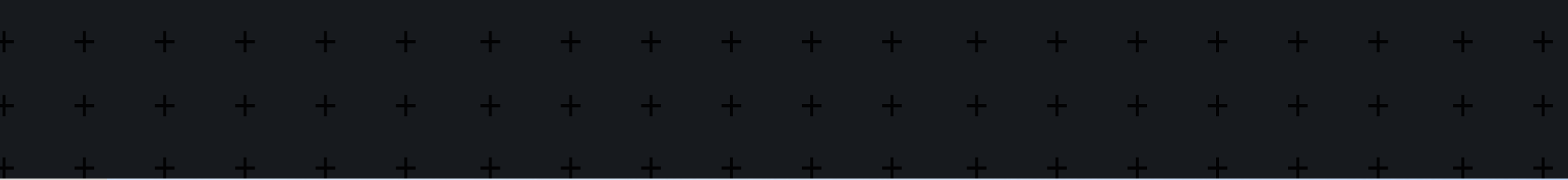


390 FT OF FRONTAGE
ON S BROADWAY



29,484 VPD ON
HIGHWAY 75

South 75 is the newest premier location for business development, due to its size, excellent access, visibility, and location within one of the fastest growing highway corridors in the region.



Hugg & Hall
Equipment Co.

Mark Allan
Chevrolet

Premiere Steel
Services

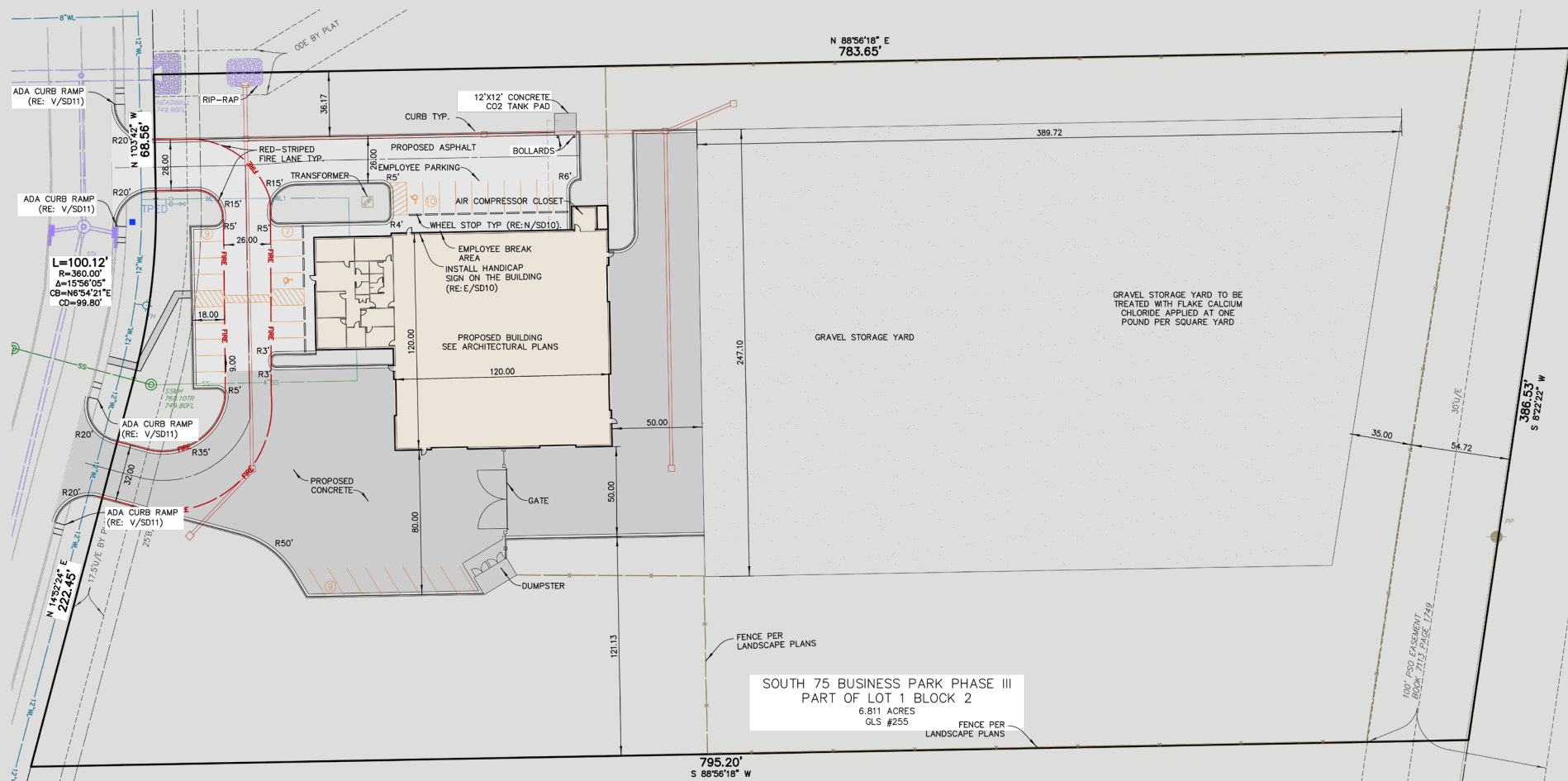
Mammoth Luxury
Garage Condos

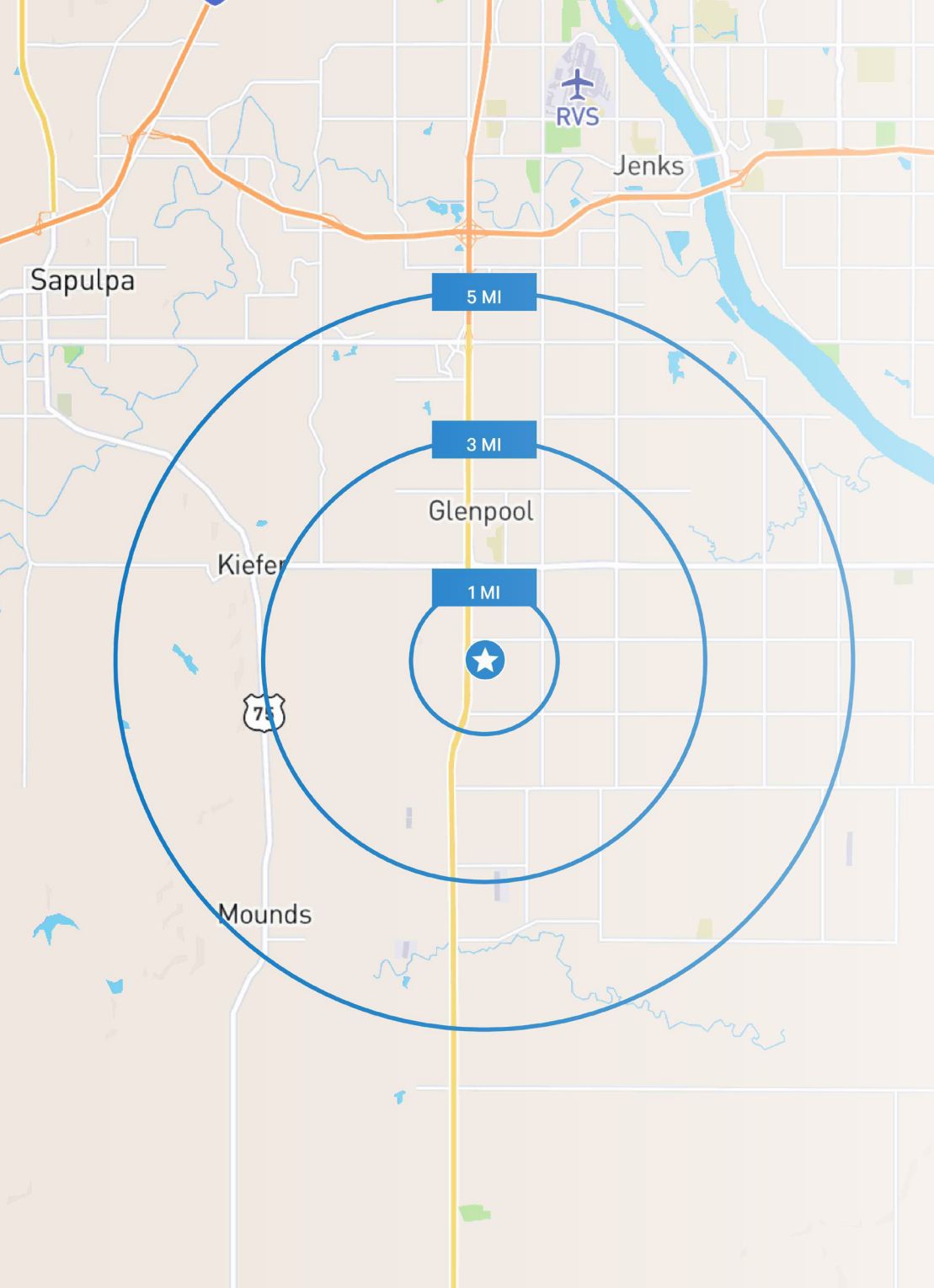
SOUTH
75
BUSINESS PARK

75

SB BROADWAY ST

Site Plan





Demographics

Demographic Comprehensive	1 MILE	3 MILES	5 MILES
Population			
2025 Population	671	14,434	36,822
2030 Population - Projection	876	15,100	38,180
2025-2030 Annual Population	5.48%	0.91%	0.73%
Generations			
Generation Alpha	10.9%	13.2%	13.6%
Generation Z	23.7%	25.9%	25.1%
Millennials	21.3%	26.0%	25.0%
Generation X	21.8%	17.7%	18.5%
Baby Boomers	20.0%	14.9%	15.4%
Greatest Generations	2.4%	2.4%	2.5%
Household Income			
Average Household Income	\$206,191	\$113,560	\$128,099
Median Household Income	\$163,960	\$86,640	\$97,798
Housing Value			
Median Home Price	\$399,342	\$257,998	\$292,011
Average Home Price	\$434,249	\$307,981	\$334,940
Housing Units			
Owner-Occupied Housing	212	3,782	9,962
Renter-Occupied Housing	162	4,731	12,371



SOUTH 75 BUSINESS PARK

David Glasgow, SIOR, CCIM

First Vice President

+1 918 798 8787

david.glasgow@cbre.com

Alex Powell, CCIM

First Vice President

+1 918 706 3578

alexander.powell@cbre.com

Kurt Giller, SIOR, CCIM

Vice President

+1 785 341 7071

kurt.giller@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE