

Land For Sale, Ground Lease, or Build to Suit

12260 S Elwood

Glenpool, OK 74037

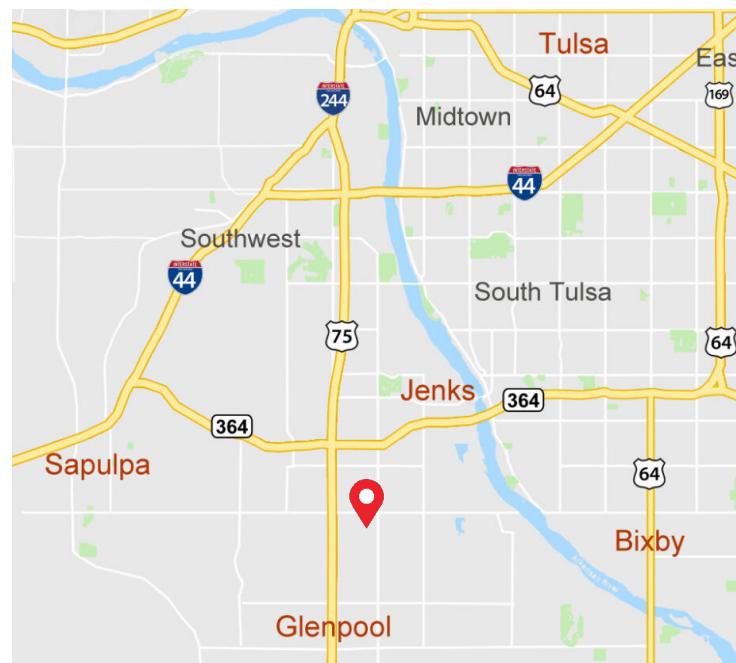
WIGGIN
PROPERTIES, LLC



Located at the Southwest hard corner at the intersection of 121st Street South & Elwood Ave where Jenks and Glenpool meet, this property offers a unique multi-use development opportunity for retail, office, office warehouse, or residential.

Property Features:

- ±10.51 Acres
- PUD Zoning Including CS, OL, & AG
- ±1,355' of Frontage on South Elwood Ave
- ±338' of Frontage on 121st Street South
- Close Proximity to Highway 75 On & Off Ramps
- 121st Street South Currently Being Widened
- Nearby Retailers Include: Walmart, Quiktrip, Casey's, McDonalds, Chic Fil A, StarBucks, Dollar General, Ihop, Wendy's, and Glenpool City Hall



Call Shawna Hale, CCIM 918.282.8664 or John Watchous at 918.935.2010

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Demographics

2024	2 Miles	5 Miles	10 Miles
Population	21,057	78,445	336,532
Average HH Income	\$115,216	\$112,144	\$95,262
Owner Occupied Units	6,006	20,421	85,678
Renter Occupied Units	1,284	9,769	56,150

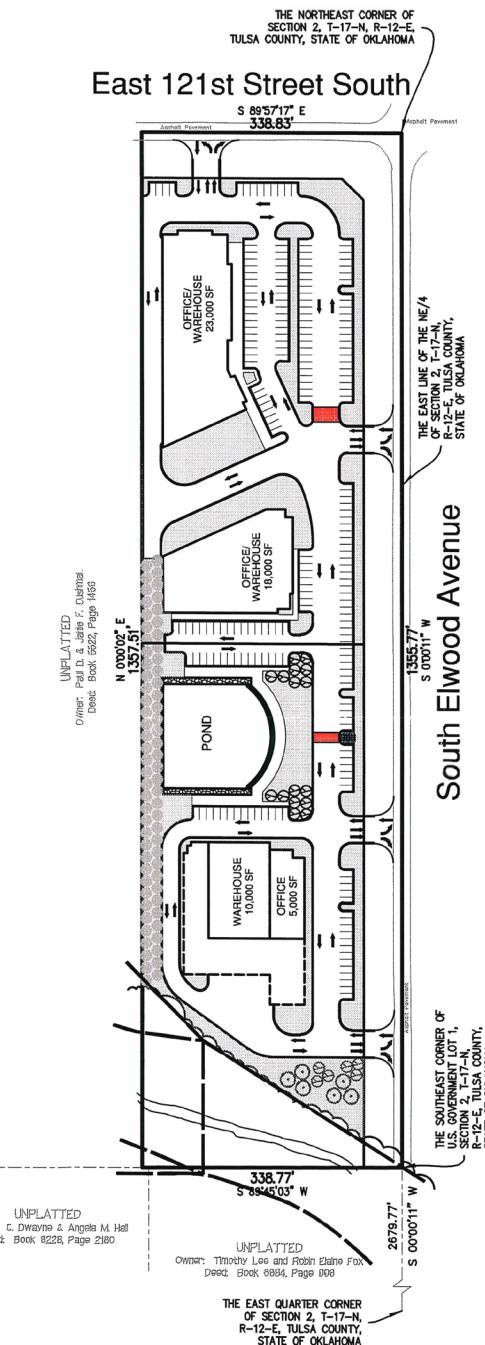
Traffic Counts

Street	Volume	Year	Distance
W 121st St	6,479	2025	0.09 mi
Elwood Avenue	4,311	2024	0.11 mi
Glen St W	10,272	2024	0.34 mi
Elwood Ave W	5,402	2025	0.12 mi



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