



Faith Church

Faith Christian School

SITE

65,200 AADT '22



CHEVROLET

171st St

FOR SALE

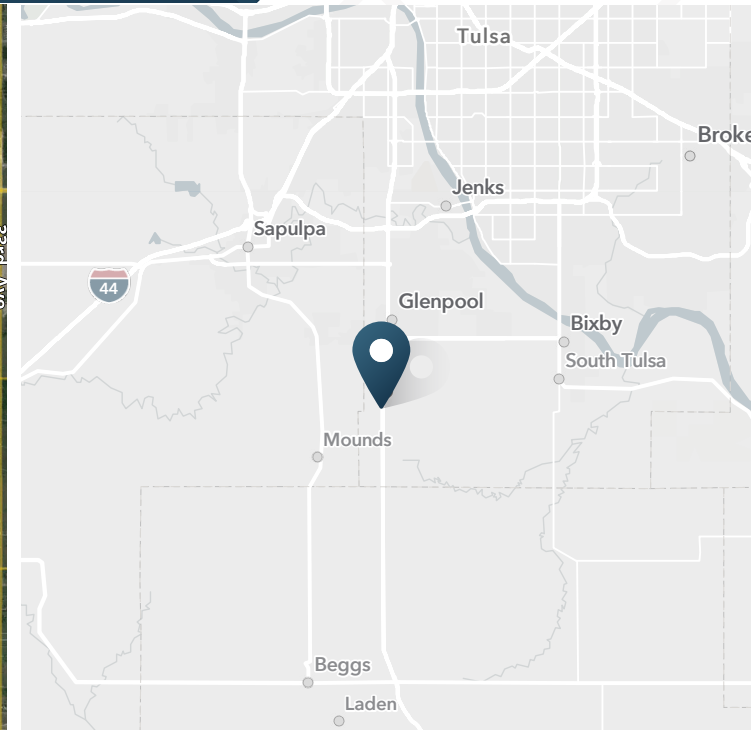
18.68± AC - Glenpool, OK Dealership Available

17000 US-75 | Glenpool, OK 74033



# Glenpool, OK Dealership Available

17000 US-75 | Glenpool, OK 74033



**FOR SALE**

18.68± AC

Land Size

10,650± SF

Sales Facility

16,700± SF

Primary Service Bldg

8,200± SF

Secondary Service Bldg

Contact  
Broker

Price

## ABOUT THE PROPERTY

- Brand new Dealership facility that was built in 2022 (business is not for sale)
- Great visibility and access to US-75
- Approximately 700 feet of frontage
- Located just 15 miles south of downtown Tulsa, OK adjacent to Mark Allen Chevrolet
- Fully improved asphalt parking lot on approximately 15 acres

## TRAFFIC COUNTS

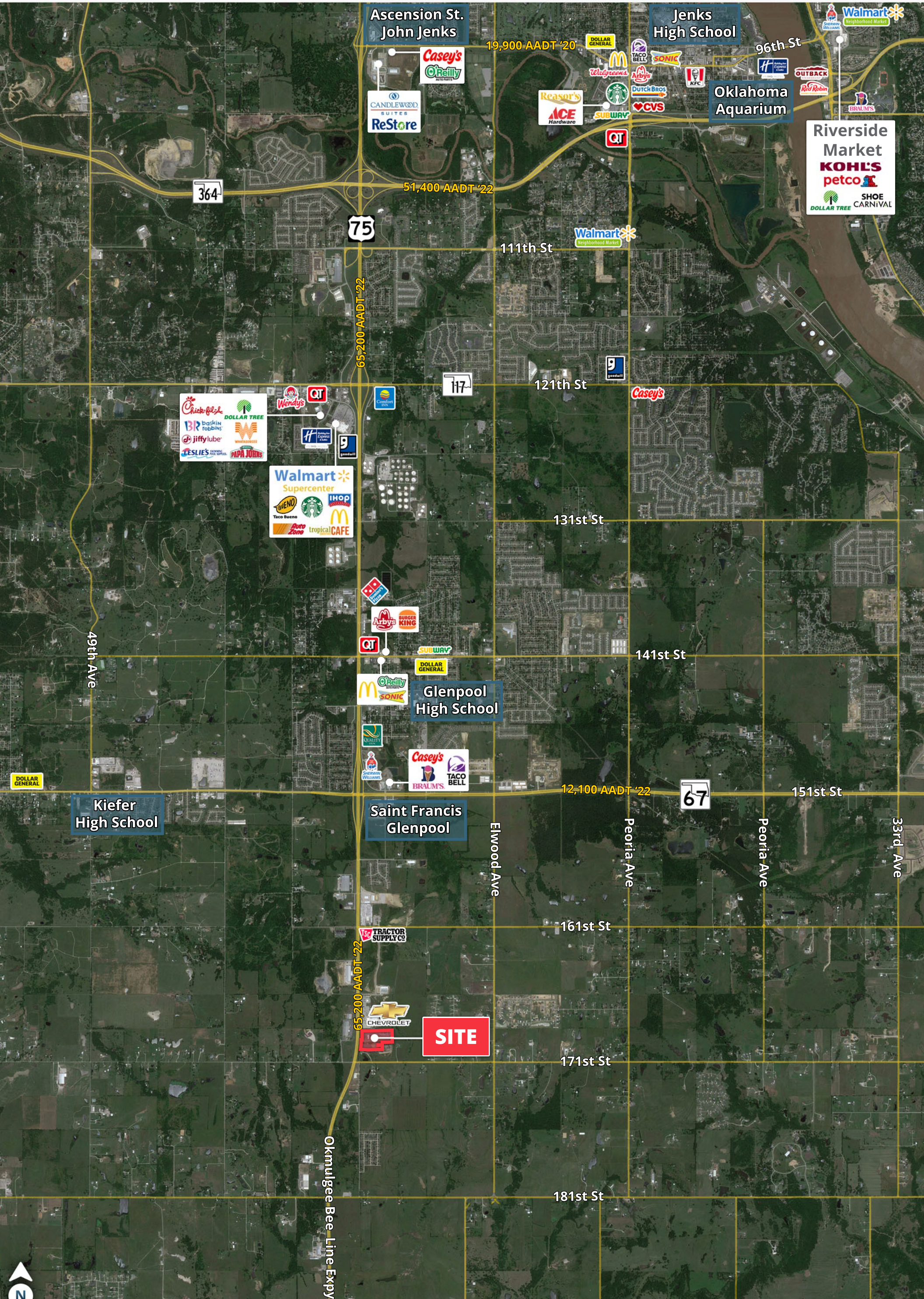
US-75

65,200 AADT

Year: 2022 | Source: ODOT

## JOIN THESE NEARBY RETAILERS







Glennpool Shale

PREMIER Steel

75

Oliver's Place RV Campground

MAMMOTH GARAGE CONDOS

Faith Church

Faith Christian School

CHEVROLET

SITE

65,200 AADT '22

171st St

Union Ave

FRANKOMA POTTERY

75

BYERS COMMERCIAL ROOFING & CONSTRUCTION

GSS

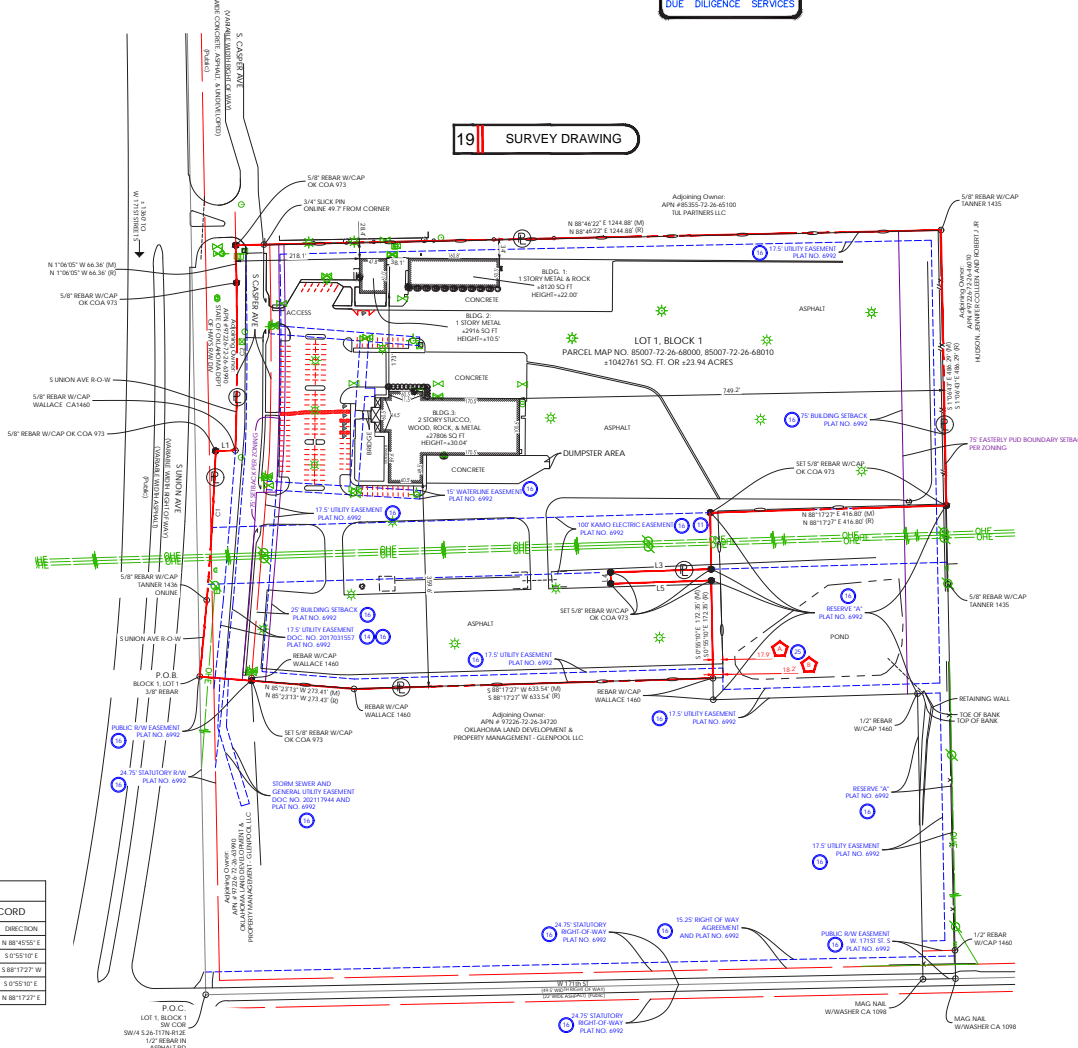




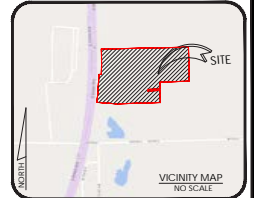
This survey contained, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey contained, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

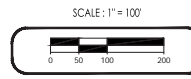
### 19 SURVEY DRAWING



### 16 VICINITY MAP



### 17 NORTH ARROW / SCALE



### 9 LEGEND

PROPERTY LINE	FOUND MONUMENT (AS NOTED)
P.O.B. POINT OF BEGINNING	SET MONUMENT (AS NOTED)
P.O.C. POINT OF COMMENCEMENT	BLDG HT. MEASUREMENT
MEASURED CALL	HANDICAP PARKING
RECORD CALL	SEWER MANHOLE
MORE OR LESS	POWER POLE
NOT TO SCALE	ELECTRIC METER
CONCRETE	DOWN GUY
CENTERLINE	TRANSFORMER / JCT. BOX
BUILDING SETBACK LINE	LIGHT POLE
EASEMENT LINE	FIRE HYDRANT
CHAIN LINK FENCE	WATER METER
PIPE FENCE	WATER VALVE
WEB WIRE FENCE	STORM MANHOLE/DRAN
WOODEN FENCE	TELEPHONE BOX/PEDESTAL
OVERHEAD ELECTRIC	GUARD POST
STATUTORY ROW	

### Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE B ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

### 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey (Effective February 23, 2021)

The Work Coordinated By:  
**CDS**  
**COMMERCIAL DUE DILIGENCE SERVICES**  
 3550 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Office: 405-293-2444  
 website: www.firstmoss.com  
 Toll Free: 888.322.7371

Drawn By: DJ	Date: _____
Surveyor Ref No: 1602950	Revision: _____
Approved By: CA	Date: _____
Field Date: 4/5/23	Revision: _____
Scale: 1"=100'	Date: _____

Prepared For:  
 Client Ref. No: \_\_\_\_\_

### 20 PROJECT ADDRESS

Corner of S. Union Ave and W 17th St.,  
 Glenpool, OK 74033

Project Name:  
 RV Park-Glenpool, OK  
 CDS Project Number:  
 22-03-057

LINE TABLE		RECORD	
LINE #	LENGTH	DIRECTION	DIRECTION
L1	36.00	N 88°45'51" E	N 88°45'51" E
L2	100.01	S 95°51'01" E	S 0°55'10" E
L3	177.65	S 88°17'27" W	S 88°17'27" W
L4	20.01	S 0°55'10" E	S 0°55'10" E
L5	177.65	N 88°17'27" E	N 88°17'27" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	CHORD DIRECTION
C1	299.31	5829.60	N 4°25'51" E	299.22	399.22
C2	295.97	5864.60	N 0°20'58" E	295.87	295.87



Copyright © Commercial Due Diligence Services. This format and style is protected by Copyright. All rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

This survey contained, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey contained, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

## DEMOGRAPHIC HIGHLIGHTS

### Population

	3 miles	5 miles	10 miles
2023 Estimated Population	7,038	24,010	144,389
2028 Projected Population	7,139	24,447	148,693
Projected Annual Growth Rate 2023 to 2028	0.29%	0.36%	0.59%

### Daytime Population

	3 miles	5 miles	10 miles
2023 Daytime Population	4,943	18,008	127,182
Workers	1,435	6,232	53,610
Residents	3,508	11,776	73,572

### Income

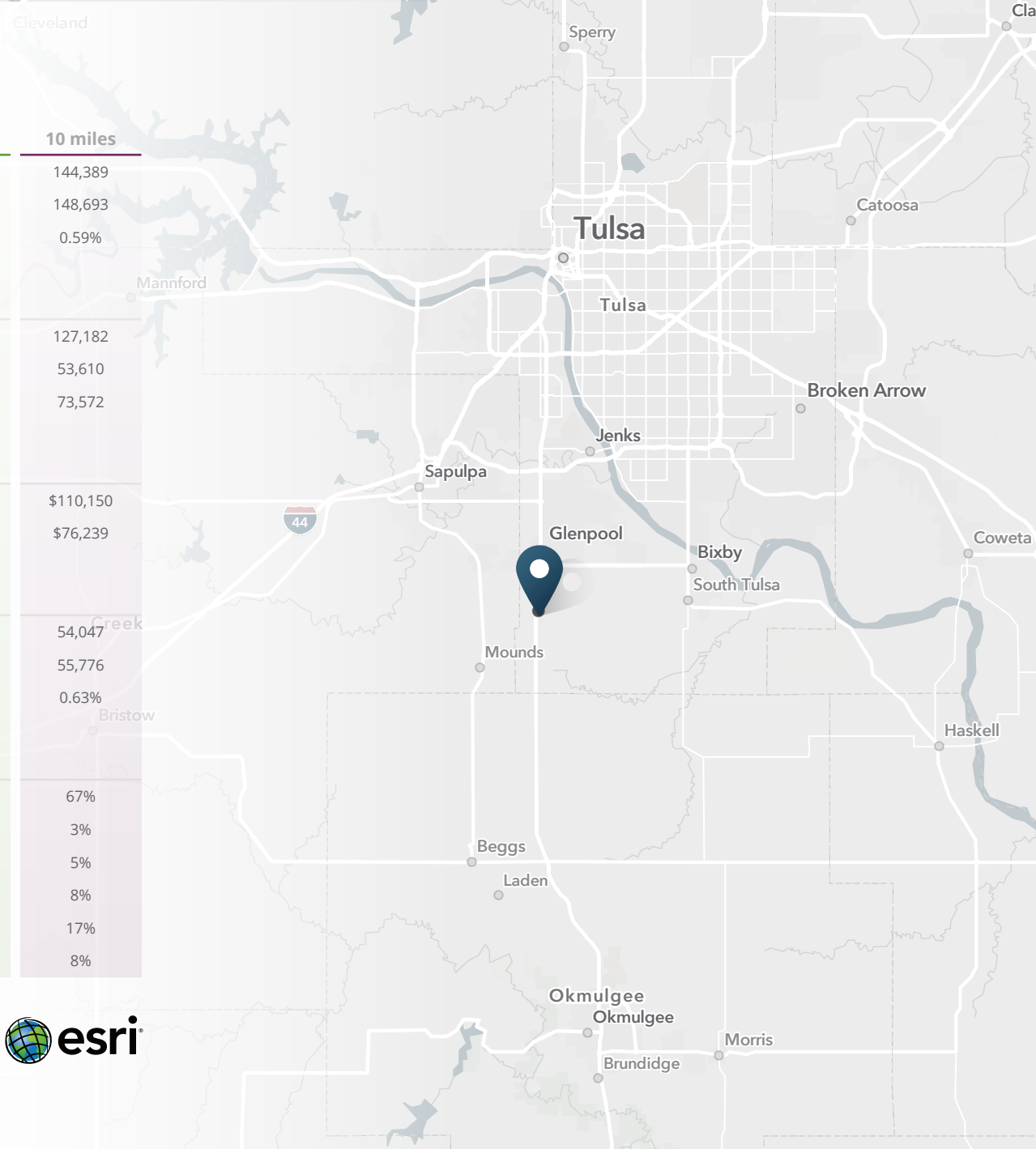
	3 miles	5 miles	10 miles
2023 Est. Average Household Income	\$109,974	\$98,403	\$110,150
2023 Est. Median Household Income	\$85,317	\$74,447	\$76,239

### Households & Growth

	3 miles	5 miles	10 miles
2023 Estimated Households	2,373	8,501	54,047
2028 Estimated Households	2,411	8,675	55,776
Projected Annual Growth Rate 2023 to 2028	0.32%	0.41%	0.63%

### Race & Ethnicity

	3 miles	5 miles	10 miles
2023 Est. White	61%	63%	67%
2023 Est. Black or African American	3%	3%	3%
2023 Est. Asian or Pacific Islander	5%	4%	5%
2023 Est. American Indian or Native Alaskan	13%	12%	8%
2023 Est. Other Races	18%	18%	17%
2023 Est. Hispanic (Any Race)	7%	8%	8%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



### OKLAHOMA REAL ESTATE COMMISSION

#### DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Buyer Brokerage Agreement | <input type="checkbox"/> Listing Brokerage Agreement | <input type="checkbox"/> Option Agreement       |
| <input type="checkbox"/> Sales Agreement           | <input type="checkbox"/> Exchange Agreement          | <input checked="" type="checkbox"/> Other _____ |

1. **Duties and Responsibilities.** A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
  - 1) receive all written offer and counteroffers;
  - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
  - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
  - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
  - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
  - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
  - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. **Brokerage Services provided to both parties to the transaction.** The Oklahoma broker relationships law (Title 58, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. **Broker providing fewer services.** If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. **Confirmation of disclosure of duties and responsibilities.** The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

(Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_



**SRS Real Estate Partners**

8144 Walnut Hill Lane, Suite 1200  
Dallas, TX 75231  
214.560.3200

**Ryan Johnson**

214.560.3285

ryan.johnson@srsre.com

**Mark Reeder**

214.560.3251

mark.reeder@srsre.com

OK License No.109143

**Preston Enloe**

214.560.3250

preston.enloe@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.