

RETAIL ATTRACTIONS, LLC Economic Development Consulting

Population - Trade Area

2010 Est, Population	89,610
Growth, 2000-2010	18.62%
Growth, 2010-2015	5.53%

Educational Attainment

Earned a College Degree	29.28%
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Composition

Family Households	77.73%
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Household Income - 2010 Est

Average Income	\$64,049.00
Median Income	\$50,068.00

Occupation/Workforce

White Collar Workers	59.43%
Blue Collar Workers	25.79%
Service/Farm	14.78%

Housing

Owner-Occupied Housing	78.44%
Median Housing Value	\$116,001.00
% less than 10 yrs old	20.87%

Total Opportunity Gap

\$575,960,489.00

Furniture & Home Furnishings	\$17,094,816.00
Electronics & Appliance Stores	\$20,893,795.00
Building Material, Garden & Home Centers	\$57,695,743.00
Food & Beverage Stores	\$60,208,361.00
Health & Personal Care Stores	\$44,262,653.00
Clothing and Clothing Accessories Stores	\$44,455,770.00
Sporting Goods	\$6,651,775.00
Books, Periodicals, Music	\$6,066,529.00
General Merchandise Stores	\$70,745,216.00
Department Stores	\$59,431,111.00
Office Supplies, Stationery, Gift	\$10,204,643.00
Full-Service Restaurants	\$25,963,624.00

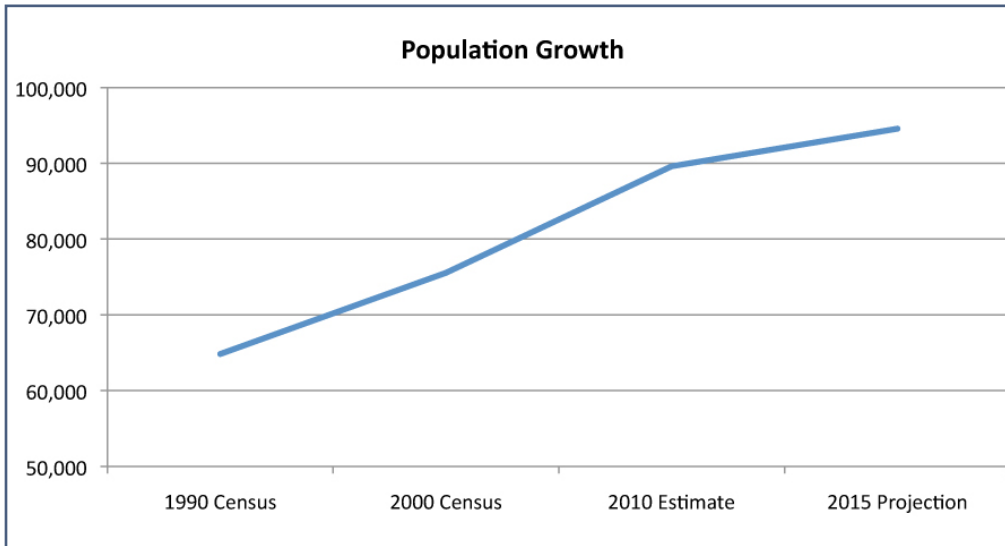
The Opportunity Gap represents the difference between retail sales in specific categories of goods or services where reported demand (purchases by consumers living in an area) exceeds reported sales by merchants (supply) within the same defined trade area. Data is derived from the Consumer Expenditure Survey as administered by the U.S. Bureau of Labor Statistics and from the Census of Retail Trade, made available through the U.S. Census.

About Glenpool www.glenpoolonline.com

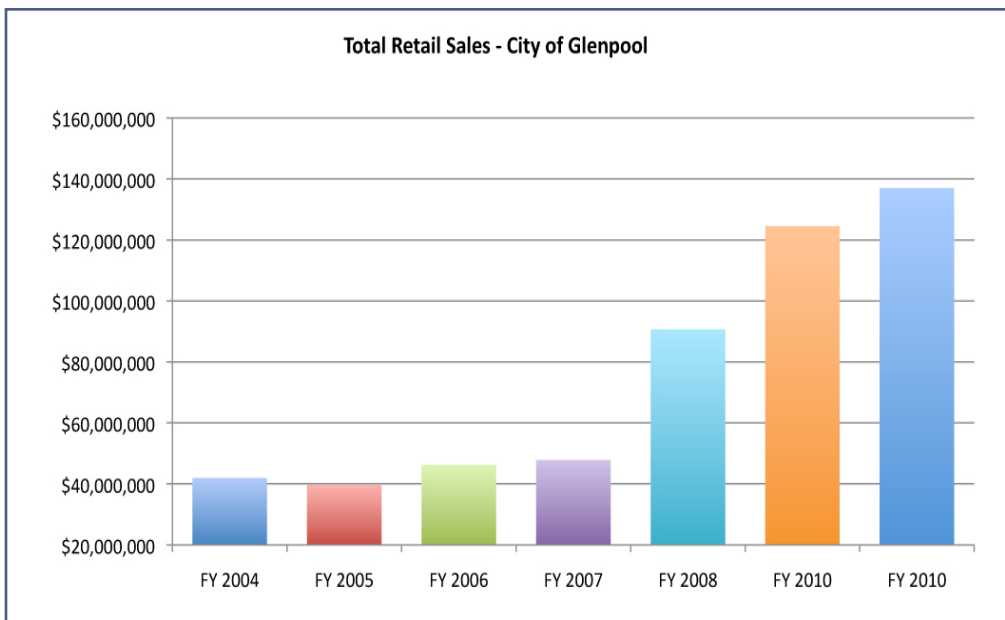
Glenpool is located along US HWY 75, the main highway into Tulsa from the south. Traffic counts on HWY 75 at Glenpool indicate 45,000 vehicles a day entering Glenpool from the south. Recent investments in Glenpool include Oklahoma's largest Super Walmart. This 199,000 sq.ft. store anchors a large mixed-use development that also features a bank, 10,000 sq ft medical clinic, restaurants such as IHOP, Santa Fe Cattle Company, Sonic, outparcel and inline retail, the area's newest QuikTrip location, two hotels and a conference/event center. Tractor Supply Company opened in late 2009, followed by a Comfort Inn and Suites in May, 2010, and an upscale automotive user slated to open in late 2010. The city owns land along HWY 75 and is aggressively seeking the right development partner or tenants for the prime 36-acre property. Other large tracts of land along HWY 75 and other arterials are available and the city is willing to offer incentives for desired retail projects.

Find out more about Glenpool, Oklahoma and other Retail Attractions cities online: www.retailattractions.com
Rickey Hayes | Retail Attractions, LLC | 918.629.6066 | rickey@retailattractions.com
Ed Tinker | City Manager, Glenpool | 918.322.5409 | edtinker@cityofglenpool.com

Glenpool



- Glenpool continues to **invest in water, sewer and street improvements** to stay ahead of demands.
- **\$1,500,000** has been invested in the road repair, overlays and storm water improvements over the past 18 months.
- Estimated additional \$3,000,000 upgrade to city sewer system planned for next 24 months.
- **More than 45,000 cars a day** travel HWY 75 through Glenpool.



Below: A rendering showing the soon-to-be-finished new Conference Center and Municipal Building flanked by two hotels, slated to begin construction in the next few weeks. The existing 199,000 sqft Walmart Supercenter is in the background. Site is the 121st Street South Southwest Crossroads Development. Multiple sites are available at prime locations in Glenpool. Incentives are available for new retail development.



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