

Population - 5 Mile Trade Area

2019 Est. Population	37,306
Growth, 2000-2010	54%
Growth, 2010-2019	23%

Educational Attainment

Earned a College Degree	45%
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Composition

Family Households	81%
Average HH size	2.89

Household Income - 2019 Est

Average Income	\$99,907
Median Income	\$81,136

Occupation/Workforce

White Collar Workers	68%
Blue Collar Workers	18%
Service/Farm	15%

Housing

Owner-Occupied Housing	85%
Median Housing Value	\$196,109
Homes Valued at \$200K+	48%

Total Opportunity Gap

\$403,306,236

Furniture & Home Furnishings	\$11,512,355
Appliances & Electronics	\$9,138,007
Building Material, Garden & Home Centers	\$34,980,099
Projected Annual Demand Growth	2.86%
Grocery Stores	\$40,175,539
Projected Annual Demand Growth	2.68%
Clothing and Clothing Accessories Stores	\$22,560,673
Shoe Stores	\$4,074,525
Sporting Goods	\$3,080,334
Pharmacies & Drug Stores	\$19,228,244
Automotive Parts, Accessories, Tires	\$8,780,152
Full-Service Restaurants	\$23,215,658
Limited-Service Restaurants	\$8,168,798

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. Source: Envionics

About Glenpool

www.cityofglenpool.com

Glenpool is a rapidly growing southern suburb of Tulsa located along US HWY 75, the main highway into Tulsa from the south. Traffic counts on HWY 75 at Glenpool show 45,000 vehicles a day. Traffic drivers include a 199,000 sq. ft. Super Walmart anchoring a large mixed-use development that features retail, medical, financial, office, restaurant, and multi-family users; a conference / event center that brings 38,000+ visitors annually to Glenpool; new hotels, the largest Chevrolet dealer in the state, and a new 49,000 sqft. MedPlex. The city owns 37 acres along HWY 75 and is aggressively seeking the right development partner. Incentives are available on a case-by-case basis for desired retail projects. Partial Current Retail: Whataburger, AutoZone, Starbucks, IHOP, Santa Fe Cattle, Walmart, GameStop, Taco Bueno, Sonic, QuikTrip, McDonald's, Burger King, Dollar General, Tractor Supply, Simple Simon's Pizza, and JiffyLube. An additional hotel recently opened in Glenpool along with a multi-field tournament quality soccer complex.

Find out more about Glenpool, Oklahoma online: www.cityofglenpool.com

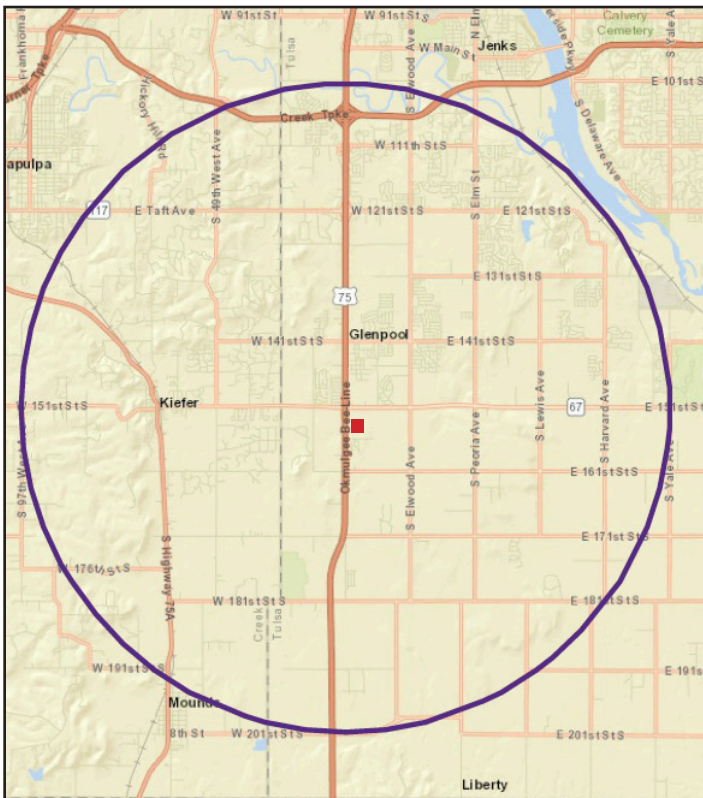
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Glenpool



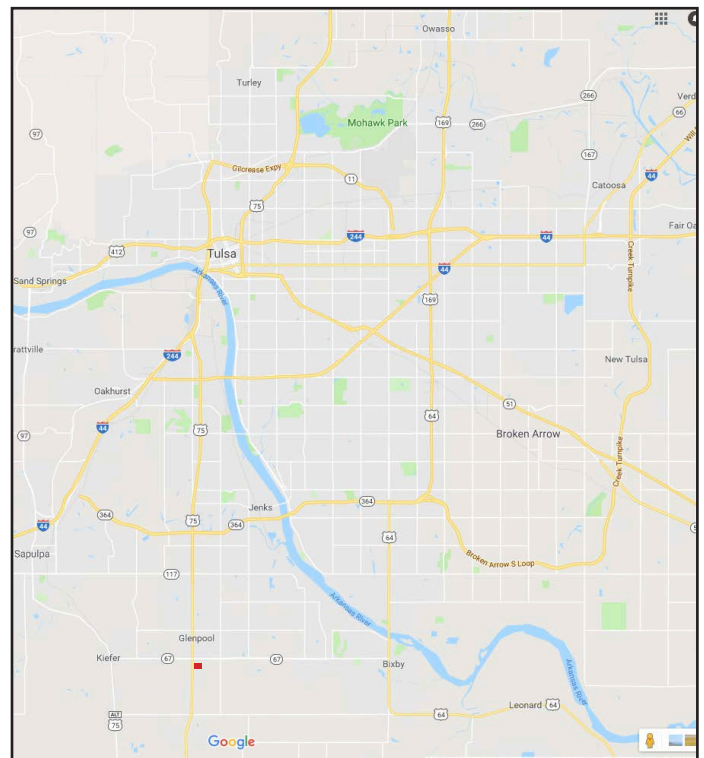
- Glenpool recently put a new 500K gallon water tower and additional infrastructure in place to serve this fast growing area of the community.
- Glenpool has 800+ new home lots coming online in 2019 / 2020
- **More than 45,000 cars a day** travel HWY 75 through Glenpool.
- Glenpool has the youngest median age of any of the Tulsa metro area suburbs, attracting young families who want a high quality of life and great schools.



Above: City-owned 37-acre parcel for commercial development.

Left: Five-mile Radius centered at subject site.

Below: Locator map, showing City-owned parcel.



Development continues to move south in the Tulsa metro. New homes, businesses, and master developments are underway south of Highway 67 (151st Street South), adding density and traffic drivers to the southern portion of Glenpool.

Incentives are available for new retail development on a case-by-case basis.

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