

14+/- Acres Zoned Commercial

Hwy 75 & 151st St, Glenpool OK

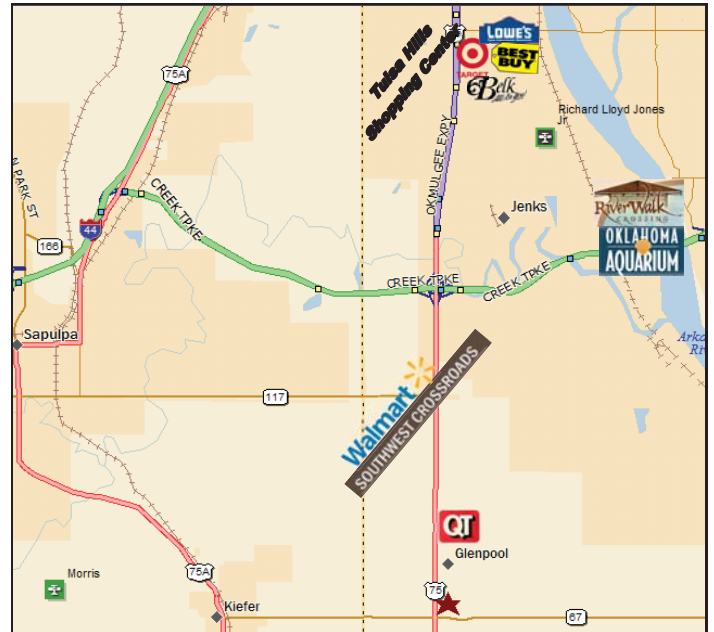
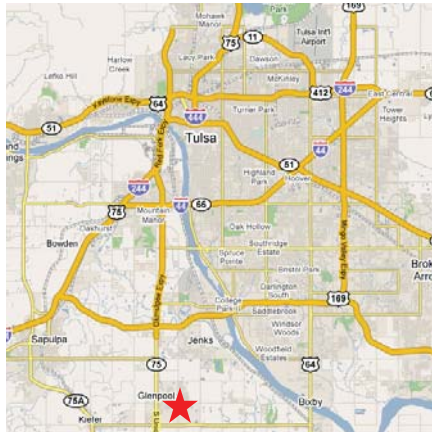
Commercial Land For Sale

Points of Interest

- 1,269+/- Frontage
- Developing Area
- Utilities Present
- Billboards Allowed
- Zoned Commercial



- At high traffic intersection of Hwy 75 and Hwy 69
- Frontage on from Hwy 75 with service road access
- Easy access to Tulsa, Glenpool, Jenks and Bixby
- 2 means of ingress and egress



Contact:

Nick Probst

C 918.269.7348

F 866.406.3509

Nick@CRATulsa.com

CORPORATE REALTY ADVISORS LLC

3150 E 41st St, Suite 102

Tulsa, OK 74135

www.CRATulsa.com

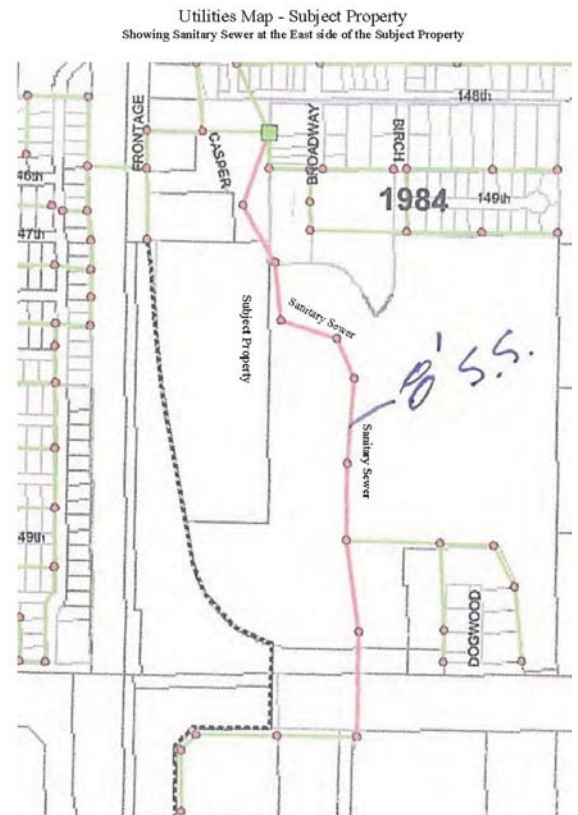
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Commercial Land For Sale

Points of Interest

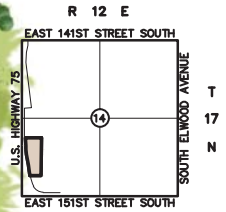
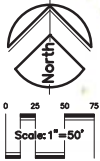
- Near Other Developments
- Utilities Present
- Billboards Allowed
- High Traffic Intersection



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Location Map
SCALE: 1"=2000'

Glenpool, Oklahoma
Zip Code: 74033



CONTACT:
NICK PROBST, CGIM
918.408.0202
NICK@CRATULSA.COM

CORPORATE REALTY ADVISORS LLC
LOCATION IS EVERYTHING™

Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

SITE DATA (ZONED COMMERCIAL GENERAL (CG) IN THE CITY OF GLENPOOL, OKLAHOMA)	
OVERALL SITE	13.81 ACRES 601,564 SF
LOT 1	NET ACRES 1.08 ACRES 46,818 SF
	RESTAURANT 2,700 SF
LOT 2	NET ACRES 0.90 ACRES 39,072 SF
	RESTAURANT 6,300 SF
LOT 3	NET ACRES 1.30 ACRES 56,602 SF
	RESTAURANT 7,600 SF
LOT 4	NET ACRES 1.15 ACRES 50,240 SF
	RESTAURANT 6,300 SF
LOT 5	NET ACRES 2.25 ACRES 98,181 SF
	TIRE SERVICE 14,000 SF
LOT 6	NET ACRES 3.26 ACRES 141,964 SF
	HARDWARE 43,840 SF
RESERVE (COMPENSATORY STORAGE / DETENTION FACILITY)	NET ACRES 3.87 ACRES 168,522 SF

* ALL ACREAGES ARE APPROXIMATE BASED ON TAX MAP DIMENSIONS AND NOT FIELD VERIFIED.
** APPROXIMATELY 10.35 ACRES IS ENCUMBERED BY ZONE A (0.73 AC) AND ZONE AE (9.62 AC) FLOOD PLAIN DESIGNATIONS. ADDITIONAL ENGINEERING AND DESIGN IS REQUIRED TO REMOVE PORTIONS OF THE PROPERTY FROM THE FLOOD PLAIN. THE RESERVE AREA SHOULD SERVE AS COMPENSATORY STORAGE/DETENTION.

BROOKOVER MEADOWS

Tanner Consulting, L.L.C.

Civil Engineering • Architecture • Land Planning • Land Surveying • Landscape Architecture

5323 South Lewis Ave.
Tulsa, Oklahoma 74105
Ph (918) 745-9929 - Fx (918) 745-9969

July 13, 2010

Mr. Nick Probst
Corporate Realty Advisors, LLC
918-269-7348

Re: Brookover Tract, NE Corner of 151st and Highway 75

Dear Mr. Probst

At your request, our firm has evaluated the feasibility of removing portions of the 13.76 acre Brookover tract from the mapped FEMA floodplain.

The Brookover tract is located north of the northeast corner of the intersection of 151st Street South and US Highway 75 in Glenpool, OK. The property can be found on the FEMA Flood Insurance Rate Map (FIRM) #40143C0409K dated August 3, 2009. Approximately 10.35 acres of the tract is currently encumbered by Zone A (0.73 AC) and Zone AE (9.62 AC) floodplain designations. Approximately 0.10 acres at the northeast corner of the tract is designated as Floodway. These areas were estimated by graphical means, as there was not a survey available at the time of study.

In order to calculate the required earthwork needed to remove a portion of the property from the FEMA Floodplain, our firm obtained 2' topographic information from the Indian Nations Council of Government (INCOG). With this information, we prepared multiple grading plans until we were able to "balance" the earthwork cut and fill quantities.

Based on the method outlined above, we have estimated that roughly **17,000 cubic yards** of material would need to be moved onsite in order to provide approximately **9.9 acres** of property above the FEMA Floodplain.

Assuming a \$4.50/CY unit price for earthwork, the estimated cost of construction is \$76,500, or approximately \$0.18 per square foot of developable land. This is an estimate for construction only, and does not reflect cost for Surveying, Engineering or permitting through the City of Glenpool, Tulsa County, the Oklahoma Department of Environmental Quality or FEMA.

Justin Morgan, PE



Attachments:
Tulsa County Tax Map
FEMA FIRMette, Map Number 40143C0409K
INCOG 2' Topo with Aerial Photo
Conceptual Grading Plan

Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0409K

FIRM

FLOOD INSURANCE RATE MAP
TULSA COUNTY,
OKLAHOMA
AND INCORPORATED AREAS

PANEL 409 OF 530

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GLENPOOL CITY OF	400208	0409	K
TULSA COUNTY UNINCORPORATED AREAS	400462	0409	K

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
40143C0409K

REVISED DATE
AUGUST 3, 2009



Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Two West 2nd Street, Suite 800
Tulsa, OK 74103

Contour Data Sources:
Tulsa County Engineer
City of Tulsa Public Works
City of Broken Arrow

SW/4 14-17-12



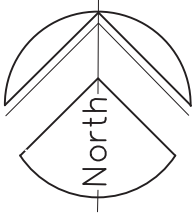
Date of Photography:
MARCH 2008
Date of Contour Data:
2002



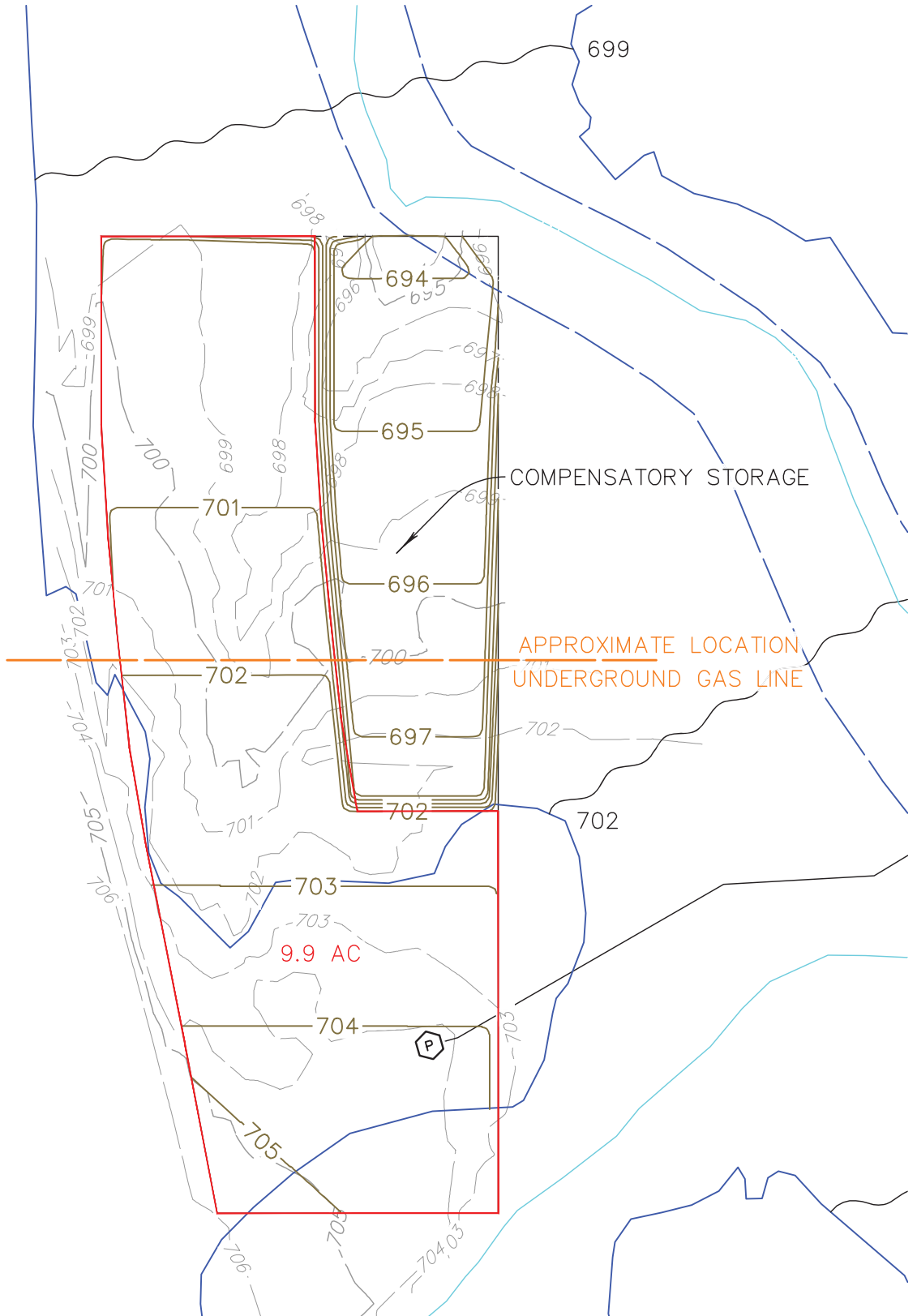
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Brookover Tract

NE Corner of 151st and Hwy 75
Glenpool, OK



1"=200'



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Zoning Map - Subject Property

