



**Phillips Corner**  
**Highway 75 & Highway 117**  
**Glenpool, Oklahoma 74037**

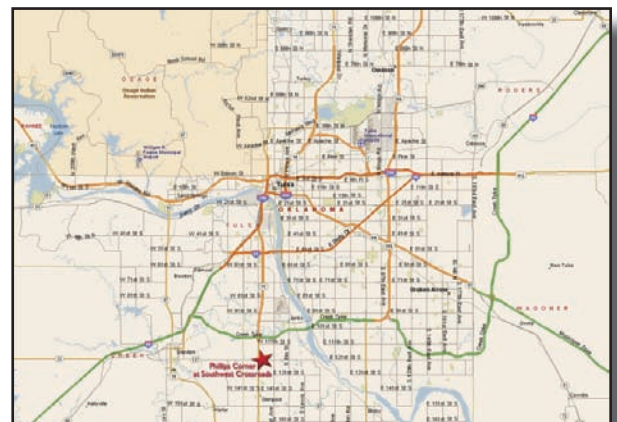
**HIGHLIGHTS:**

- 22 acre mixed use commercial development
- Zoned for commercial, all infrastructure in place
- Well located just 1.5 miles south of the Creek Turnpike and 15 minutes from downtown Tulsa
- Situated to capitalize on commuter traffic from Sapulpa, Glenpool, Jenks and other outlying areas
- New Wal-Mart Supercenter, Santa Fe Cattle Company, Sonic, new Glenpool City Hall, hotels and retail located on the SW corner of Highway 75 & Highway 117
- Explosive residential housing growth with over 3,599 residential lots either planned, platted or currently under development

For detailed information contact:

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<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	1,873	21,002	49,426
Average Household Income	\$77,201	\$74,167	\$78,069
Daytime Population	520	3,720	17,395



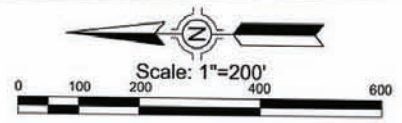
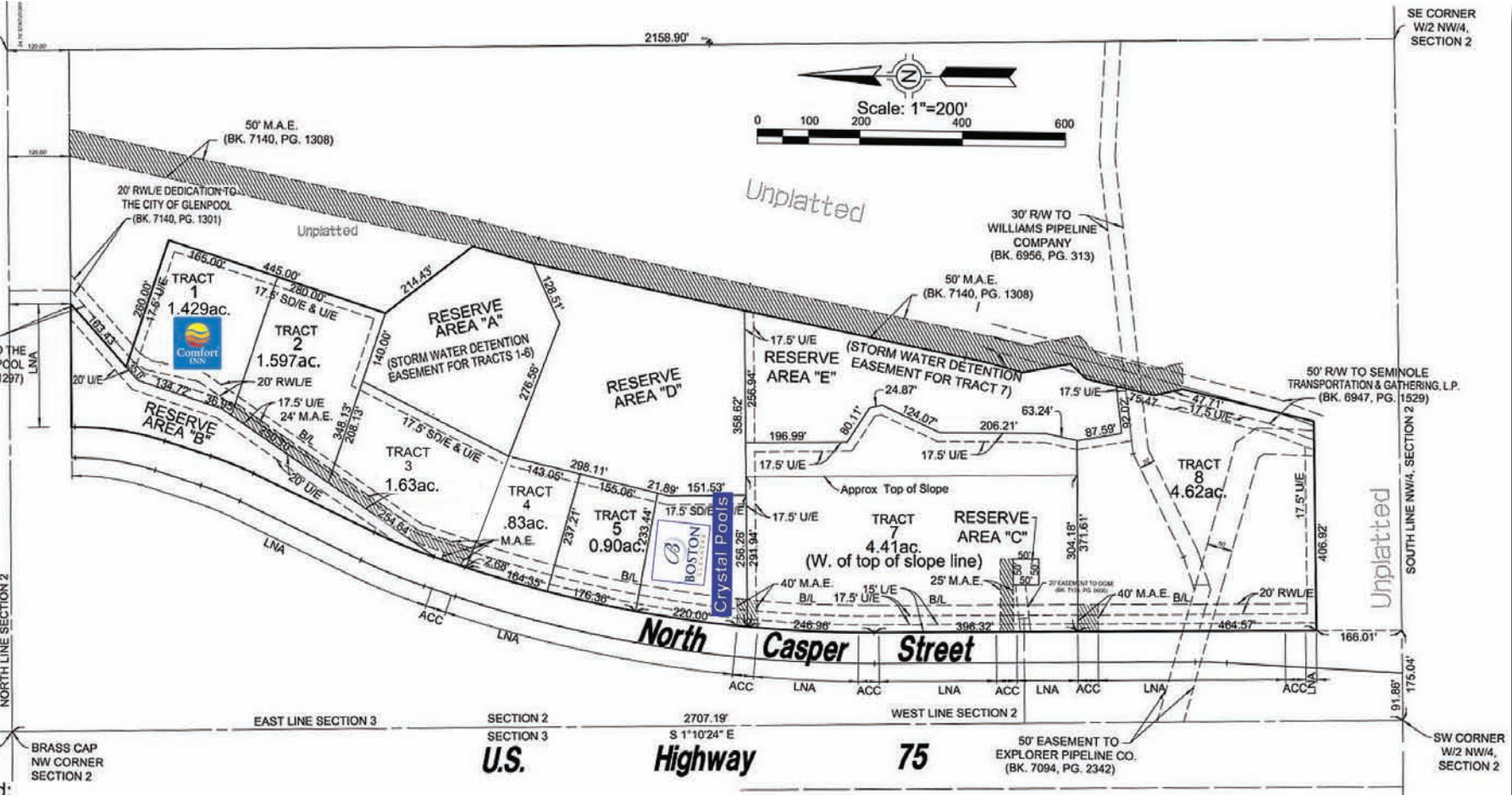


NE CORNER  
W/2 NW/4,  
SECTION 2

SE CORNER  
W/2 NW/4,  
SECTION 2

Street South

West 121st



NW CORNER  
W/2 NW/4,  
SECTION 2

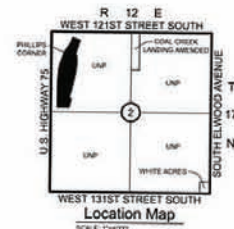
SW CORNER  
W/2 NW/4,  
SECTION 2

- Legend:**
- ACC = ACCESS PERMITTED
  - LNA = LIMITS OF NO ACCESS
  - U/E = UTILITY EASEMENT
  - B/L = BUILDING SETBACK LINE
  - SS/E = SANITARY SEWER EASEMENT
  - SD/E = STORM DRAINAGE EASEMENT
  - RWL/E = RESTRICTED WATER LINE EASEMENT
  - L/E = LANDSCAPING EASEMENT
  - R/W = RIGHT-OF-WAY
  - = MUTUAL ACCESS EASEMENT (M.A.E.)

# Phillips Corner

PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2,  
TOWNSHIP 17 NORTH, RANGE 12 EAST, CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA

**Note:**  
1. TRACT NUMBERS SHOWN ARE NOT THE SAME AS PLATTED LOTS



Phillips Corner  
Sheet 1 of 1  
Date Prepared: June 8, 2007