



# RIVER DISTRICT

## PRIME DEVELOPMENT LAND

Adjacent to Simon Tulsa Premium Outlets  
(Coming Soon 2024)

SOUTHWEST TULSA MSA - JENKS, OK via CREEK TURNPIKE

### FOR MORE INFORMATION:

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# OVERVIEW

## SOUTHWEST TULSA MSA - JENKS, OK LAND FOR SALE OR LEASE

### ACREAGE

40 +/- Acres Mixed Use  
40 +/- Acres Commercial Use

**PRICE** Negotiable

### PRIME LOCATION - TRAFFIC COUNTS

Access via Creek Turnpike 35,200 CPD

### TRADE AREA

Riverwalk Crossing  
Oklahoma Aquarium  
Riverspirit Casino  
Margaritaville  
Golf Suites  
Jenks Public Schools  
Metro Tulsa Soccer Club  
Simon Tulsa Premium Outlets  
(\*coming soon 2024)

## DEMOGRAPHICS - DRIVE TIMES

MINUTES	5	10	15
POPULATION	6,988	81,046	253,770
AVG. HH INCOME	\$99,874	\$123,311	\$114,122
AVG. AGE	40	37	38

## AT A GLANCE - A THRIVING COMMUNITY

Jenks boasts an excellent tax base, outstanding school district, quality homes, and prime location within the Tulsa Metropolitan Area.

Situated along the Arkansas River, River District provides a picturesque setting to Riverwalk Crossing, Golf Suites, Oklahoma Aquarium, Riverspirit Casino, and the highly anticipated Simon Tulsa Premium Outlets (2024). River District has a super regional draw and convenient accessibility via Riverside Drive and the Creek Turnpike.

VIEW VIDEO >>

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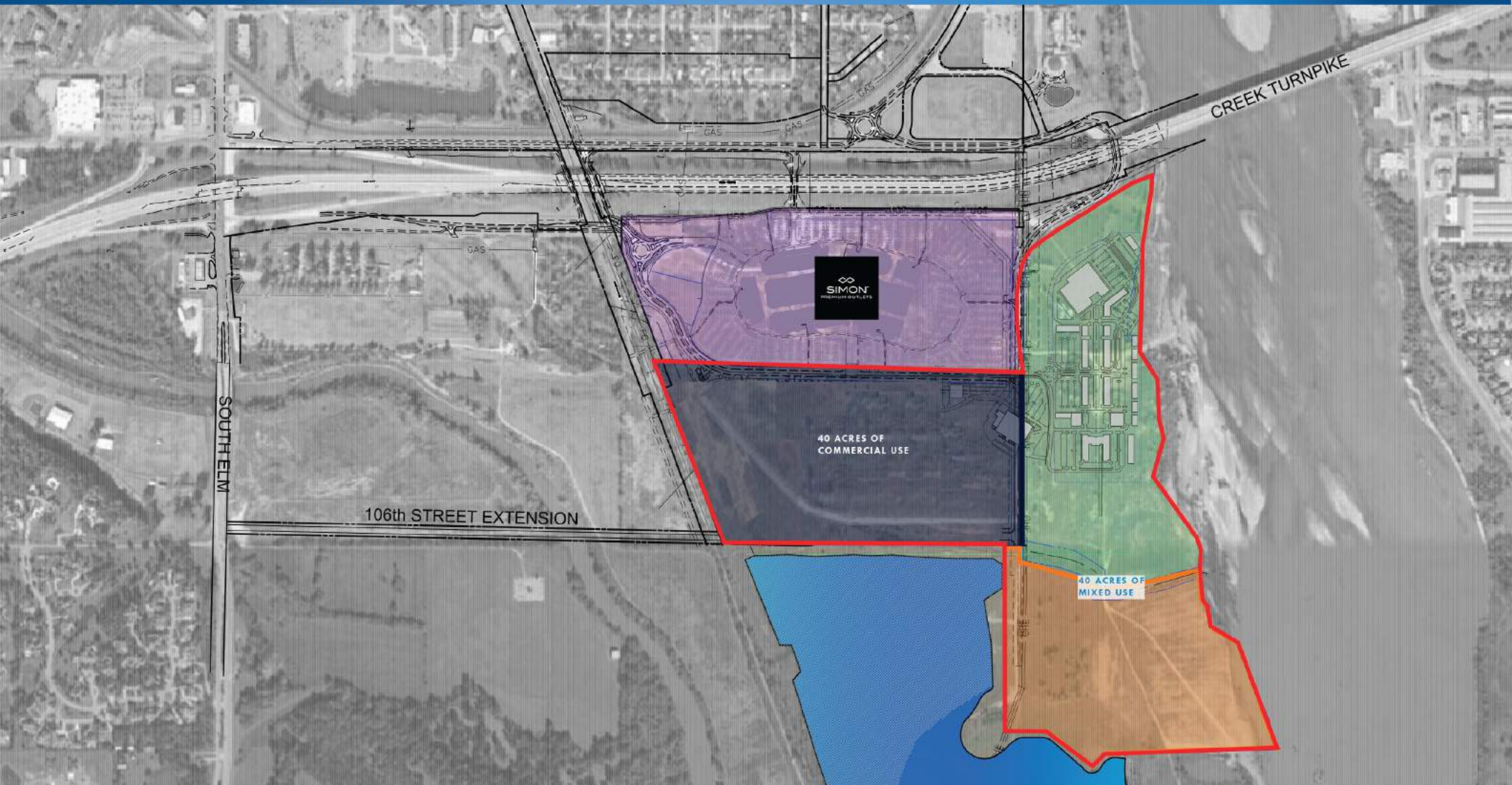
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# CONCEPTUAL SITE PLAN



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# AERIAL



Tulsa Riverside Airport

RIVER SPIRIT CASINO RESORT

MARCH OF DIMES

ORU OKLAHOMA STATE UNIVERSITY

CITYPLEX TOWERS

HIGH SCHOOL

Golf Suites

RIVERWALK

OKLAHOMA AQUARIUM

SIMON PREMIUM OUTLETS

40 +/- ACRES  
COMMERCIAL USE

CREEK TURNPIKE 35,200 CPD

40 +/- ACRES  
MIXED USE

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# TRAFFIC GENERATORS



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# SIMON TULSA PREMIUM OUTLETS

## COMING SOON (2024)

Coming soon to River District, the Simon Tulsa Premium Outlets will feature top brands at savings up to 65%.



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