



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:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



OVERVIEW

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

In A Pickle

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) and In A Pickle pickleball entertainment complex. River District has a super regional draw and convenient accessibility via Riverside Drive and the Creek Turnpike.

VIEW VIDEO >>

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



P A I N E

COMMERCIAL REAL ESTATE
paine-associates.com

CONCEPTUAL SITE PLAN



FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



AERIAL



**40 +/- ACRES
COMMERCIAL USE**



CREEK TURNPIKE 35,200 CPD IN A PICKLE



**30 +/- ACRES
MIXED USE**

**40 +/- ACRES
MIXED USE**

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



PAINE

COMMERCIAL REAL ESTATE
paine-associates.com

TRAFFIC GENERATORS



FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



PAINE

COMMERCIAL REAL ESTATE
paine-associates.com

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%.


SIMON[®]
PREMIUM OUTLETS

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com


P A I N E
COMMERCIAL REAL ESTATE
paine-associates.com