

RIVER DISTRICT

Southwest Tulsa MSA [JENKS, OKLAHOMA] CREEK TURNPIKE



Prime Development Land

OVERVIEW

**40 +/- Mixed Use and
40 +/- Commercial Use**
For Sale or Lease

84,900 CPD
COMBINED TRAFFIC COUNT
96th Street + Riverside Drive +
Creek Turnpike

Price Negotiable

ADJACENT TO
TULSA PREMIUM OUTLETS (Under Construction)

SIMON
PREMIUM OUTLETS



TRADE AREA INCLUDES

FLYING TEE | METRO TULSA SOCCER CLUB | OKLAHOMA AQUARIUM | RIVERSPIRIT CASINO
RIVERWALK CROSSING | SIMON TULSA PREMIUM OUTLETS (Under Construction)

FOR MORE INFORMATION:

Matt Mardis
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Garrett Mahaney
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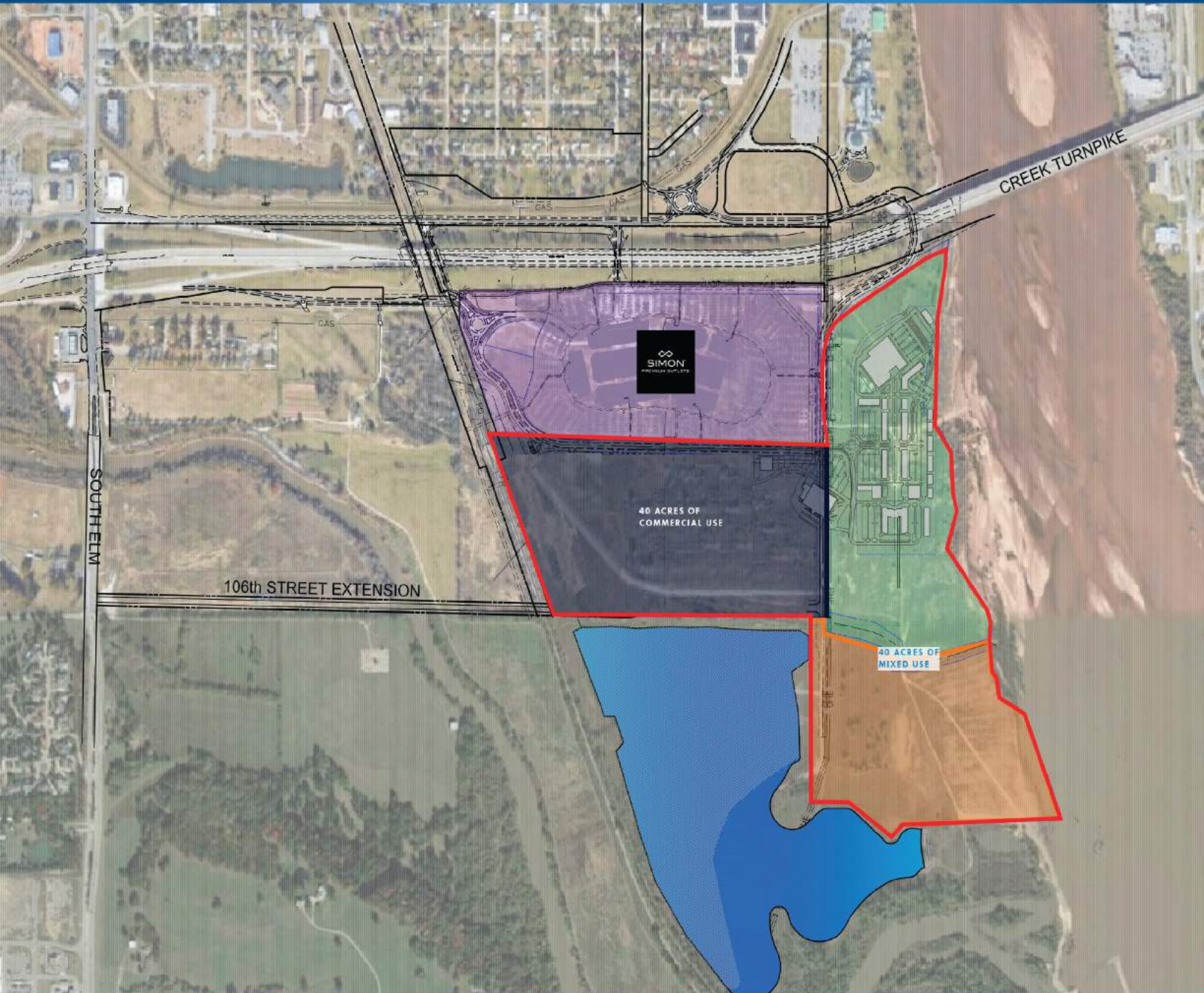
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CONCEPTUAL SITE PLAN

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SITE



AERIAL

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A GLANCE AT RIVER DISTRICT

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 the Flying Tee, Oklahoma Aquarium, Riverspirit Casino, Riverwalk Crossing, Simon Tulsa Premium Outlets (Under Construction). River District has a super regional draw and convenient accessibility via Riverside Drive and the Creek Turnpike.



DEMOGRAPHICS [2019]

[MINUTES]	5	10	15
POPULATION	140,349	454,268	679,314
AVERAGE HH INCOME	\$96,996	\$81,845	\$75,715
AVERAGE AGE	38.5	38	37.2

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SIMON TULSA PREMIUM OUTLETS

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

SIMON TULSA PREMIUM OUTLETS (Under Construction)

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