

# PRIME DEVELOPMENT AVAILABLE

## 121st Elwood JENKS, OK 74037

City of Glenpool  
Convention Center



Jenks Landing

U.S. Highway 75 47,000 VPD

5 Acres

S. Elwood Ave.

W. 121st St. S.

### 5 Acres FOR SALE

\$1,306,800 (\$6.00 PSF)

- Average Household Income: \$92,700 within 3 mile radius
- Population: 30,376 people within 3 mile radius
- Over 2% annual growth rate

FOR MORE INFORMATION:

**Matt Mardis**

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

**Brian Paine**

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

**Garrett Mahaney**

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



# PAINE

COMMERCIAL REAL ESTATE

PAINE-ASSOCIATES.COM



# Demographic and Income Profile

121 & Elwood NWC  
 11988-12098 S Elwood Ave, Jenks, Oklahoma, 74037  
 Ring: 3 mile radius

Prepared by Paine & Associates, LLC  
 Latitude: 35.98927  
 Longitude: -95.99450

Summary	Census 2010	2017	2022
Population	25,187	30,376	33,758
Households	8,927	10,659	11,793
Families	7,101	8,396	9,259
Average Household Size	2.81	2.84	2.85
Owner Occupied Housing Units	7,438	8,658	9,565
Renter Occupied Housing Units	1,489	2,002	2,228
Median Age	33.8	35.4	36.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.13%	0.90%	0.83%
Households	2.04%	0.84%	0.79%
Families	1.98%	0.76%	0.71%
Owner HHs	2.01%	0.85%	0.72%
Median Household Income	1.35%	1.64%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	425	4.0%	477	4.0%
\$15,000 - \$24,999	718	6.7%	762	6.5%
\$25,000 - \$34,999	622	5.8%	612	5.2%
\$35,000 - \$49,999	1,195	11.2%	1,131	9.6%
\$50,000 - \$74,999	2,142	20.1%	2,091	17.7%
\$75,000 - \$99,999	1,886	17.7%	2,180	18.5%
\$100,000 - \$149,999	2,261	21.2%	2,727	23.1%
\$150,000 - \$199,999	808	7.6%	1,002	8.5%
\$200,000+	601	5.6%	811	6.9%
Median Household Income	\$77,202		\$82,549	
Average Household Income	\$92,700		\$103,807	
Per Capita Income	\$32,369		\$36,042	

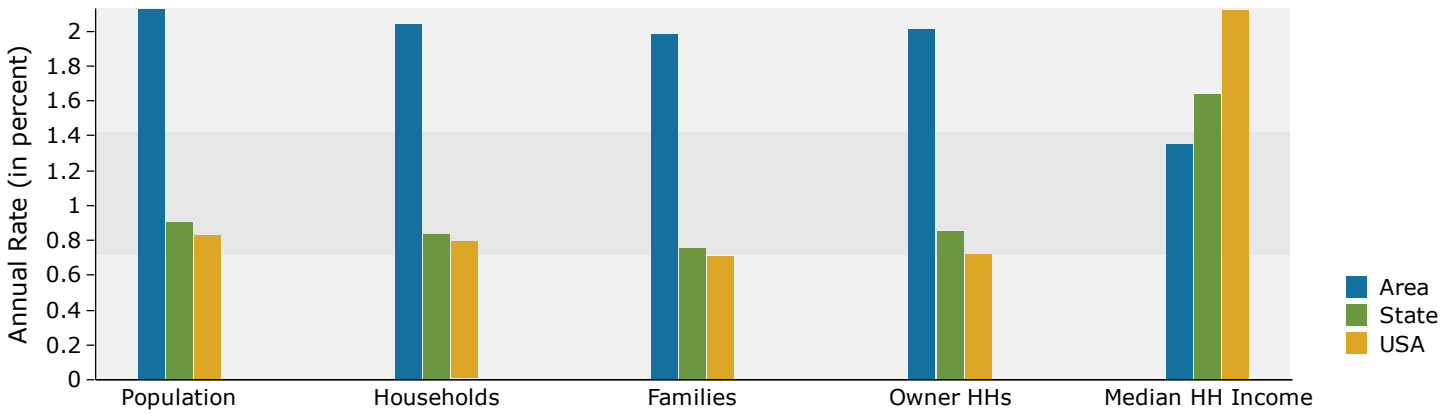
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,098	8.3%	2,338	7.7%	2,553	7.6%
5 - 9	2,208	8.8%	2,468	8.1%	2,613	7.7%
10 - 14	2,096	8.3%	2,494	8.2%	2,753	8.2%
15 - 19	1,739	6.9%	2,055	6.8%	2,390	7.1%
20 - 24	1,121	4.5%	1,655	5.4%	1,594	4.7%
25 - 34	3,842	15.3%	3,981	13.1%	4,329	12.8%
35 - 44	3,804	15.1%	4,724	15.6%	5,261	15.6%
45 - 54	3,544	14.1%	3,905	12.9%	4,295	12.7%
55 - 64	2,493	9.9%	3,376	11.1%	3,671	10.9%
65 - 74	1,358	5.4%	2,122	7.0%	2,648	7.8%
75 - 84	670	2.7%	943	3.1%	1,255	3.7%
85+	215	0.9%	315	1.0%	397	1.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,917	79.1%	23,156	76.2%	24,948	73.9%
Black Alone	631	2.5%	821	2.7%	940	2.8%
American Indian Alone	2,124	8.4%	2,688	8.8%	3,099	9.2%
Asian Alone	459	1.8%	784	2.6%	1,087	3.2%
Pacific Islander Alone	10	0.0%	23	0.1%	32	0.1%
Some Other Race Alone	468	1.9%	736	2.4%	1,009	3.0%
Two or More Races	1,578	6.3%	2,167	7.1%	2,643	7.8%
Hispanic Origin (Any Race)	1,231	4.9%	1,855	6.1%	2,477	7.3%

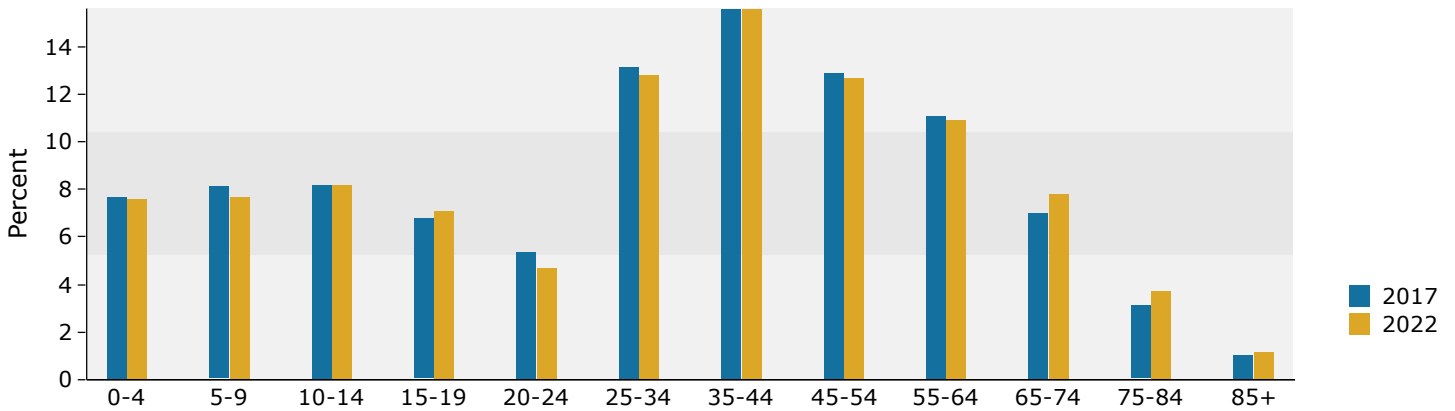
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

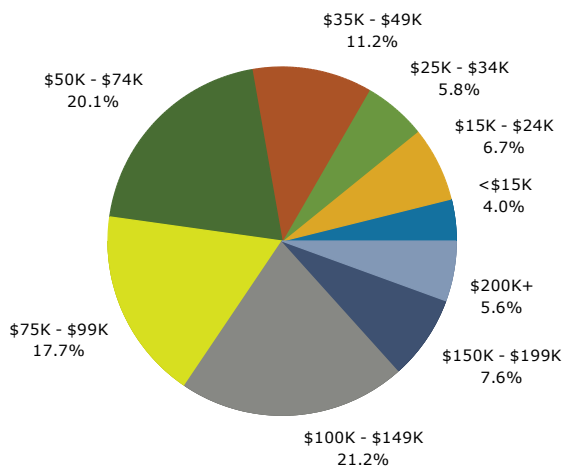
## Trends 2017-2022



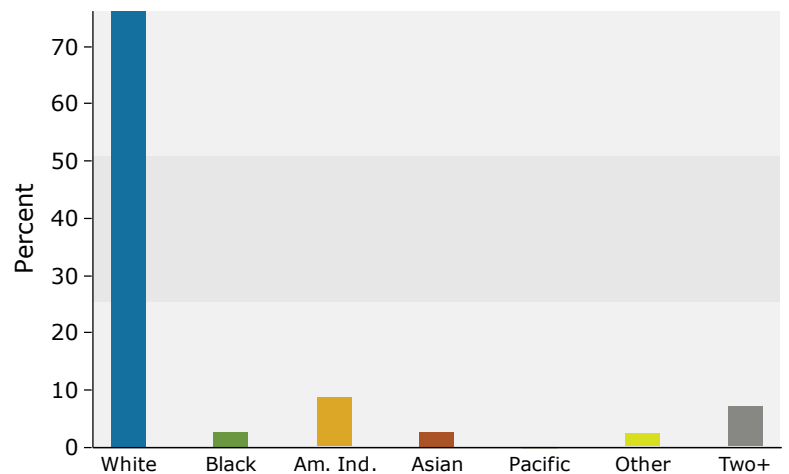
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 6.1%