

# RIVER DISTRICT

## PRIME DEVELOPMENT LAND

Adjacent to Simon Tulsa Premium Outlets  
(Grand Opening August 2024)

SOUTHWEST TULSA MSA - JENKS, OK via CREEK TURNPIKE

### FOR MORE INFORMATION:

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# PAINE

COMMERCIAL REAL ESTATE  
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# OVERVIEW

## LAND FOR SALE OR LEASE

**ACREAGE** 5-60 +/- Acres Can Be Split to Size

**PRICE** Negotiable

## PRIME LOCATION - TRAFFIC COUNTS

Access via Creek Turnpike 35,200 CPD

## TRADE AREA

Riverwalk Crossing  
Oklahoma Aquarium  
Riverspirit Casino  
Margaritaville  
Jenks Public Schools  
Metro Tulsa Soccer Club  
Camp Pickle

Simon Tulsa Premium Outlets  
(\*Grand Opening August 2024)

Ripken Baseball (\*Coming Soon)

## 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, Oklahoma Aquarium, Riverspirit Casino, and the highly anticipated Simon Tulsa Premium Outlets (2024) and Camp Pickle pickleball entertainment complex. River District has a super regional draw and convenient accessibility via Riverside Drive and the Creek Turnpike.

VIEW VIDEO 

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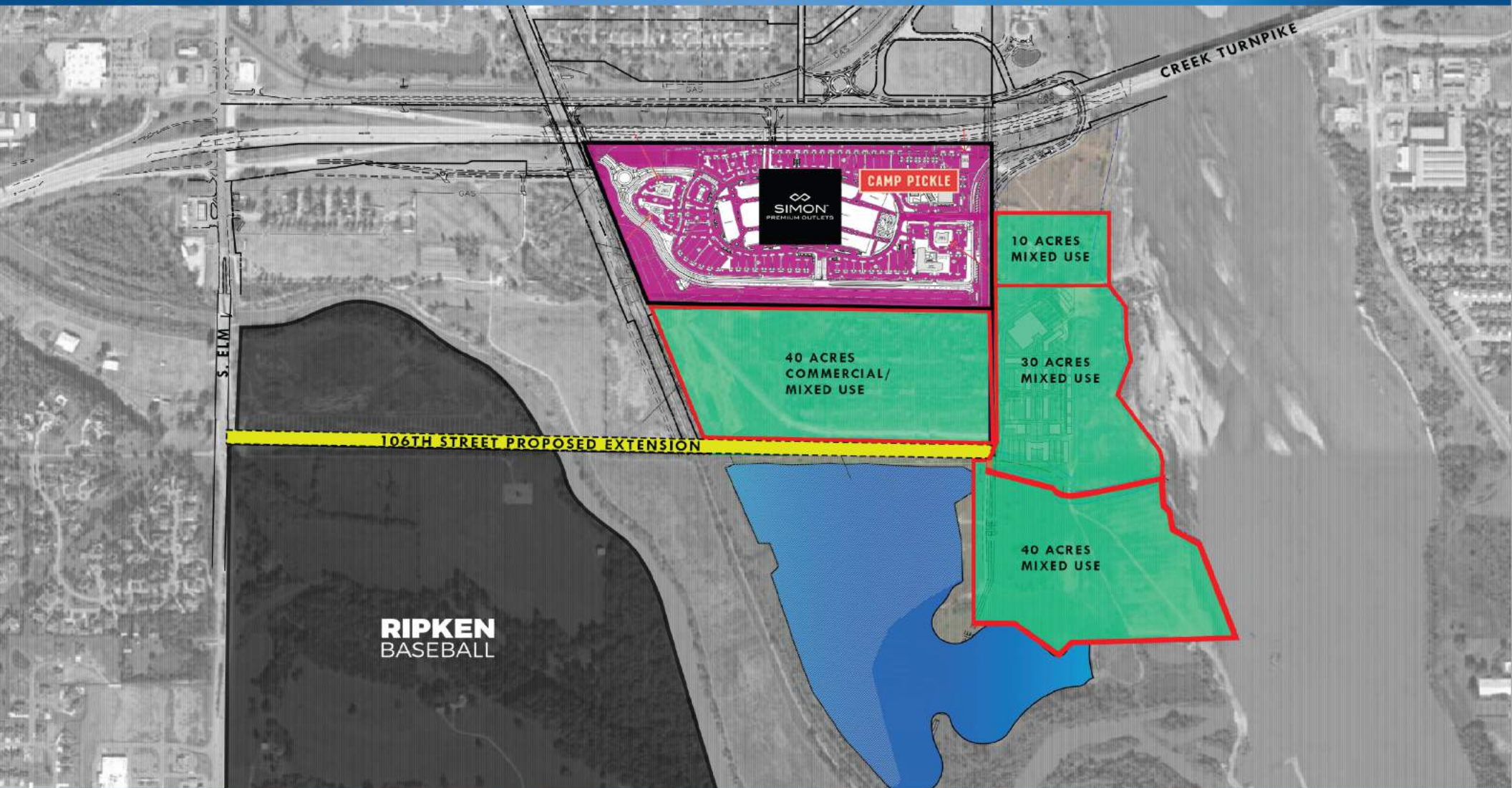
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# CONCEPTUAL SITE PLAN



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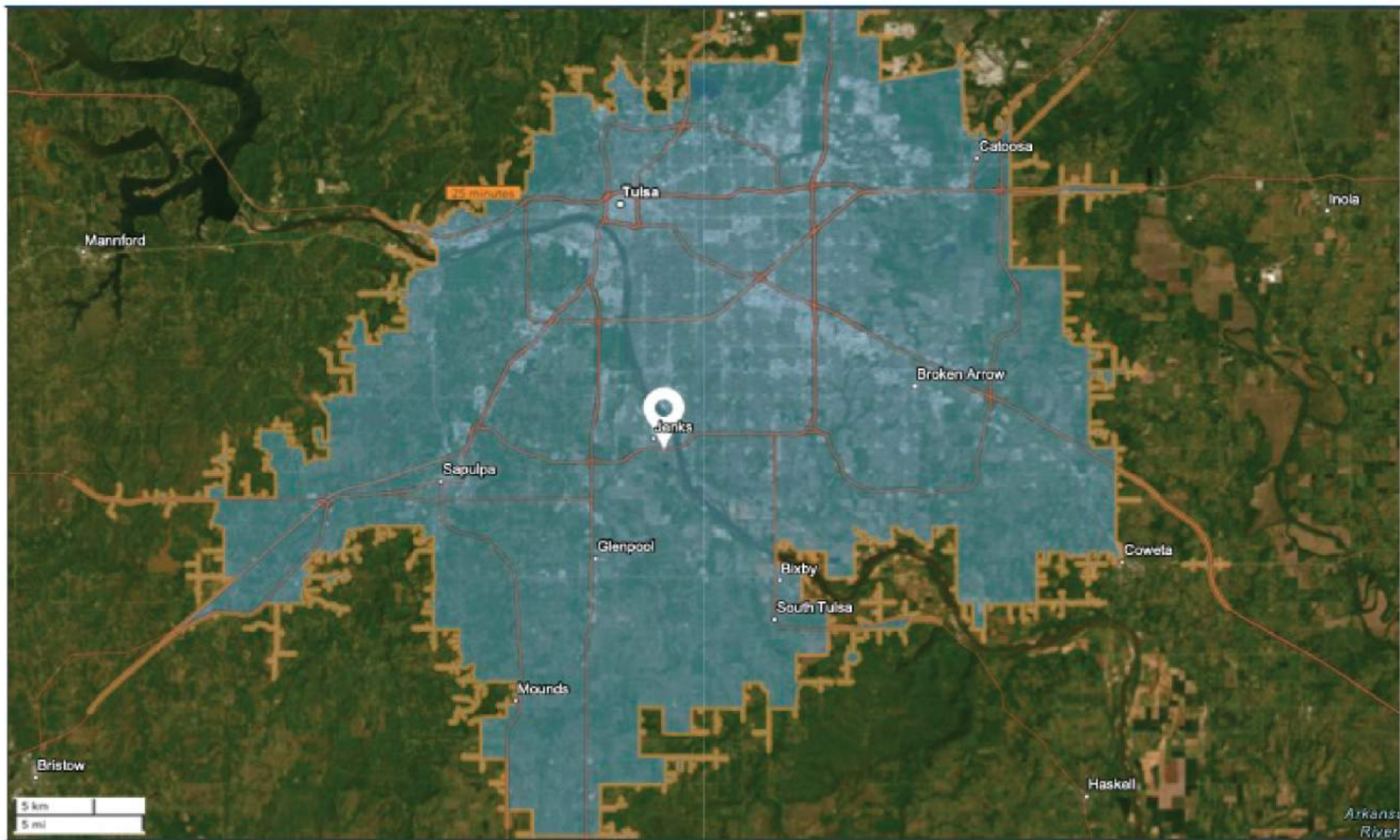
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# DRIVE TIME (25 MINUTE RADIUS)



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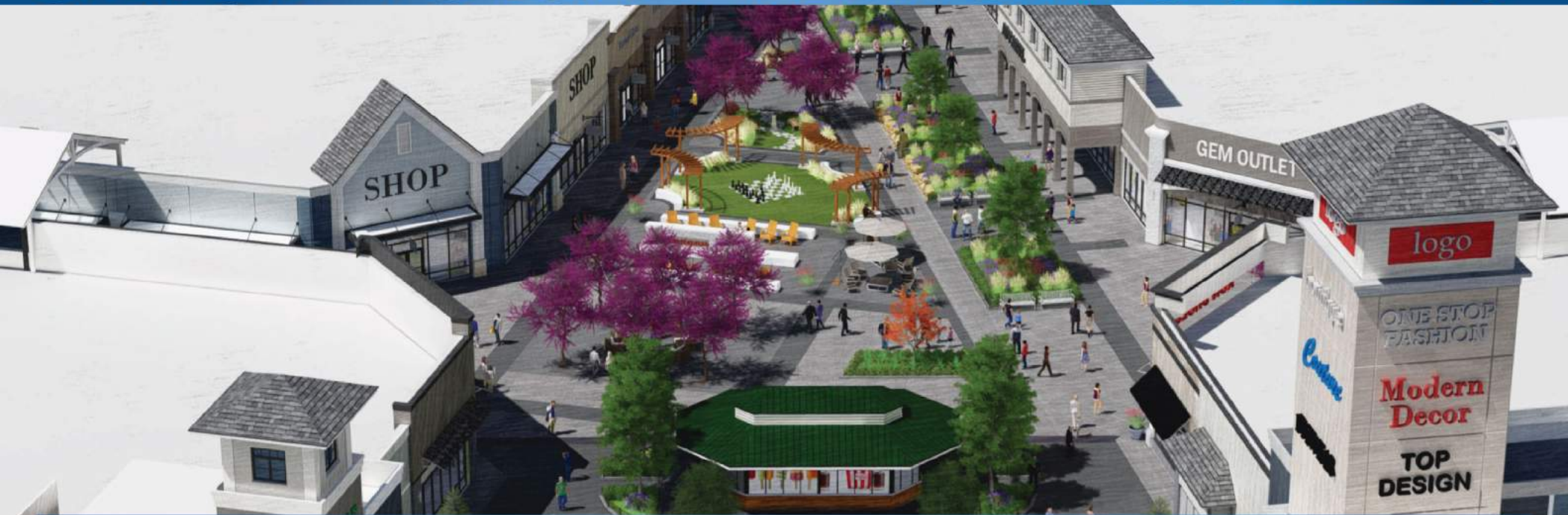
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# SIMON TULSA PREMIUM OUTLETS



## GRAND OPENING (AUGUST 2024)

Tulsa is the largest metro area in the U.S. with no competing outdoor outlet centers.

Simon Tulsa Premium Outlets is perfectly positioned to serve this expanding shopper base with up to 65% savings on 80 upscale brands. Located with convenient access via the Creek Turnpike, the Simon Tulsa Premium Outlets are situated among the area's most notable attractions and deliver a brand new beautifully designed outdoor shopping experience with views of the Arkansa River.

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