

RIPKEN
BASEBALL
COMING SOON

Tulsa
Riverside Airport

TULSA
PREMIUM OUTLETS

CAMP PICKLE

35,200 CPD CREEK TURNPIKE

RIVER SPIRIT
CASINO RESORT

WILLOW CREEK

Jenks

RIVERWALK

OKLAHOMA
AQUARIUM

ORU

CITYPLEX
TOWERS

106TH STREET PROPOSED EXTENSION

RIVER DISTRICT

PRIME DEVELOPMENT LAND

Adjacent to Simon Tulsa Premium Outlets

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
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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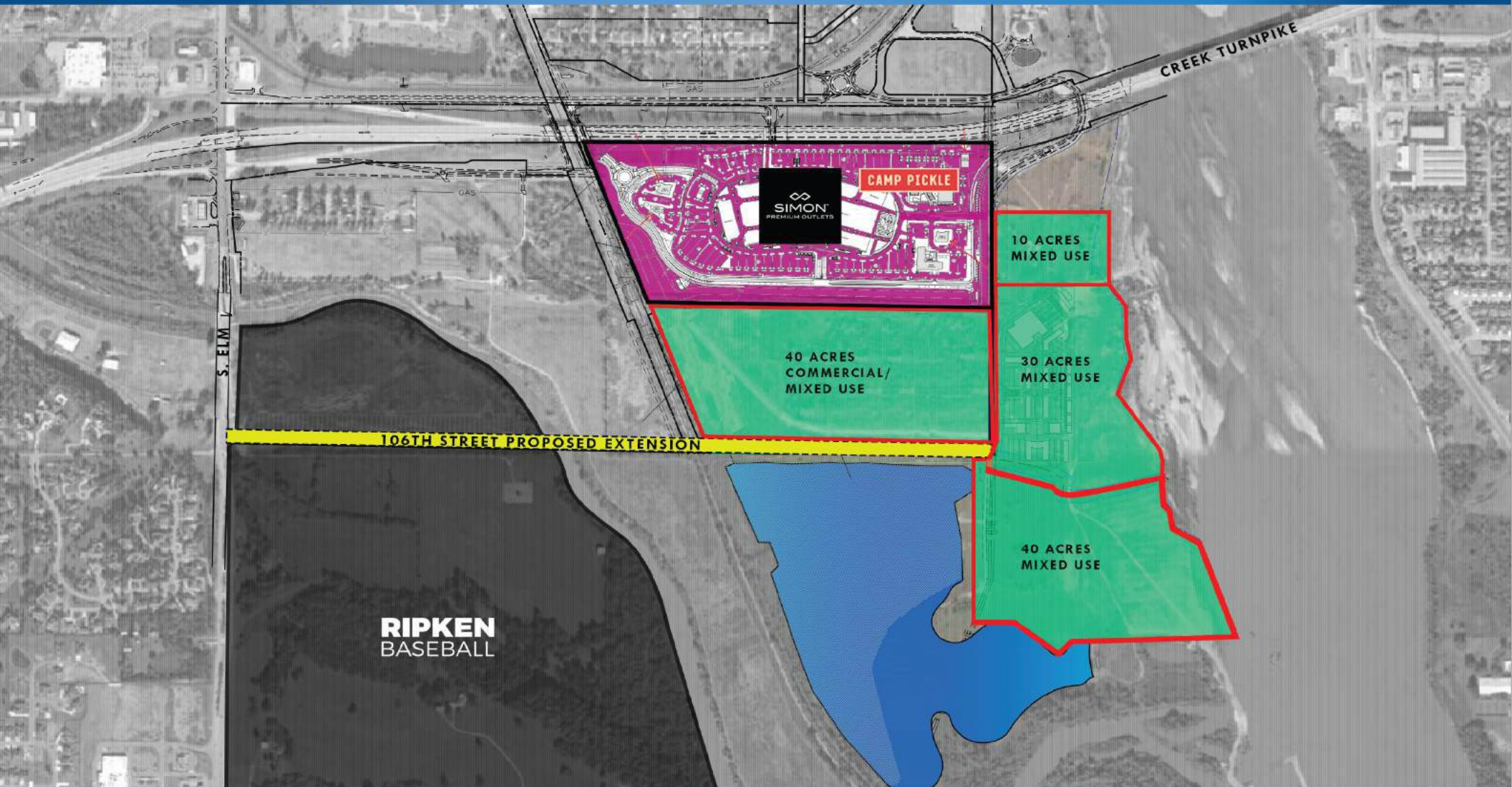
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CONCEPTUAL SITE PLAN



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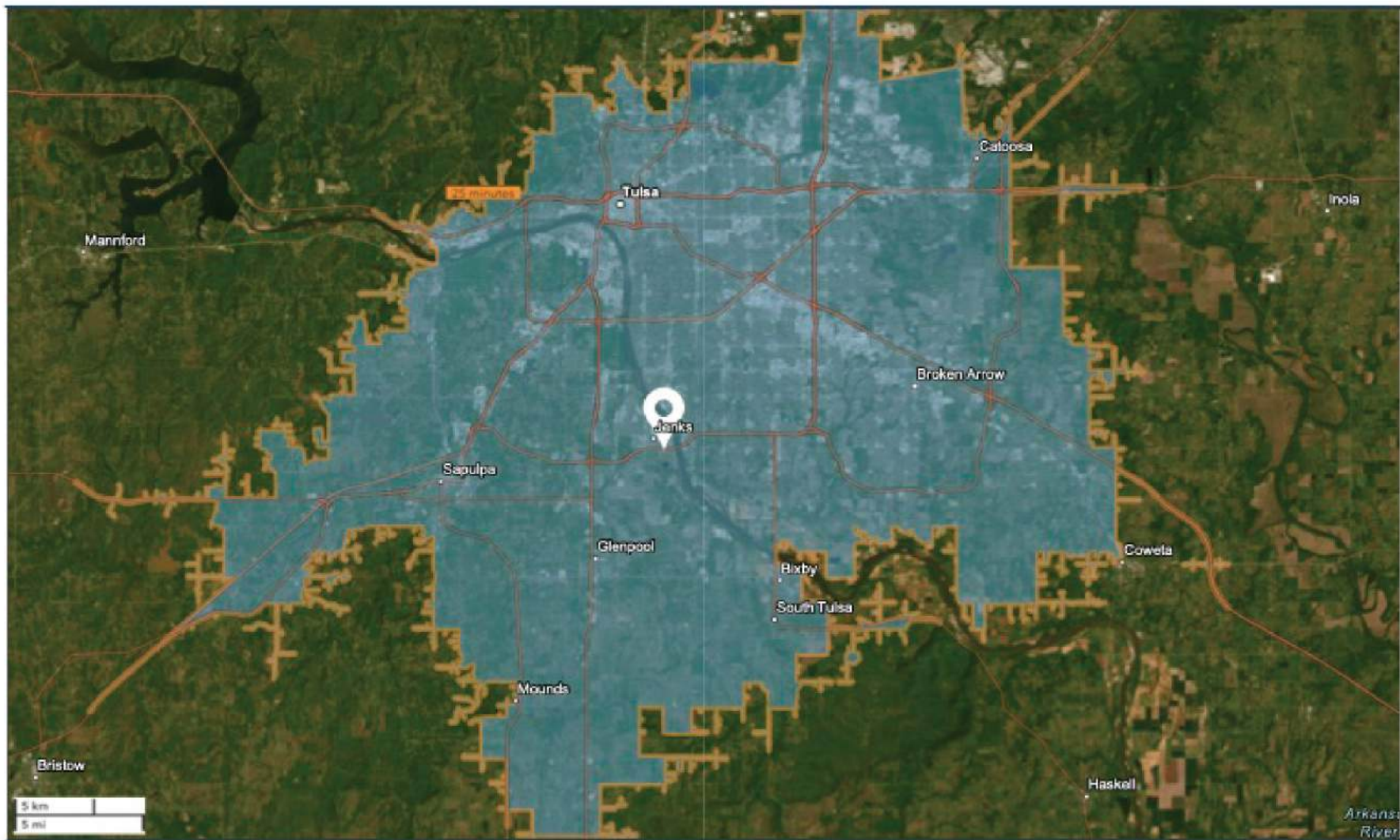
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DRIVE TIME (25 MINUTE RADIUS)



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TULSA MSA MAP



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SIMON TULSA PREMIUM OUTLETS

NOW OPEN (AUGUST 2024)

Tulsa has been 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 Arkansas River.

"It's an exciting time to partner with emerging and long-standing businesses, as well as developers who are choosing to invest in Jenks."

--- Heather Turner
(former president and CEO of the Jenks Chamber of Commerce)

"An absolute game-changer for the city of Jenks."

--- Jenks Mayor Cory Box

GRAND OPENING HIGHLIGHTS

340,000 SF Open Air Center

2,000 Parking Spaces

20,000 SF Children Play Area

9,500 Plantings

800+ Additional Trees

800 (approx.) Jobs Created

10,000 (approx.) Attendance Opening Day

75+ Designers with Savings Up to 65 %

20 Min. from Downtown Tulsa

VIEW GRAND OPENING



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