



RIVER DISTRICT

PRIME DEVELOPMENT LAND

ADJACENT TO SIMON TULSA PREMIUM OUTLETS
Souhwest Tulsa MSA - Jenks, OK 74037

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

Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com



PROJECT OVERVIEW



LOCATION Southwest Tulsa MSA - Jenks, OK 74037

OVERVIEW

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

RATE Negotiable

HIGHLIGHTS

- Prime Location w visibility & access via Creek Turnpike **35,200 CPD**
- 20 Min. from Downtown Tulsa via HWY 75
- Adjacent to Simon Tulsa Premium Outlet **2.6 M Visits**
- Picturesque Riverfront Views of Arkansas River
- Super Regional Draw

SIMON OUTLET MALL 2.6 M VISITS

- \$100M+ Project
- 340,000 SF Open Air Center,
- 2,000 Parking
- 800+ Jobs Created

"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)

[VIEW VIDEO](#)

TRADE AREA

RIVERWALK CROSSING | OKLAHOMA AQUARIUM | MAIN STREET DOWNTOWN JENKS |
RIVERSPIRIT CASINO | MARGARITAVILLE | JENKS PUBLIC SCHOOLS | METRO TULSA SOCCER CLUB
| SIMON TULSA PREMIUM OUTLETS

RIVER DISTRICT | JENKS PRIME DEVELOPMENT LAND



TRADE AREA DEMOGRAPHICS

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 recently opened Simon Tulsa Premium Outlets with 2.6M Visits.

SIMON TULSA PREMIUM OUTLETS 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%
- ONLY ONLY 20 Min. from Downtown Tulsa

VIEW GRAND OPENING

DRIVE TIME DEMOGRAPHICS AVG. HH INCOME

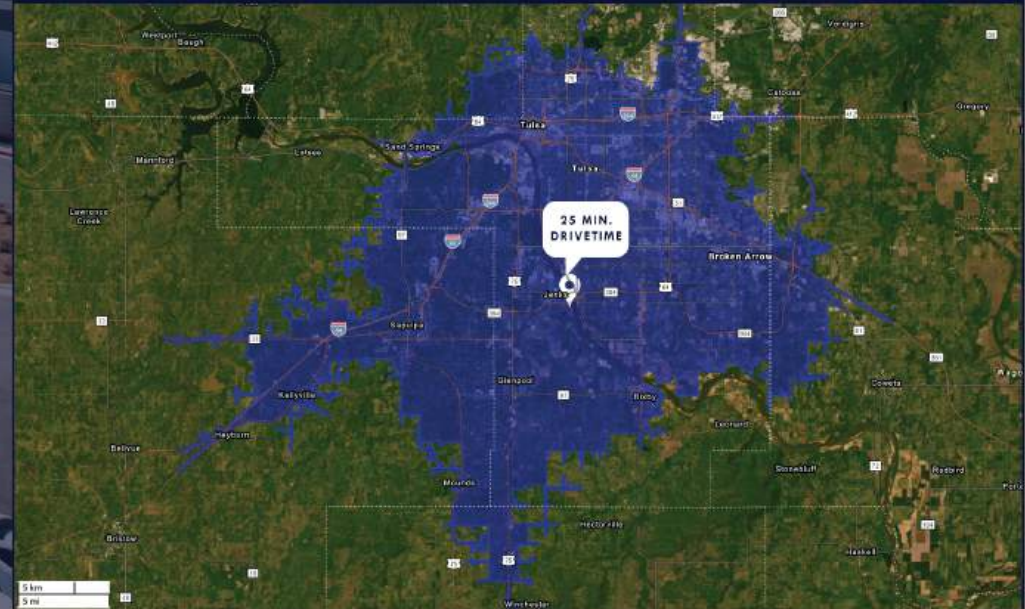
\$99,874 (5 Mi.)
\$123,311 (10 Mi.)
\$114,122 (15 Mi.)

MEDIAN AGE

40 (5 Mi.)
37 (10 Mi.)
38 (15 Mi.)

POPULATION

6,988 (5 Mi.)
81,046 (10 Mi.)
253,770 (15 Mi.)



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

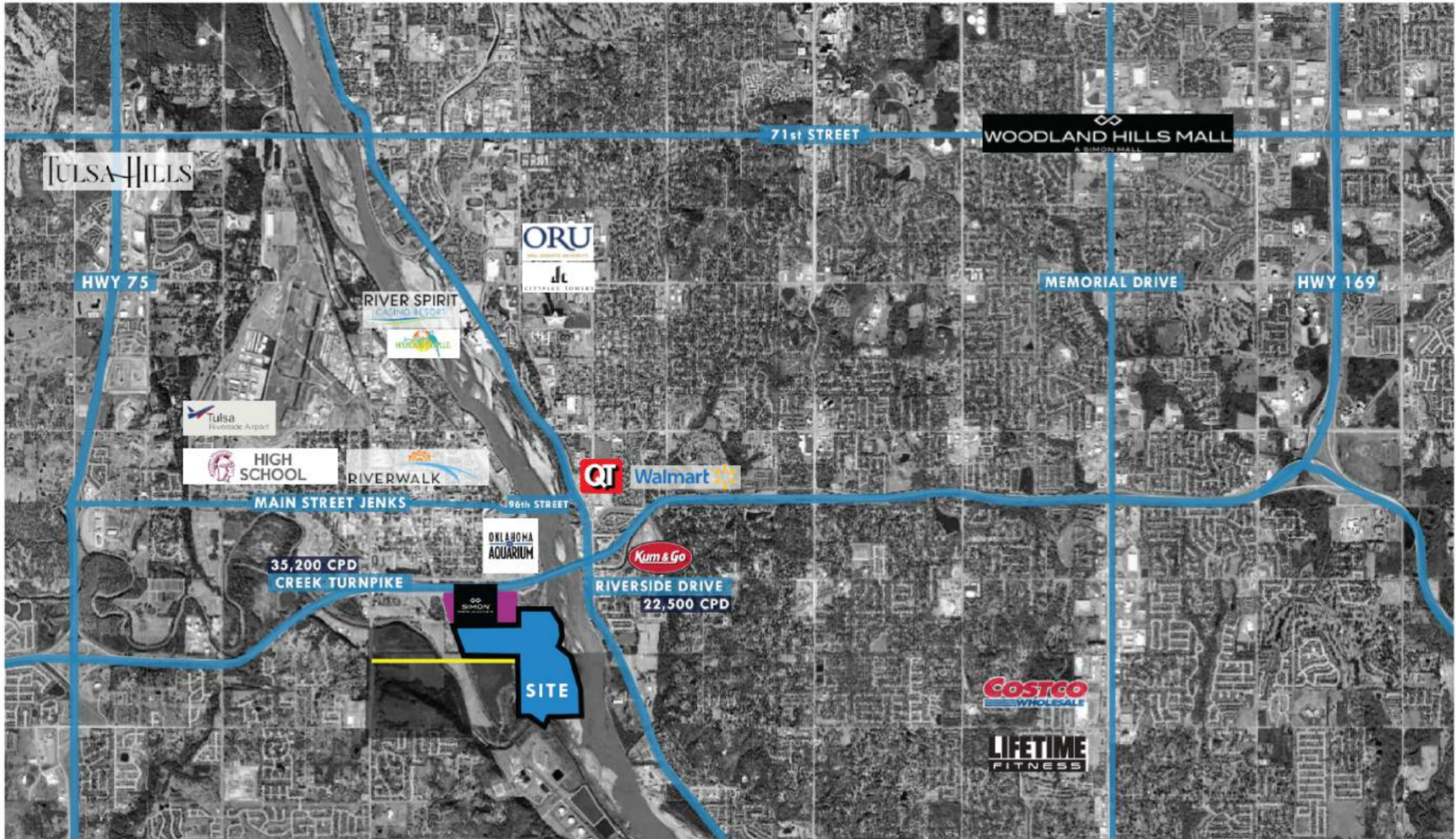
--- Jenks Mayor Cory Box



PAINE

COMMERCIAL REAL ESTATE
paine-associates.com

TULSA MSA MAP



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

Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com



PAINE

COMMERCIAL REAL ESTATE
paine-associates.com