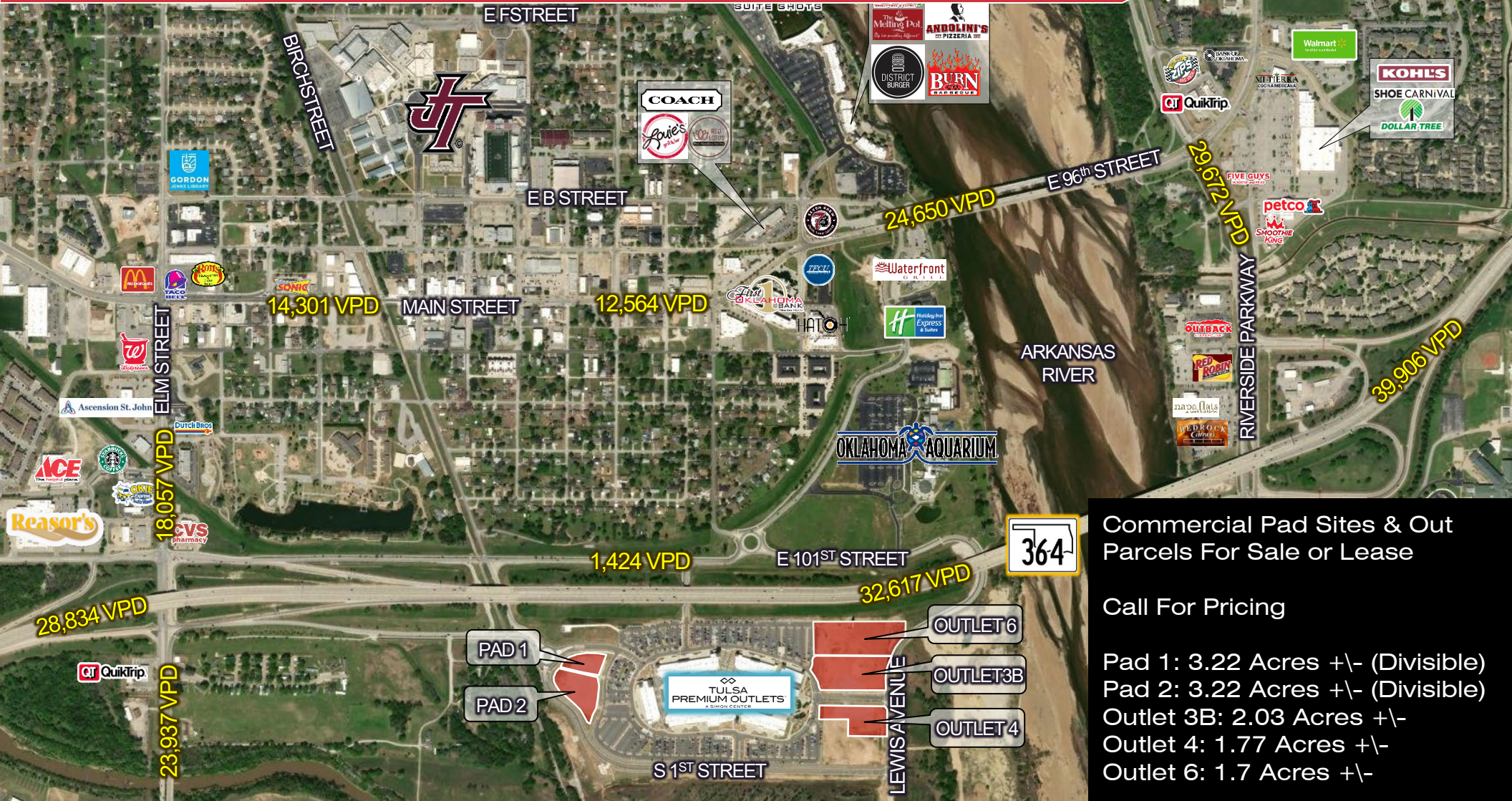


801 E. OUTLET DRIVE
JENKS, OK 74037



Commercial Pad Sites & Out
Parcels For Sale or Lease

Call For Pricing

- Pad 1: 3.22 Acres +/- (Divisible)
- Pad 2: 3.22 Acres +/- (Divisible)
- Outlet 3B: 2.03 Acres +/-
- Outlet 4: 1.77 Acres +/-
- Outlet 6: 1.7 Acres +/-

801 E. OUTLET DRIVE



PROPERTY HIGHLIGHTS

- Located within one of Tulsa's most prestigious shopping venues
- Great exposure along the Creek Turnpike
- Within walking distance of 75+ national brand retailers
- High disposable income area
- Less than a mile from the Jenks Riverwalk

JENKS, OKLAHOMA

- **LOCATION:** Just south of Tulsa, nestled between the Arkansas River and U.S. Route 75. Demographics &
- **LIFESTYLE:** Known for a high median income (around \$105,000) and an upscale, family-friendly suburban environment
- **COST OF LIVING:** Affordable compared to the national average, with a strong housing market.
- **EDUCATION:** Jenks Public Schools is the crown jewel of the community, known for top-tier academics and athletics.

TOP ATTRACTIONS & RECREATION

- **OKLAHOMA AQUARIUM:** Features thousands of saltwater and freshwater animals, including one of the largest exhibits of bull sharks in the world.
- **RIVERWALK CROSSING:** A popular outdoor lifestyle, shopping, and entertainment destination right on the riverfront.
- **DOWNTOWN DISTRICT:** The historic downtown is famous for local boutiques, abundant antique shopping, and cozy cafes.
- **PARKS:** Features modern spaces like Central Park and Veterans Park, which include splash pads and a skate park.

PROPERTY OVERVIEW

LOT SIZE 11.94 ACRES +/-

ZONING COMMERCIAL

DEMOGRAPHICS



POPULATION

1 MILE: 3,268
3 MILES: 50,162
5 MILES: 149,282



AVERAGE HOUSEHOLD INCOME

1 MILE: \$94,394
3 MILES: \$119,426
5 MILES: \$108,162



TOTAL HOUSEHOLDS

1 MILE: 1,421
3 MILES: 19,065
5 MILES: 60,046



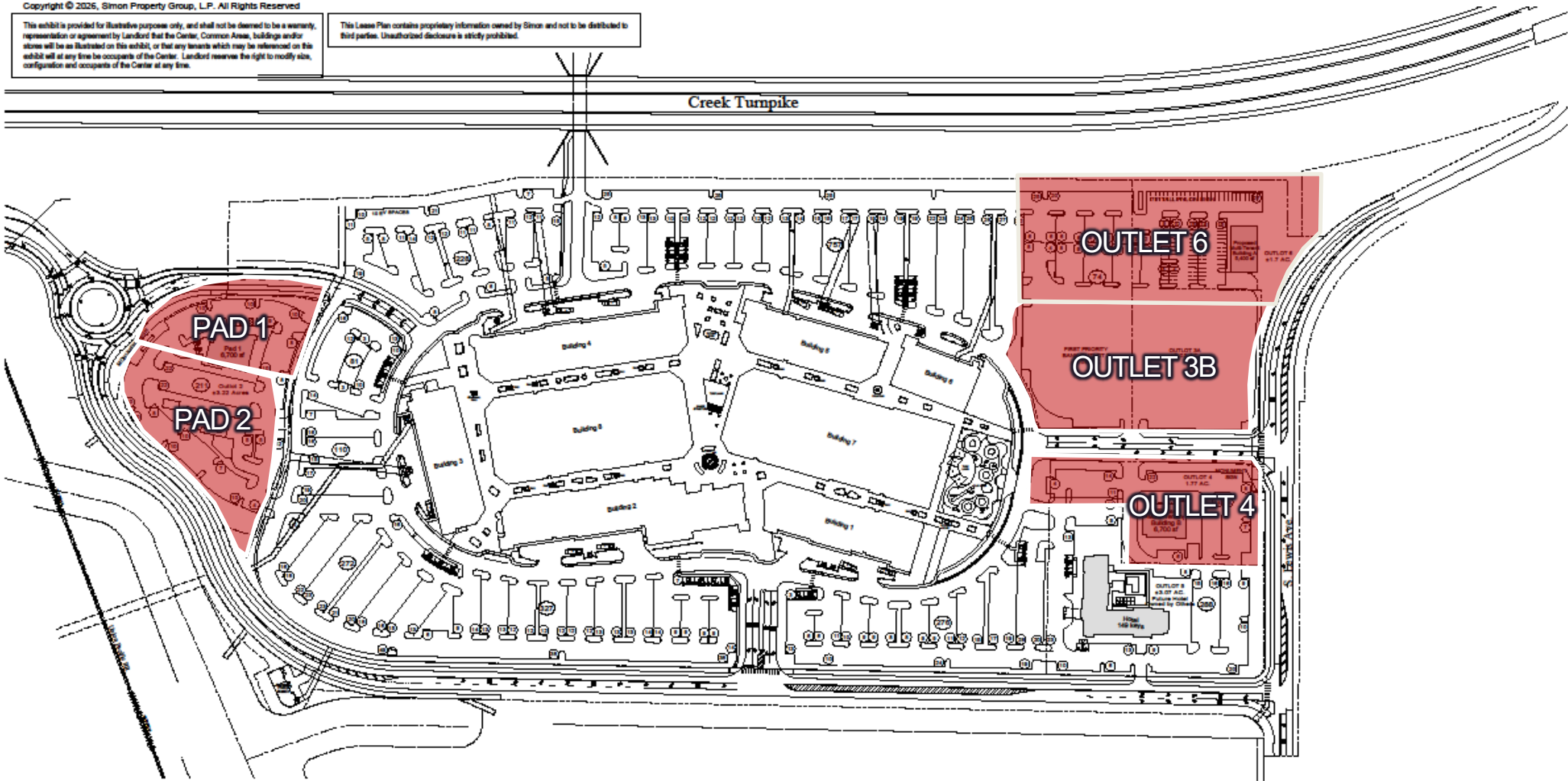
ON CREEK TURNPIKE
3.5 MILES FROM US-75
6 MILES FROM I-44

801 E. OUTLET DRIVE SITE PLAN

Copyright © 2025, Simon Property Group, L.P. All Rights Reserved

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

This Lease Plan contains proprietary information owned by Simon and not to be distributed to third parties. Unauthorized disclosure is strictly prohibited.



Sketch Plan



0 100 200

SK18-1

Modified: March 17, 2025

Tulsa Premium Outlets
801 E. 103rd Street
Jenks, OK 74146



CORP # 8067 PREMIUM OUTLETS