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 +\-

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801 E. OUTLET DRIVE - AERIAL



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
- Tulsa Premium Outlets are 100% Leased

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

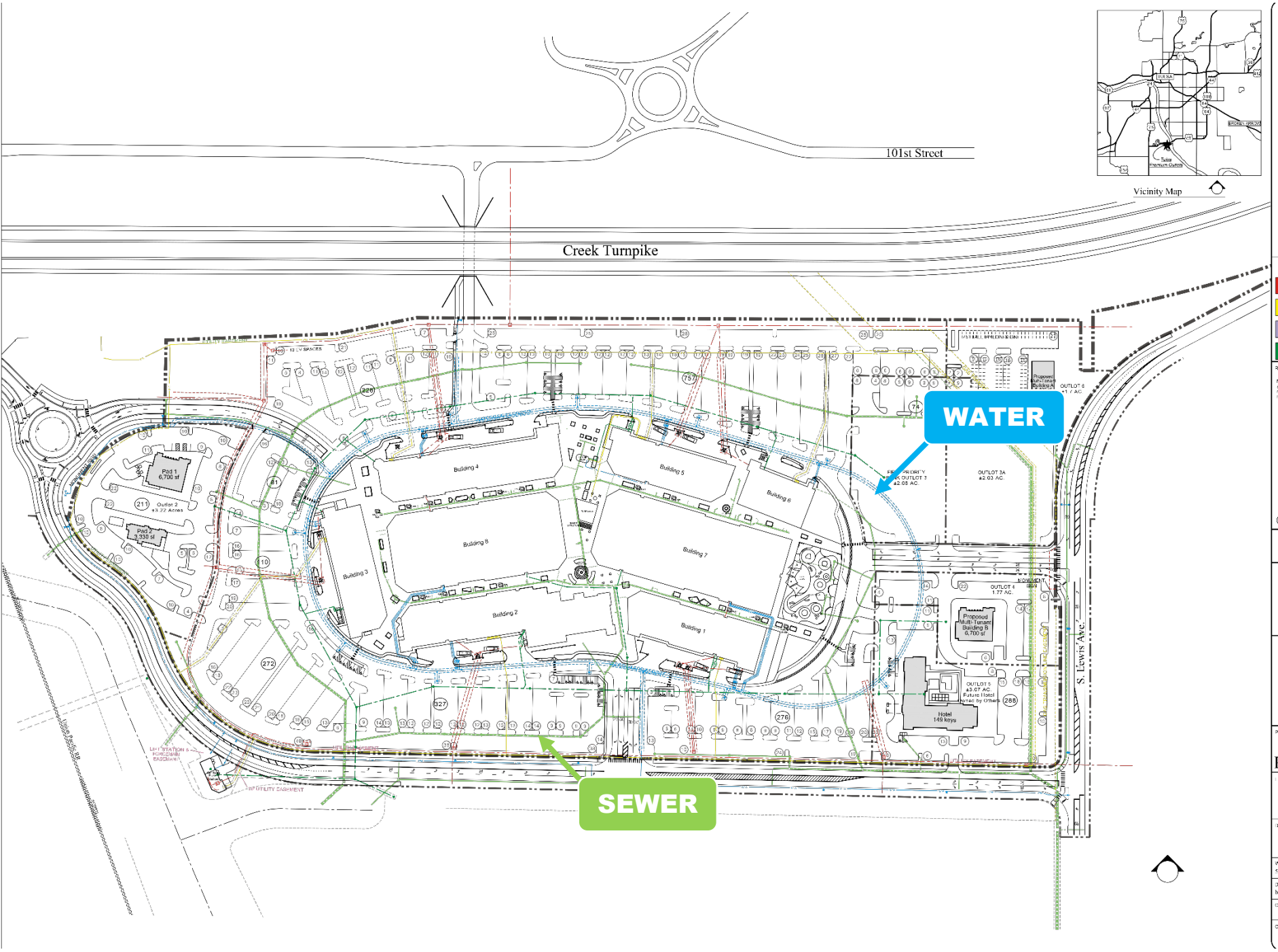


TOTAL HOUSEHOLDS
1 MILE: 1,421
3 MILES: 19,065
5 MILES: 60,046



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

801 E. OUTLET DRIVE – WATER & SEWER MAP



Project Data

Total Outlet GLA	338,583
Total Outlet Parking Spaces:	1901
Space/1000 Sf Of GLA:	5.61

Outlots

Camp Pickle	25,000
Pad 1	6,700
Pad 2	3,300
Proposed Multi-Tenant A	5,400
Proposed Multi-Tenant B	6,700
Total Outlot Sq Ft	47,100
Total Outlot Parking Spaces:	751
Total Overall GLA	385,683
Total Overall Parking Spaces:	2639
Space/1000 Sf Of GLA:	6.84
Hotel Parking Spaces: (Hotel not incl in GLA or Parking Ratio)	149

Utility Plan

Electrical	Storm Sewer
Gas	Telephone/TV
Irrigation	Water
Sanitary Sewer	Unknown

REVISION HISTORY:

March 17, 2026 - updated SK18 showing Lot 3 split. West side at +/- 2 acres as shown on the attached, shown as First Priority Bank. The remaining will be retained by us, labeled Lot 3A. Created a Utility Plan as requested.

Other revision information could be available - See CAD Department for details

This plan is provided for illustrative purposes only and shall not be deemed to be a warranty, representation or agreement by Landlord with the Center Owners Association with respect to the overall layout, features, facilities, retail/entertainment mix which may be increased or decreased at any time to occupants of the Center. Landlord reserves the right to modify size, composition and occupancy of the Center at any time.

SIMON®
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PROJECT:
TULSA
PREMIUM OUTLETS

LOCATION:
JENKS
OKLAHOMA

DESCRIPTION:
SKETCH
UTILITY PLAN

WORK ORDER #: 567418	DRAWING FILE NAME: ...\8067\SK18-1
DRAWN BY: bmk/CONRAD	DATE LAST MODIFIED: March 17, 2026
COMPANION DRAWING:	SCALE: 0 50 100
CORP. #: 8067	DRAWING: SK18-1

801 E. OUTLET DRIVE - SITE PLAN

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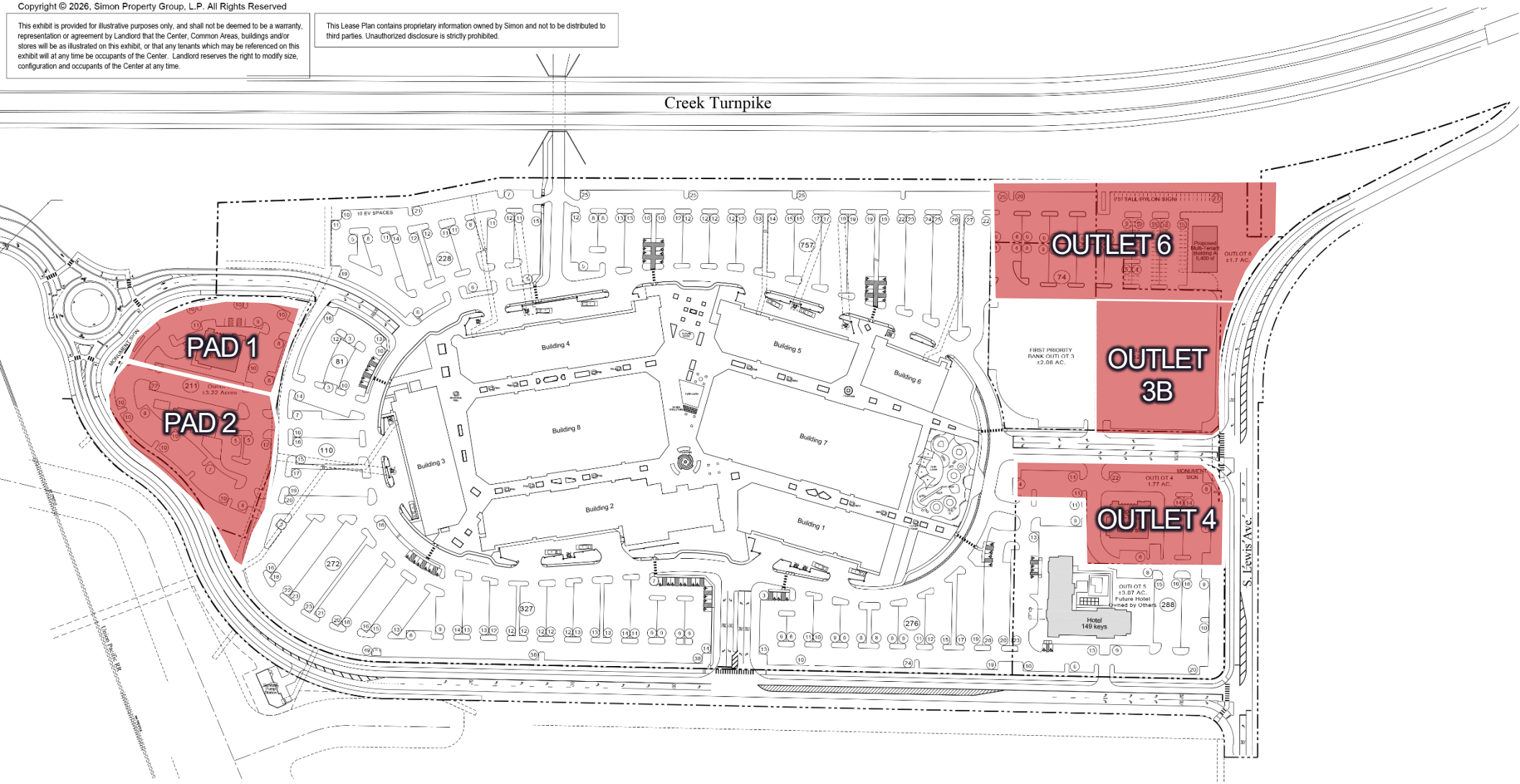

Sketch Plan

0 100 200 SK18-1

Modified: March 17, 2026

Tulsa Premium Outlets
801 E. 103rd Street
Jenks, OK 74146
CORP # 8067

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