

West Main District

2900 WEST MAIN STREET, JENKS, OK 74037

- Nexus of Creek Turnpike and I-75 Hwy
- At the West Gateway to Jenks
- Fully-developed with all utilities
- Two lighted intersections
- Main Street (96th St) recently widened and improved to 5 lanes from I-75 to Peoria / Elm
- Tulsa Hills & Unit: 1 mile N
- Riverwalk: 2 miles West
- Jenks West Elementary and Middle School campuses: 1/2 miles North
- Jones Airport: 1 mile NE
- Mixed use development. Pad sites along Main/96th Street, Larger Office, Hotel/Motel sites and smaller office, Senior living site to the South

For more information, contact:

MCP MCGRAW
COMMERCIAL
PROPERTIES



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Curt Roberts

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	Size	List Price
Lot 1/Block 1	SOLD	SOLD
Lot 2/Block 1	SOLD	SOLD
Lot 3/Block 1	1.38 acres	\$1,140,000
Lot 4/Block 1	1.03 acres	\$855,000
Lot 5/Block 1	SOLD	SOLD
Lot 6/Block 1	SOLD	SOLD
Lot 7/Block 1	SOLD	SOLD
Lot 8/Block 1	SOLD	SOLD
Lot 9/Block 1	SOLD	SOLD
Lot 10/Block 1	SOLD	SOLD
Lot 11/Block 1	SOLD	SOLD
Lot 12/Block 1	SOLD	SOLD
Lot 13/Block 1	SOLD	SOLD
Lot 14/Block 1	SOLD	SOLD
Lot 15/Block 1	SOLD	SOLD
Lot 16/Block 1	SOLD	SOLD
Lot 17/Block 1	SOLD	SOLD
Lot 1/Block 2	1.61 acres	\$1,332,147
Lot 2/Block 2	-	-
Lot 3/Block 2	-	-

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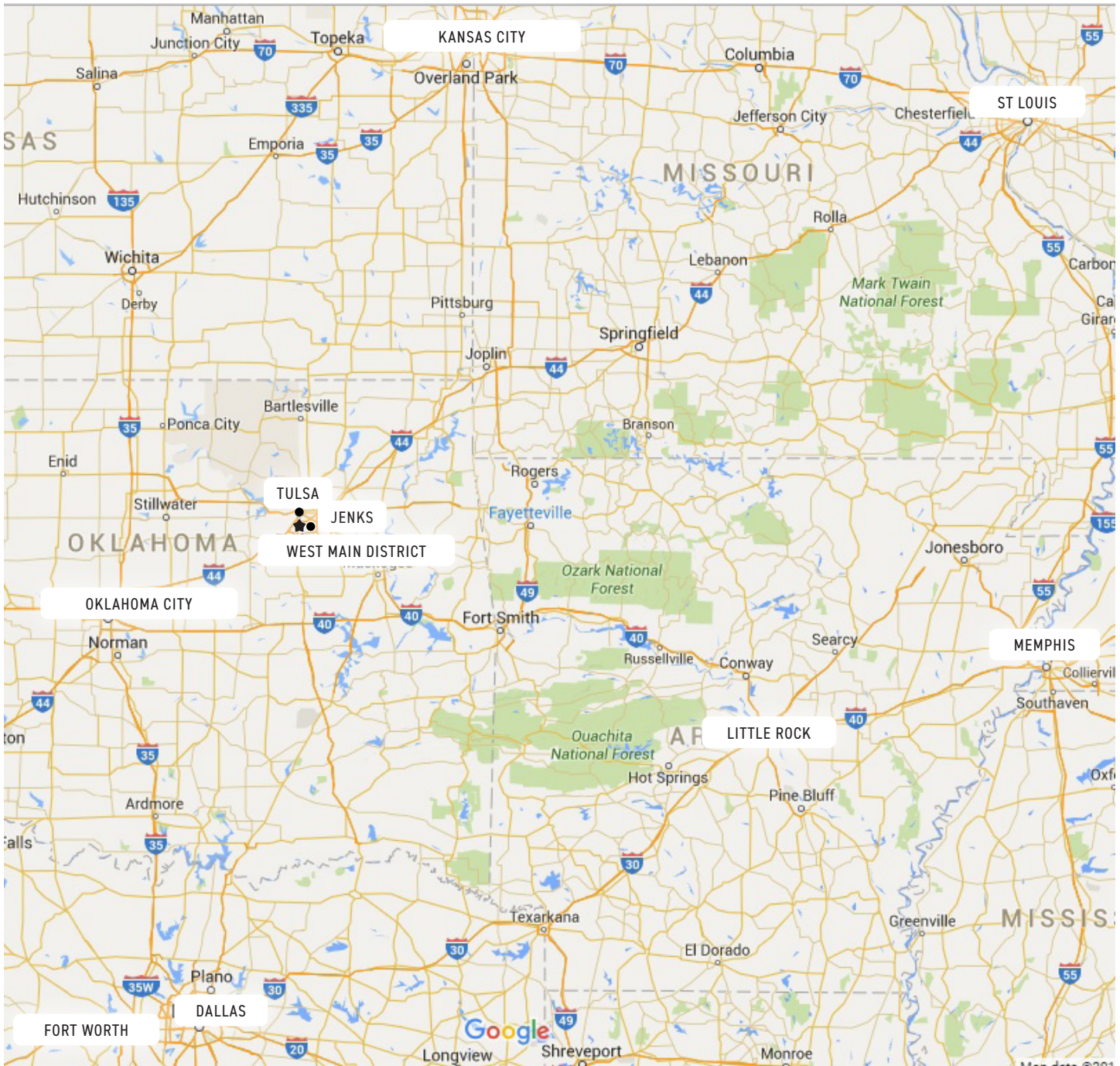
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Regional Map



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Jenks is the vibrant shining star suburb adjacent to Tulsa's South side.

JENKS, RIVER DISTRICT & HWY 75 CORRIDORS

This community has the premier public school system in the state. The progressive city leadership has attracted many large companies including Tulsa Winch, Kimberly Clark and Cogentrix. The Arkansas River defines the East border of the Jenks market and offers the Tulsa River Parks system, the Oklahoma Aquarium, the Flying Tee and the River Spirit Casino. There are even strong rumors of a large outlet mall in this corridor.

Tulsa Hills Shopping is a corridor along US Highway 75 defining the Western border of the Jenks District. It is home to many national, regional and local companies and retail enterprises including Starbucks, Dick's Sporting Goods, Lowe's, Bed Bath and Beyond, Cracker Barrel, Chili's, Target and Sam's Club.

The West Main District, particularly 2900 West Main, will feature pad sites for restaurants, services and convenience stores. There are 10 additional larger sites for light and medium office uses, hotel and motel sites and a variety of other special applications. Lastly, there is a 12 acre single lot set aside for senior living, large office campus or can be subdivided.

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SITES AVAILABLE FOR SALE



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West Main District

This area enjoys two major thoroughfares, US Highway 75 and the Creek Turnpike, providing easy access to all parts of the Tulsa market. Main Street (96th Street) is being widened to be a major East & West Boulevard, creating vital access to the Jenks / Riverwalk District. These linkages make this a hub for office, commercial and retail opportunities and makes it the fastest growing area in the Jenks / Tulsa market.



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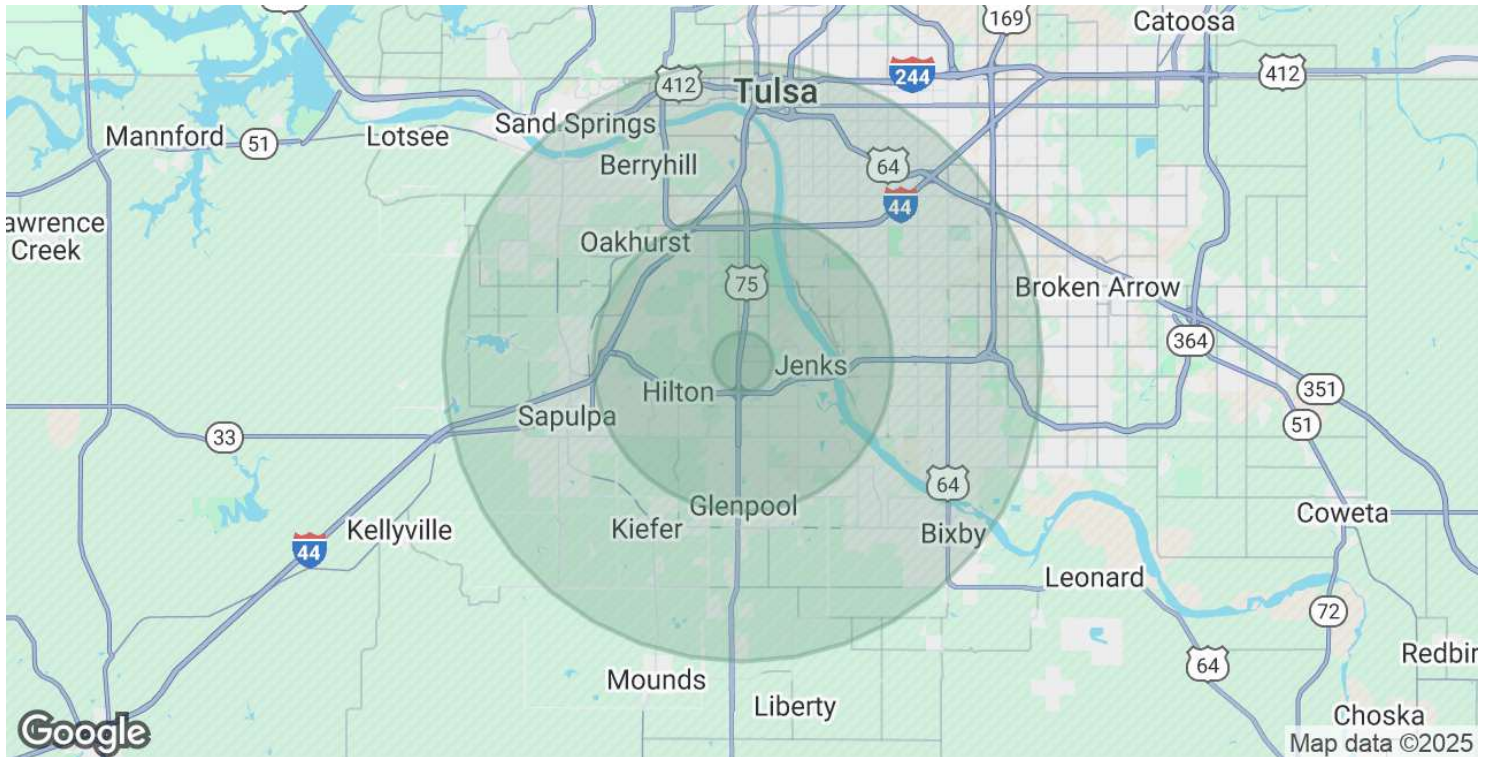
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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,164	109,594	455,391
Average Age	36	39	40
Average Age (Male)	35	37	38
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	772	43,832	187,802
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$105,062	\$97,620	\$96,837
Average House Value	\$334,576	\$297,535	\$293,154

Demographics data derived from AlphaMap

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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