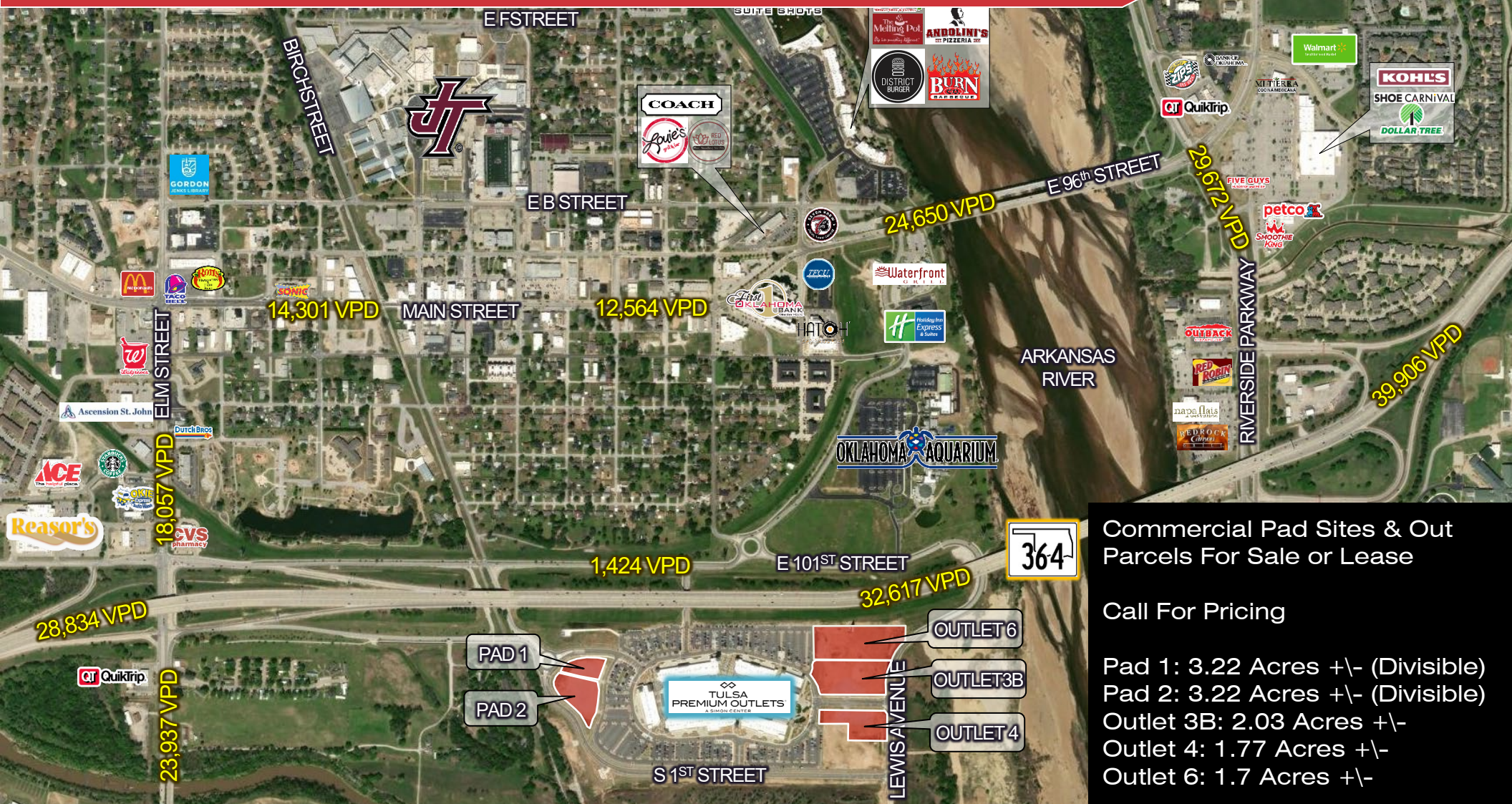


801 E. OUTLET DRIVE
JENKS, OK 74037



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
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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



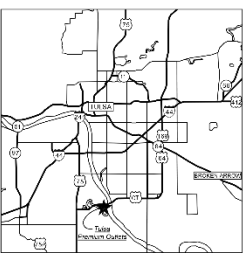
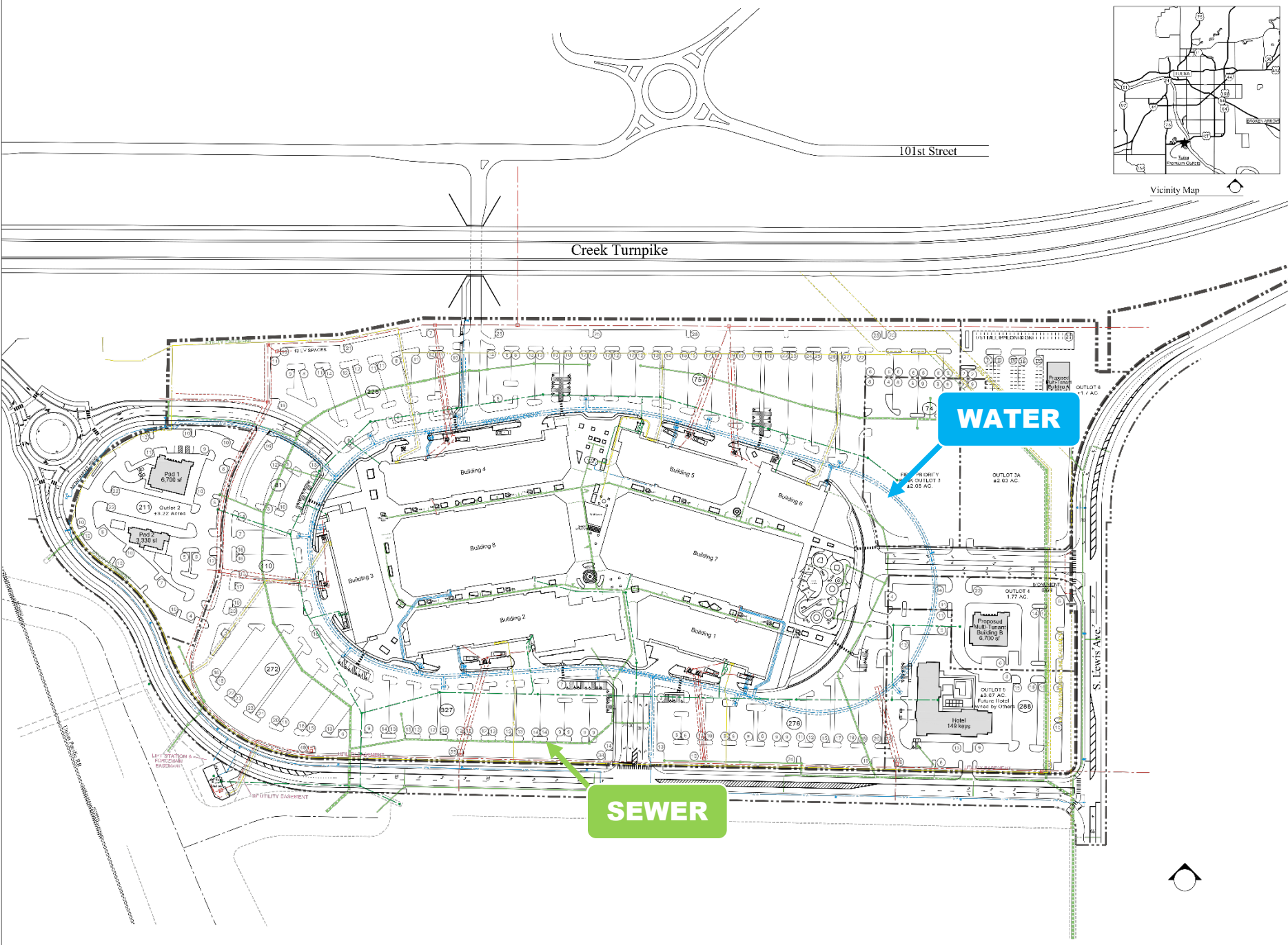
TOTAL HOUSEHOLDS

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 Sq Ft 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 Outlet Sq Ft	47,100
Total Outlet Parking Spaces:	751
Total Overall GLA	385,683
Total Overall Parking Spaces:	2639
Space/1000 Sq Ft Of GLA:	6.84
Hotel Parking Spaces:	149
(Hotel not included in GLA or Parking Ratio)	

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

REVISION HISTORY:
March 17, 2020 - updated 08/18 drawing, lot 5 add - floor slab at lot 5
shown as shown on the attached, shown as First Priority. The
remaining will be retained by us, later on Lot 3A. Created a Utility Plan as
shown.

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

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PROJECT:
**TULSA
PREMIUM OUTLETS**

LOCATION:
**JENKS
OKLAHOMA**

DESCRIPTION:
**SKETCH
UTILITY PLAN**

WORK ORDER #	DRAWING FILE NAME
567118	...380753AC18-1
DRAWN BY:	DATE/LAST MODIFIED:
bnk/CONRAD	March 17, 2020
COMPARISON/DRAWING	SCALE
	0 50 100

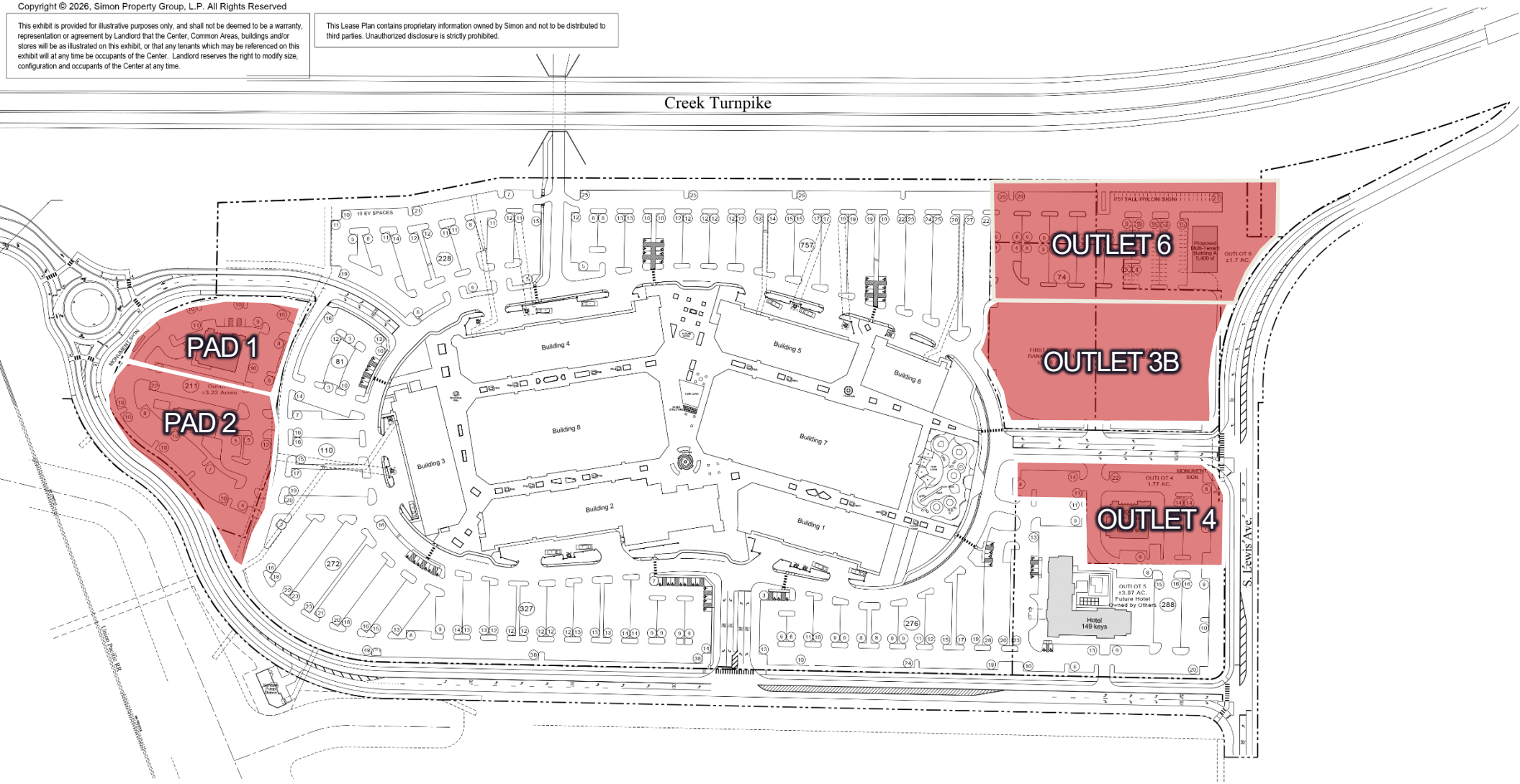
COPY: #	DRAWING:
8067	SK18-1

801 E. OUTLET DRIVE - SITE PLAN

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Modified: March 17, 2026

Sketch Plan

0 100 200

SK18-1

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

CORP # 8067 PREMIUM OUTLETS


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