

Jenks Development Land For Sale

15 To 18 Acres

Retail - Office - Medical

2606 W Main St Jenks,
OK 74037

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PROPERTIES



Property Summary

Location Description

A rare opportunity to acquire prime commercial land in one of the most desirable and fastest-growing corridors in the Tulsa metropolitan area. Located at 2606 W. Main Street in Jenks, Oklahoma, this offering presents two separately available parcels totaling 18.56 acres with excellent frontage, access, and development potential.

The site benefits from direct access from Highway 75 and two signalized intersections providing outstanding ingress and egress. The underlying zoning is Commercial Shopping (CS), permitting retail, office, and medical uses. A PUD overlay further allows for substantially greater square footage if developed for medical purposes — making this an exceptional opportunity for healthcare providers and medical developers.

The property sits within the Jenks School District — one of the most highly desired school districts in the Tulsa area — surrounded by a dense, affluent residential base. The site is just 1.5 miles from Tulsa Hills Shopping Center, one of the largest and most successful retail centers in Tulsa, and near the recently opened Tulsa Premium Outlets.

Offering Summary

Sale Price:	\$2,501,008 - \$4,738,300
Lot Size:	18.56 Acres
Zoning:	CS / PUD
Uses:	Retail / Office / Medical
Access:	Hwy 75 / 2 Signals
Parcels:	Available Separately

Property Highlights

- Prime Jenks Location Situated at 2606 W. Main Street — one of the most desirable and fastest-growing commercial corridors in the Tulsa metro area.
- Two Separately Available Parcels 15.53 acre interior tract at \$7.00 PSF (\$4,738,300) and 3.03 acre frontage pad sites at \$19.00 PSF (\$2,501,008).
- Highway 75 Access - Direct access from Highway 75 with two signalized intersections providing excellent ingress and egress for all users.
- Flexible CS / PUD Zoning - Commercial Shopping zoning permits retail, office and medical. PUD overlay allows substantially more SF for medical development.
- Strong Medical Corridor - Adjacent to St. John Ascension Orthopedic Hospital (50,000 SF) and Oklahoma Medical Eye Group (28,000 SF).
- Premier Cotenancy Gateway Mortgage Headquarters (88,000 SF) and Candlewood Suites Hotel (68,000 SF) are nearby anchors.
- Top-Rated School District Within the Jenks School District — one of the most highly sought after school districts in the Tulsa metropolitan area.
- Major Retail Proximity 1.5 miles from Tulsa Hills Shopping Center and near the recently opened Tulsa Premium Outlets.

Additional Photos



Location Map

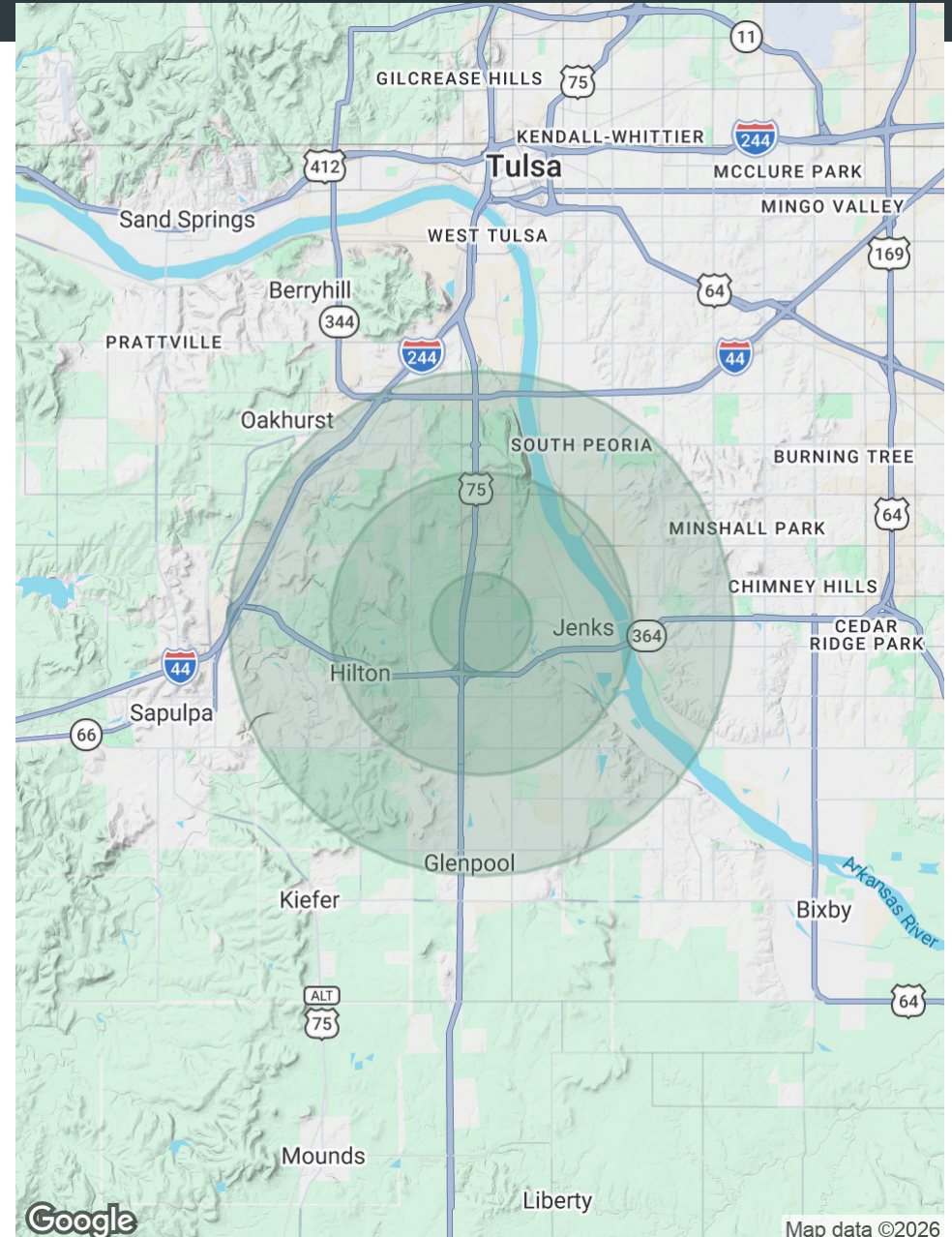


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	3,757	31,754	111,116
Average Age	33.3	34.3	36.8
Average Age (Male)	34.2	34.5	35.9
Average Age (Female)	31.6	33.7	37.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,285	12,005	43,750
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$110,424	\$105,439	\$103,551
Average House Value	\$265,929	\$287,700	\$289,828

2023 American Community Survey (ACS)



Contact

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