

JENKS CHAMBER OF COMMERCE

PROPERTIES FOR SALE



JENKS | CHAMBER OF
COMMERCE

PRESENTED BY:

MCP MCGRAW
COMMERCIAL
PROPERTIES

CONTACT US

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CURT ROBERTS

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Records

30

Avg. Cap Rate

6.3%

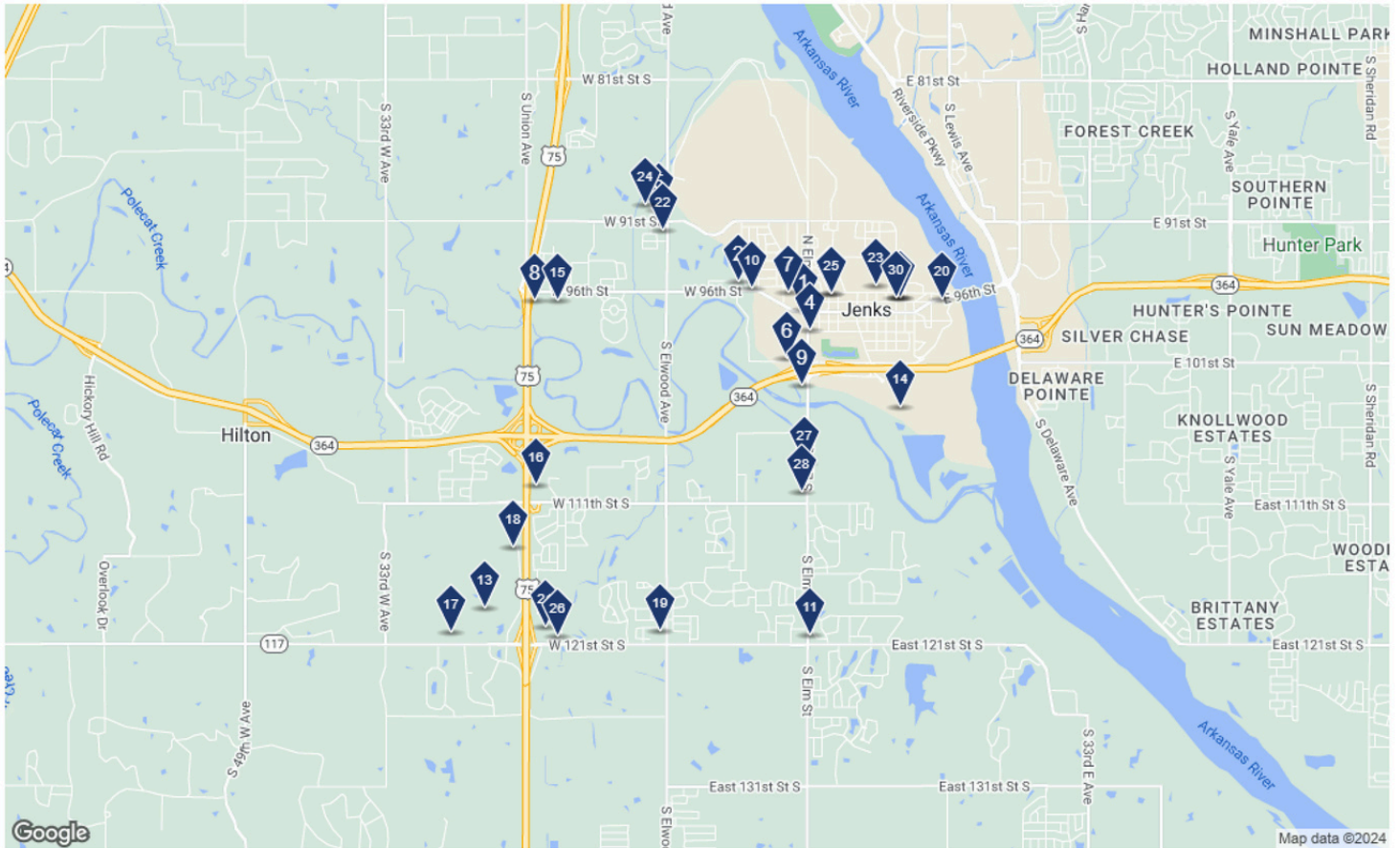
Avg. Price/SF

\$621

Avg. Vacancy

14.3%

FOR SALE LOCATIONS



FOR SALE SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$295,000	\$1,958,615	\$875,000	\$9,800,000
Price/SF	\$284	\$621	\$349	\$2K
Cap Rate	5.4%	6.3%	6.0%	7.5%
Days on Market	6	965	248	4,294
Property Attributes	Low	Average	Median	High
Building SF	919	8,249	2,204	37,644
Floors	1	1	1	2
Typical Floor	813	6,106	2,050	29,890
Vacancy Rate	0%	14.3%	0%	100%
Year Built	1916	1974	1980	2023
Star Rating	★★★★★	★★★☆☆ 2.3	★★★★☆ 2.0	★★★★★



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Property Name - Address			Property				Sale			
			Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
1	Circle K 604 W Main St Jenks, OK 74037	Ⓢ	Fast Food ★★★★☆	1985	2,680 SF	0%	\$1,670,000	\$623/SF	6.0%	128
2	1123 W Main St Jenks, OK 74037	Ⓢ	Office ★★★★☆	1945	2,285 SF	100%	\$650,000	\$284/SF	-	42
3	514-518 E A St Jenks, OK 74037	Ⓢ	Storefront Retail/Office ★★★★☆	1935	1,400 SF	0%	\$489,000	\$349/SF	-	86
4	305 S Elm St Jenks, OK 74037	Ⓢ	Fast Food ★★★★☆	2022	950 SF	0%	\$1,775,700	\$1,869/SF	5.4%	120
5	Parcel A 9100 S Elwood Ave Jenks, OK 74037	Ⓢ	Land ★★★★☆	-	4.37 AC	-	\$3,725,000	\$852,403/AC	-	1,883
6	902 W 101 St Jenks, OK 74037	Ⓢ	Land ★★★★☆	-	1.062 AC	-	\$875,000	\$823,539/AC	-	34
7	Village on the Green... 758 Plaza Dr Jenks, OK 74037	Ⓢ	Apartments ★★★★☆	1974	48 Units	-	Price Not Disclosed Under Contract	-	-	226
8	202 S Gateway Pl Jenks, OK 74037	Ⓢ	Storefront ★★★★☆	2023	29,890 SF	0%	\$9,800,000	\$328/SF	7.5%	72
9	10310 S Elm St Jenks, OK 74037	Ⓢ	Distribution ★★★★☆	1985	2,621 SF	-	\$799,000	\$305/SF	-	59
10	1014 W Main St Jenks, OK 74037	Ⓢ	Office ★★★★☆	1960	2,122 SF	0%	\$999,999	\$471/SF	-	3,922
11	Elm Crossing Office... 12095 S Elm St Jenks, OK 74037	Ⓢ	Office ★★★★☆	1995	1,978 SF	-	\$650,000 Under Contract	\$329/SF	-	261
12	323 W A St Jenks, OK 74037	Ⓢ	Office/Residential ★★★★☆	1916	919 SF	0%	\$950,000	\$1,034/SF	-	6



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		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market	
 1757 W 121st St Jenks, OK 74037	Land ★★★★★	-	73.3 AC	-	Price Not Disclosed	-	-	2,481	
 River District South... S Lewis Ave Jenks, OK 74037	Land ★★★★★	-	60.0 AC	-	Price Not Disclosed	-	-	2,351	
 West Main District... 2900 W Main St Jenks, OK 74037	Land ★★★★★	-	20.87 AC	-	\$778,327 - 7,793,683	\$373,440/AC	-	428	
 NE/C 111th & US HWY... Jenks, OK 74037	Land	-	16.39 AC	-	\$525,000 - 8,815,000	\$537,828/AC	-	199	
 2517 W 121st St S Jenks, OK 74037	Land ★★★★★	-	9.47 AC	-	\$2,750,000	\$290,391/AC	-	157	
 Jenks Landing - Re... 11450 S Union Ave Jenks, OK 74037	Land ★★★★★	-	6.47 AC	-	Price Not Disclosed	-	-	1,681	
 Jenks Development... 121st & Elwood 121st... Jenks, OK 74037	Land	-	5.0 AC	-	\$1,100,000	\$220,000/AC	-	840	
 Aquarium Dr Jenks, OK 74037	Land	-	2.41 AC	-	\$849,000 Under Contract	\$352,282/AC	-	234	
 2922 W 120th St S Jenks, OK 74037	Land ★★★★★	-	2.36 AC	-	\$499,000 Under Contract	\$211,441/AC	-	849	
 South Lakes Com... 9500 S Elwood Ave Jenks, OK 74037	Land ★★★★★	-	2.0 AC	-	\$522,000	\$261,000/AC	-	4,294	
 Jenks 1.94 Acre Pad 244 S Gateway PI Jenks, OK 74037	Land ★★★★★	-	1.94 AC	-	Price Not Disclosed	-	-	1,980	
 Parcel B 9100 S Elwood Ave Jenks, OK 74037	Land ★★★★★	-	1.91 AC	-	\$895,000	\$468,586/AC	-	1,883	



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		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market	
 A Street Lots. W A St Jenks, OK 74037	Land	-	1.75 AC	-	\$950,000	\$542,857/AC	-	219	
 W 121st & S Quannah... Jenks, OK 74037	Land ★★★★★	-	1.74 AC	-	\$699,000	\$401,724/AC	-	1,697	
 Commercial Land will... 10840 S Elm St Jenks, OK 74037	Land ★★★★★	-	0.517 AC	-	\$625,000	\$1,210,068/- AC	-	1,686	
 Development Site ... 11030 S Elm St Jenks, OK 74037	Land	-	0.39 AC	-	\$295,000	\$756,410/AC	-	170	
 Commercial Lot 514-518 E A St Jenks, OK 74037	Land ★★★★★	-	0.32 AC	-	\$489,000	\$1,528,125/- AC	-	125	
 502 E A St Jenks, OK 74037	Land ★★★★★	-	0.161 AC	-	\$300,000 Under Contract	\$1,866,833/- AC	-	849	

1 902 W 101 St

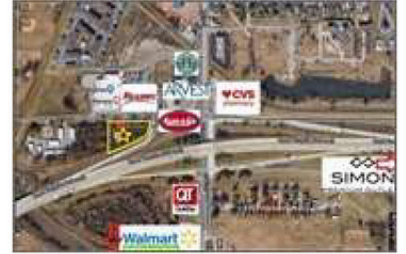
Jenks, OK 74037

Sale Price: **\$875,000** Parcel Size (AC): **1.06 AC**
 Price/AC: **\$823,529.41** Parcel Size (SF): **46,283 SF**

Property Type: **Commercial** Zoning: **CS**
 Sale Status: **Active** Proposed Use: **Retail, Office**
 Days on Market: **34**

Sale Conditions: -

Sales Contacts: **JKJ Realty Company / Jordan K. James, CCIM (918) 495-1550**



Investment Notes:

Well Established Retail and Commercial area - This property is located next to the creek turnpike and ELM in Jenks, OK and has excellent visibility and frontage. The site is ready for development in an established commercial corridor and is a great site for a single user or a mixed use development. CS zoning allows for a number of different commercial uses.

2 2922 W 120th St S

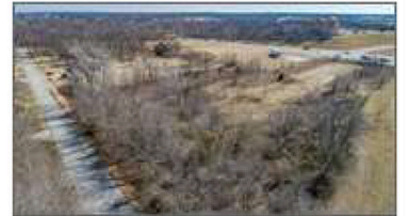
Jenks, OK 74037

Sale Price: **\$499,000** Parcel Size (AC): **2.36 AC**
 Price/AC: **\$211,440.68** Parcel Size (SF): **102,802 SF**

Property Type: **Commercial** Zoning: **AGR**
 Sale Status: **Under Contract** Proposed Use: **Mixed Use**
 Days on Market: **849**

Sale Conditions: -

Sales Contacts: **Keller Williams Realty Preferred / Tracy Ellis (918) 496-2252 / Dan Langdon (539) 302-7263**



3 1757 W 121st St

Jenks, OK 74037

Sale Price: **For Sale** Parcel Size (AC): **73.30 AC**
 Price/AC: - Parcel Size (SF): **3,192,948 SF**

Property Type: **Commercial** Zoning: **CS**
 Sale Status: **Active** Proposed Use: **Commercial, Retail**
 Days on Market: **2,481**

Sale Conditions: -

Sales Contacts: **Walman Commercial Real Estate Services / Steve Walman (918) 481-8888 / Justin Brown (918) 481-8888**



Investment Notes:

Development Property with Motivated Seller! 73.3 acres of prime development land is available at 121st & Hwy 75. Great visibility and easy access from Hwy 75. Site is centered in a high growth area directly across the street from high volume Walmart Supercenter, QT and Starbucks. Area serves Jenks, Glenpool and Sapulpa and is located within the City of Jenks School District. Owner will consider split

west of W. 121st St. S and Hwy 75

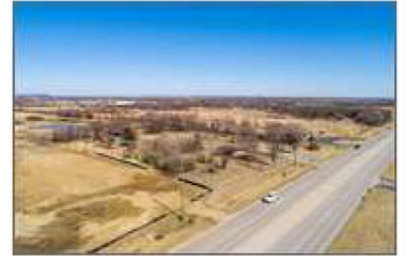
4 2517 W 121st St S

Jenks, OK 74037

Sale Price: **\$2,750,000** Parcel Size (AC): **9.47 AC**
 Price/AC: **\$290,390.71** Parcel Size (SF): **412,513 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **157**
 Sale Conditions: -

Sales Contacts: **CBRE / Leslie Kirkpatrick Cornell (918) 392-7255 / Carrie Claiborne (918) 906-0224**



5 W 121st & S Quannah St

Jenks, OK 74037

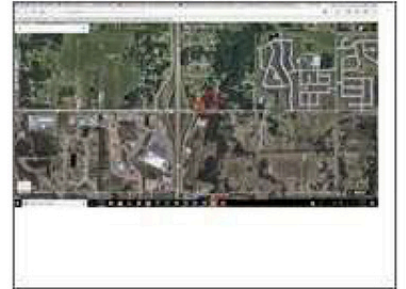
Sale Price: **\$699,000** Parcel Size (AC): **1.74 AC**
 Price/AC: **\$401,724.14** Parcel Size (SF): **75,794 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **1,697**
 Sale Conditions: -

Sales Contacts: **Velocity Commercial Real Estate / Terry Watson (405) 818-6825**

Investment Notes:

motivated offers ENCOURAGED



6 121st & Elwood 121st Street (Jenks) - Jenks Development Land - 121st & Elwood

Jenks, OK 74037

Jenks Development Land - 121st & Elwood

Sale Price: **\$1,100,000** Parcel Size (AC): **5 AC**
 Price/AC: **\$220,000.00** Parcel Size (SF): **217,800 SF**

Property Type: **Residential** Zoning: **AG**
 Sale Status: **Active** Proposed Use: **Mixed Use**
 Days on Market: **840**
 Sale Conditions: -

Sales Contacts: **Legacy Commercial Property Advisors / Jordan Helmerich (918) 438-9999**

Investment Notes:

Now available! This 5 acre tract is located at the NW/4 of 121st & Elwood in Jenks. Nearby multiple residential developments and zoned agricultural (AG), this land represents a great variety of development opportunities. Listed at \$1,100,000



7 502 E A St

Jenks, OK 74037

Sale Price: **\$300,000** Parcel Size (AC): **0.16 AC**
 Price/AC: **\$1,866,832.61** Parcel Size (SF): **7,000 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Under Contract** Proposed Use: -
 Days on Market: **849**
 Sale Conditions: -

Sales Contacts: **Keller Williams Realty Preferred / Tracy Ellis (918) 496-2252 / Dan Langdon (539) 302-7263**



Investment Notes:

Fantastic location for a high profile business in the rapidly developing city of Jenks, Ok. The Ten District has awakened the Jenks community and amazing developments are occurring. " Situated ten miles from downtown Tulsa, Bixby, Sapulpa and Broken Arrow The Ten is the heartbeat of Jenks and expands exactly 10 blocks west of the Arkansas River until you hit the old Midland Valley railroad tracks.

?Jenks Main Street is central to our state's excellence and its location is not by chance. Ten marks the end of one cycle and the beginning of another. Ten is held with the highest esteem and is considered the perfect number." (from the Ten District Website) Don't let the small size of this double lot deter your creative imagination. Think multi-story. Think parking underneath an iconic architecturally significant structure. Jenks current growth includes multiple multi-million dollar projects including the soon to be completed outlet mall, developments in proximity to the Oklahoma Aquarium, the \$30mm City Hall Steak & Cocktail Restaurant / mixed-use development in historic downtown Jenks and many other exciting advancements. This is Jenks 21st century moment and this location is prime!

8 514-518 E A St - Commercial Lot

**Jenks, OK 74037
 Commercial Lot**

Sale Price: **\$489,000** Parcel Size (AC): **0.32 AC**
 Price/AC: **\$1,528,125.00** Parcel Size (SF): **13,939 SF**

Property Type: **Commercial** Zoning: **Commercial**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **125**
 Sale Conditions: -

Sales Contacts: **Chinowth & Cohen Commercial / Ronda Bender (918) 378-1261**



9 514-518 E A St

Jenks, OK 74037

Sale Price: **\$489,000** Center Size: **1,400 SF**
 Price/SF: **\$349.29** % Leased: **100.0%**
 Cap Rate: - Land Area: **0.33 AC**

Center Type: **Storefront Retail/Office** Year Built: **1935**
 Sale Status: **Active** Zoning: **CS**
 Days on Market: **86** Stories: **1**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Sales Contacts: **Chinowth & Cohen Commercial / Ronda Bender (918) 378-1261**



10 W A St - A Street Lots.

**Jenks, OK 74037
A Street Lots.**

Sale Price: **\$950,000** Parcel Size (AC): **1.75 AC**
 Price/AC: **\$542,857.14** Parcel Size (SF): **76,230 SF**
 Property Type: **Residential** Zoning: **RS3,OM,CH**
 Sale Status: **Active** Proposed Use: **Apartment Units - Condo**
 Days on Market: **219**
 Sale Conditions: -



Sales Contacts: **Security Realty / David Momper (918) 637-6557**

Investment Notes:

8 lots which are some of the last remaining lots for redevelopment in the Original Town of Jenks. One block north of Main street. The northeast corner of A street and Birch is not included in this offering. All lots have alley access. Walking distance to highly regarded high school, shopping, restaurants and entertainment. The Oklahoma Aquarium is nearby as well as an outlet mall and river front dining. Jenks is a Southeast suburb of Tulsa Oklahoma and is one of the fastest growing towns in Oklahoma.

11 323 W A St

Jenks, OK 74037

Sale Price: **\$950,000** RBA: **919 SF**
 Price/SF: **\$1,033.73** % Leased: **100.0%**
 Cap Rate: - Land Area: **0.32 AC**
 Building Type: **Class C Office** Year Built: **1916**
 Sale Status: **Active** Typ Floor Size: **919 SF**
 Days on Market: **6** Stories: **1**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**



Sales Contacts: **Security Realty / David Momper (918) 637-6557**

Investment Notes:

8 lots on both sides of A Street from Birch to Cedar. Multi-Family / Retail opportunity. Some of the last available Original Town of Jenks property for development. Corner to corner opportunity with alley was access. 1.75 acres.

12 Aquarium Dr

Jenks, OK 74037

Sale Price: **\$849,000** Parcel Size (AC): **2.41 AC**
 Price/AC: **\$352,282.16** Parcel Size (SF): **104,980 SF**
 Property Type: **Commercial** Zoning: **RTC**
 Sale Status: **Under Contract** Proposed Use: **Retail, Hospitality, Restaurant**
 Days on Market: **234**
 Sale Conditions: -



Sales Contacts: **Frisbie Lombardi Commercial Real Estate Services / Nick Lombardi (918) 344-9904**

Investment Notes:

±2.41 acres with frontage on East 96th Street and access from Aquarium Drive. Located amongst Jenks' most prestigious amenities – Oklahoma Aquarium, Jenks Riverwalk, Simon Premium outlets – the site is platted with access to utilities. Property is Zoned RTC (Riverfront Tourist Commercial).

13 305 S Elm St

Jenks, OK 74037

Sale Price: **\$1,775,700**
 Price/SF: **\$1,869.16**
 Cap Rate: **5.35%**

Center Size: **950 SF**
 % Leased: **100.0%**
 Land Area: **0.80 AC**

Center Type: **Fast Food**
 Sale Status: **Active**
 Days on Market: **120**
 Sale Conditions: **1031 Exchange, Investment Triple Net**
 Sale Type: **Investment**

Year Built: **2022**
 Zoning: **CG**
 Stories: **1**



Sales Contacts: **The Silver Group / Barry Silver (415) 461-0600 / Greg Cunha (415) 461-0600 X151**

Investment Notes:

Dutch Bros. is located in the Tulsa suburb of Jenks, Oklahoma. The property consists of a freestanding ± 990 sf retail building, with double drive-through windows, on ± 0.80 acres of land at 305 S. Elm Street. The management-free, corporate lease is guaranteed by Boersma Bros, LLC and commenced on August 25, 2022. There are approximately 13 1/2 years of remaining term followed by 3, 5 year renewal options. Rent is scheduled to increase by 10% every 5 years, with the first increase coming in 3 years. Dutch Bros. Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high-quality, hand-crafted beverages with unparalleled speed and service. There are currently 800+ Dutch Bros. locations across 16 states.

Our site is located along a main commercial artery near a number of traffic generators including Reasor's Foods, CVS Pharmacy, Walgreens Drugstore, Kum & Go, QuikTrip, Westlake Ace Hardware, Arby's, Starbucks, McDonald's, Salad & Go, Taco Bell, Dollar General, Ascension St. John Urgent Care and Arvest Bank. Jenks High School, Jenks City Hall, Police, Fire Department, and Library are all nearby. Jenks is one of the fastest growing cities in all of Oklahoma with the population nearly doubling since 2010 to 27,141 residents. Jenks is home to the Oklahoma Aquarium hosting more than 300,000 visitors annually, the RiverWalk Crossing, and the Tulsa Premium Outlets (opening 2024). Jenks is across the Arkansas River from downtown Tulsa, (pop. 420,000), the University of Tulsa, and Oral Roberts University. This is an opportunity to own a passive, single tenant property in a growing Tulsa suburb with a 10% rent increase in 2027.

14 10310 S Elm St

Jenks, OK 74037

Sale Price: **\$799,000**
 Price/SF: **\$304.85**
 Cap Rate: **-**

RBA: **2,621 SF**
 % Leased: **99.6%**
 Land Area: **1.31 AC**

Building Type: **Distribution**
 Sale Status: **Active**
 Days on Market: **59**
 Zoning: **IL**
 Sale Conditions: **-**
 Sale Type: **Investment Or Owner User**

Year Built: **1985**
 Ceiling Height: **-**
 Drive Ins: **None**
 Loading Docks: **-**



Sales Contacts: **MCP / McGraw Commercial Properties / Julie Buxton, CCIM (918) 398-2824**

Investment Notes:

2,621 sf building on 1.31 m/l acres zoned IL.
 Location: South of the Creek Turnpike on Elm; adjacent to QuickTrip

15 10840 S Elm St - Commercial Land will divide

Jenks, OK 74037
Commercial Land will divide

Sale Price: **\$625,000** Parcel Size (AC): **0.52 AC**
 Price/AC: **\$1,210,067.76** Parcel Size (SF): **22,499 SF**

Property Type: **Land** Zoning: **Agricultural**
 Sale Status: **Active** Proposed Use: **Commercial, Mixed Use, Fast Food, Restaurant**
 Days on Market: **1,686**
 Sale Conditions: **Redevelopment Project**

Sales Contacts: **Fletcher & Associates, Realty LLC / David Fletcher (918) 313-5938**



Investment Notes:

Lot can be divided as needed. High traffic on S Elm (Peoria extended) north of E. 111th St to 108th. Has home on it but not occupied. Nice place for restaurant or other business. Can add and/or subtract up to a 2.5 acres for a total of 4.813 acres. Price reflects area with home on it approx. 2300 sq. ft under roof which would make a good restaurant or retail 150' X 150' with frontage on S Elm (S Peoria) between Aberdeen Hills and Kum and Go. Call for more information.

16 11030 S Elm St - Development Site | Outparcel to Walmart

Jenks, OK 74037
Development Site | Outparcel to Walmart

Sale Price: **\$295,000** Parcel Size (AC): **0.39 AC**
 Price/AC: **\$756,410.26** Parcel Size (SF): **16,988 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **170**

Sale Conditions: -

Sales Contacts: **Marcus & Millichap / Ronnie Issenberg (786) 522-7013 / Ricardo Esteves (786) 522-7054 / Gabriel Britti (786) 522-7017**



Investment Notes:

Marcus & Millichap is pleased to present for sale this Vacant Land located at 11030 S Elm Street in Jenks, Oklahoma, a quick 15-minute drive from Downtown Tulsa.

Strategically located on the hard signalized intersection of S Elm Street and W 111th Street, the property benefits from great visibility to more than 26,900 vehicles per day. The property is also conveniently located as an outparcel to a Walmart Neighborhood Market which brings about incredible synergies and increased traffic. Aside from Walmart, the immediate trade area is also home to Bank of Oklahoma, CVS, Starbucks, Subway, Dutch Bros Coffee, and numerous other National and Regional retailers. The site is also located less than 1-mile from the entrance and exit ramps of Creek Turnpike which sees vehicle counts in excess of 27,618 per day.

Numerous apartment complexes surround this property including a brand new \$21 Million development built nearby with 260 brand new luxury apartments called The Reserve at Elm. Also nearby are The Village on Green Apartments (48 units), Riverwalk, Crown Chase Apartments, 93 Twenty Apartments, and Bandon Trails Apartments. There are also several other home developments currently underway such as Enclave at Addison by Simmons Homes, Glenn Hills by Simmons Homes, and Simmons Homes at Pine Valley.

17 12095 S Elm St - Elm Crossing Office Complex

**Jenks, OK 74037
Elm Crossing Office
Complex**

Sale Price: **\$650,000**
Price/SF: **\$328.61**
Cap Rate: -

RBA: **1,978 SF**
% Leased: **100.0%**
Land Area: **0.45 AC**

Building Type: **Class C Office**
Sale Status: **Under Contract**
Days on Market: **261**
Sale Conditions: -
Sale Type: **Owner User**

Year Built: **1995**
Typ Floor Size: **1,978 SF**
Stories: **1**



Sales Contacts: **McGraw Realtors - South Tulsa / Steve Bullard (918) 592-6000**

Investment Notes:

Excellent for office space, Mini food and beverage spot. Seller open to backup offers.

18 9100 S Elwood Ave - Parcel A

**Jenks, OK 74037
Parcel A**

Sale Price: **\$3,725,000** Parcel Size (AC): **4.37 AC**
Price/AC: **\$852,402.75** Parcel Size (SF): **190,357 SF**

Property Type: **Commercial** Zoning: **CG**
Sale Status: **Active** Proposed Use: -
Days on Market: **1,883**
Sale Conditions: -

Sales Contacts: **Frisbie Lombardi Commercial Real Estate Services / Nick Lombardi (918) 344-9904**



19 9100 S Elwood Ave - Parcel B

**Jenks, OK 74037
Parcel B**

Sale Price: **\$895,000** Parcel Size (AC): **1.91 AC**
Price/AC: **\$468,586.39** Parcel Size (SF): **83,200 SF**

Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **1,883**
Sale Conditions: -

Sales Contacts: **Frisbie Lombardi Commercial Real Estate Services / Nick Lombardi (918) 344-9904**



20 9500 S Elwood Ave - South Lakes Commercial Land

Jenks, OK 74037
South Lakes Commercial Land
 Sale Price: **\$522,000** Parcel Size (AC): **2 AC**
 Price/AC: **\$261,000.00** Parcel Size (SF): **87,120 SF**
 Property Type: **Commercial** Zoning: **CS**
 Sale Status: **Active** Proposed Use: **Commercial, Office, Office Park**
 Days on Market: **4,294**
 Sale Conditions: -



Sales Contacts: **Owasso Land Trust / Brian Beam (918) 376-6536 / Bob J. Parker (918) 272-3282 X2**

Investment Notes:

Parking lot already in place! Ready to build site for an Office Building close to Hwy 75, downtown Jenks, recreation and housing. Located on South Elwood Avenue between 91st and 96th Streets (Main). Directly across the street from South Lakes Golf course.

21 202 S Gateway PI

Jenks, OK 74037
 Sale Price: **\$9,800,000** Center Size: **29,890 SF**
 Price/SF: **\$327.87** % Leased: **100.0%**
 Cap Rate: **7.45%** Land Area: **1.97 AC**
 Center Type: **Storefront** Year Built: **2023**
 Sale Status: **Active** Zoning: **Commercial**
 Days on Market: **72** Stories: **1**
 Sale Conditions: **Investment Triple Net**
 Sale Type: **Investment**



Sales Contacts: **Marcus & Millichap / Michael A. Cagen (616) 291-6222**

Investment Notes:

Located in Tulsa County, Oklahoma, which is 570 square miles and has a population density of 1,160 persons per square mile, is this 20,890-square foot absolute net-lease opportunity with brand new state of the art construction. This building sits upon 1.97 acres at the South East corner of the highway interchange of I-75 and West 96th Street, in Jenks, Oklahoma.

22 244 S Gateway PI - Jenks 1.94 Acre Pad

Jenks, OK 74037
Jenks 1.94 Acre Pad
 Sale Price: **For Sale** Parcel Size (AC): **1.94 AC**
 Price/AC: - Parcel Size (SF): **84,506 SF**
 Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **1,980**
 Sale Conditions: -



Sales Contacts: **Walman Commercial Real Estate Services / Steve Walman (918) 481-8888 / Justin Brown (918) 481-8888**

Investment Notes:

Excellent visibility and access. Entryway to Jenks High School. Approximately 1.5 miles south of Tulsa Hills. Join Gateway Mortgage, SoCo Gym, future hotel and bank.

23 S Lewis Ave - River District Southwest

Jenks, OK 74037
River District Southwest

Sale Price: **For Sale** Parcel Size (AC): **60 AC**
Price/AC: - Parcel Size (SF): **2,613,600 SF**

Property Type: **Commercial** Zoning: **CS**
Sale Status: **Active** Proposed Use: **Commercial, Retail,**
Days on Market: **2,351** **Mixed Use,**
Hospitality,
Sale Conditions: - **Restaurant**

Sales Contacts: **Paine Commercial Real Estate / Matt Mardis (918) 481-5380 X13 / Brian Paine (918) 481-5380 X12 / Garrett Mahaney (918) 481-5380 X11**



Investment Notes:

River District provides developers and end-users the opportunity to locate in one Oklahoma's fastest growing communities "Jenks" and adjacent to the regions most dynamic new retail development (Tulsa Premium Outlets) and In A Pickle entertainment complex. With multiple tracts available for development the potential is limitless. Riverfront land available for mixed-use, and additional acreage available for other commercial uses.

24 604 W Main St - Circle K

Jenks, OK 74037
Circle K

Sale Price: **\$1,670,000** Center Size: **2,680 SF**
Price/SF: **\$623.13** % Leased: **100.0%**
Cap Rate: **5.99%** Land Area: **0.39 AC**

Center Type: **Fast Food** Year Built: **1985**
Sale Status: **Active** Zoning: **CG**
Days on Market: **128** Stories: **1**
Sale Conditions: **Investment Triple Net**
Sale Type: **Investment**

Sales Contacts: **CBRE / Matt Henrichs (720) 528-6308 / Parker Brown (720) 528-6393**



Investment Notes:

CBRE, Inc. is pleased to exclusively offer a single-tenant, new construction Salad and Go located in Jenks, Oklahoma (Tulsa MSA). The offering is inclusive of an absolute triple-net ground lease with 20 years on the lease term plus four 5-year renewal options. The lease is corporately secured by Salad and Go.

Salad and Go is a rapidly growing company with over 113 locations and plans to grow exponentially over the next few years. Charlie Morrison, the former Wingstop CEO, joined the company in March 2022 as the new Chief Executive Officer.

Property improvements include a 813 square foot free standing retail building constructed exclusively for Salad and Go. Construction was completed in 2023, concurrent with the tenant's rent commencement. Located in Jenks, Oklahoma, a suburb of Tulsa, Oklahoma, the property is adjacent to infill residential neighborhoods and benefits from complimentary regional retail draws. The location benefits from a hard corner signalized intersection, high barriers to entry and convenient access along two of the main traffic arteries in Jenks, W Main Street and N Elm Street.

Salad and Go is being offered free and clear of existing debt on an "As-Is/Where Is" basis.

25 1014 W Main St

Jenks, OK 74037

Sale Price: **\$999,999**
 Price/SF: **\$471.25**
 Cap Rate: -

RBA: **2,122 SF**
 % Leased: **100.0%**
 Land Area: **0.47 AC**

Building Type: **Class C Office**
 Sale Status: **Active**
 Days on Market: **3,922**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Year Built: **1960**
 Typ Floor Size: **2,122 SF**
 Stories: **1**



Sales Contacts: **Girdner, Wayne / M E. Girdner (918) 960-1939**

Investment Notes:

Property has separate front and back offices.
 Main St is being expanded to 4 lanes, due to be completed May 2018
 In 2013 new hardwood floors were added, bathrooms were redone, and walls were repainted

26 1123 W Main St

Jenks, OK 74037

Sale Price: **\$650,000**
 Price/SF: **\$284.46**
 Cap Rate: -

RBA: **2,285 SF**
 % Leased: **0.0%**
 Land Area: **0.44 AC**

Building Type: **Class C Office**
 Sale Status: **Active**
 Days on Market: **42**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Year Built: **1945**
 Typ Floor Size: **2,285 SF**
 Stories: **1**



Sales Contacts: **Roberson & Company Realty Advisors, LLC / David C. Roberson (918) 749-7966**

Investment Notes:

This former residence is located at the intersection of Main and Koa, a half mile west of Elm in Jenks. The traffic count on Main in this area is approximately 15,664 vehicles per day, with Koa providing direct access to the little league ballparks in Parkwest.

Per the assessor, the office area is 2,285 square feet, the two-car garage is 880 square feet, and the site size is 19,375 square feet. The property was built in 1945 with subsequent additions. There is also a 400 square foot basement with interior staircase access. Two covered patios are on the rear of the structure. Off-street parking may be accessed off both Main and Koa.

The principal office has a private bathroom, wet bar, woodburning fireplace, cedar plank ceiling, and large closet. There is a private entrance to this office, as well as a second door to the larger covered patio.

The reception and conference areas feature built-in cabinets, hardwood floors and a woodburning fireplace.

27 2900 W Main St - 2900 W Main St, West Main District Commercial Development

Jenks, OK 74037
2900 W Main St, West Main
District Commercial
Development

Sale Price: **\$778,327-** Parcel Size (AC): **20.87 AC**
\$7,793,683 Parcel Size (SF): **909,097 SF**
Price/AC: **\$37,294.06-**
\$373,439.53

Property Type: **Commercial** Zoning: **Commercial**
Sale Status: **Active** Proposed Use: **Commercial, Retail,**
Days on Market: **428** **Office, Apartment**
Units - Senior, Health
Sale Conditions: - **Care, Storefront**
Retail/Office

Sales Contacts: **MCP / McGraw Commercial Properties / Julie Buxton, CCIM (918) 398-2824**



Investment Notes:

Development land located in the high demand Jenks School District near active new retail and medical developments.
Flyer updated Dec 2022.

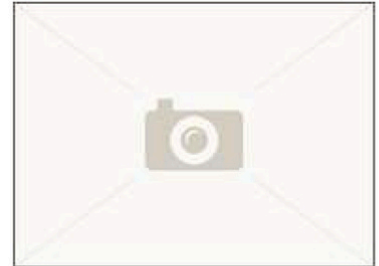
28 NE/C 111th & US HWY 75

Jenks, OK 74037

Sale Price: **\$525,000-** Parcel Size (AC): **16.39 AC**
\$8,815,000 Parcel Size (SF): **713,948 SF**
Price/AC: **\$32,031.73-**
\$537,827.94

Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: -
Days on Market: **199**
Sale Conditions: -

Sales Contacts: **Frisbie Lombardi Commercial Real Estate Services / Nick Lombardi (918) 344-9904**



29 758 Plaza Dr - Village on the Green Apartments

Jenks, OK 74037
Village on the Green
Apartments

Sale Price: **For Sale** Building Size: **37,644 SF**
Price/Unit: - Avg Unit Size: **796 SF**
Cap Rate: - # of Units: **48**

Building Type: **Apartments** Year Built: **1974**
Sale Status: **Under Contract** Avg Vacancy: **4.2%**
Days on Market: **226** Land Area: **3.92 AC**
GRM: -
Sale Conditions: -

Unit Mix: **10 1 bed/1 bath units, 12 2 bed/1 bath units, 26 2 bed/2 bath units**
Sales Contacts: **Capstone / Mike Marrara (800) 746-3175 X7045 / David Dirkschneider (800) 746-3175 X7044**

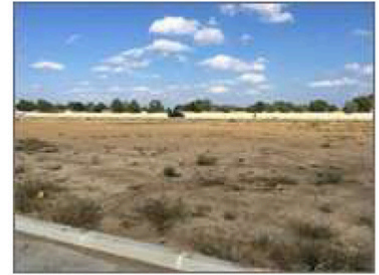


Investment Notes:

Capstone is pleased to present Village on the Green: a 48-unit garden-style multifamily community located in Jenks, Oklahoma. Offering an excellent opportunity to assume low-rate financing at an attractive loan to value, new owners will be able to realize immediate cash flow from the investment. Village on the Green has seen strong historical returns and performance while still retaining upside for new ownership. With the opportunity to finish adding washers and dryers as well as switching management styles to reduce overall expenses, new ownership will be able to realize rent increases. The property represents a best-in-class location in one of the top suburbs in Oklahoma. Village on the Green is located near various employment hubs and entertainment areas, which bodes well for tenant attraction and retention.

30 11450 S Union Ave - Jenks Landing, Jenks Landing - Retail/Commercial Land

Jenks, OK 74037	Sale Price: For Sale	Parcel Size (AC): 6.47 AC
Jenks Landing, Jenks Landing - Retail/Commercial Land	Price/AC: -	Parcel Size (SF): 281,833 SF
	Property Type: Commercial	Zoning: CS
	Sale Status: Active	Proposed Use: Commercial, Retail, Office, Bank, Car Wash, Medical, Restaurant, Storefront Retail/Office
	Days on Market: 1,681	
	Sale Conditions: -	
Sales Contacts: Walman Commercial Real Estate Services / Justin Brown (918) 481-8888 / Steve Walman (918) 481-8888		



Investment Notes:

All lots are zoned CS with all utilities to the site. Total of 7.53 acres available.

DISCLAIMER

Neither we nor McGraw Commercial Properties are responsible for the information in the report as it is deemed reliable as of this date and pulled from a 3rd party source. We nor MCP are responsible for errors, omissions, or inaccurate data.

MCP

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