



15 to 18 Acres

PRIME COMMERCIAL LAND FOR SALE

Jenks Development Land For Sale

Retail • Office • Medical

2606 W Main St
Jenks, OK 74037

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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 St 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.

PARCEL 1 — INTERIOR LAND	
SALE PRICE:	\$4,738,300
PRICE PSF:	\$7.00 PSF
LAND SIZE:	15.53 Acres

PARCEL 2 — FRONTAGE PADS	
SALE PRICE:	\$2,501,008
PRICE PSF:	\$19.00 PSF
LAND SIZE:	3.03 Acres

PROPERTY INFO	
ZONING:	CS / PUD
USES:	Retail / Office / Medical
ACCESS:	Hwy 75 / 2 Signals
PARCELS:	Available Separately

Prime Jenks Location

Situated at 2606 W Main St — one of the most desirable and fastest-growing commercial corridors in the Tulsa metro area.

Highway 75 Access

Direct access from Highway 75 with two signalized intersections providing excellent ingress and egress for all users.

Strong Medical Corridor

Adjacent to St. John Ascension Orthopedic Hospital (50,000 SF) and Oklahoma Medical Eye Group (28,000 SF).

Top-Rated School District

Within the Jenks School District — one of the most highly sought after school districts in the Tulsa metropolitan area.

Two Separately Available Parcels

15.53-acre interior tract at \$7.00 PSF (\$4,735,000) and 3.03-acre frontage pad sites at \$19.00 PSF (\$2,507,000).

Flexible CS / PUD Zoning

Commercial Shopping zoning permits retail, office and medical. PUD overlay allows substantially more SF for medical development.

Premier Cotenancy

Gateway Mortgage Headquarters (88,000 SF) and Candlewood Suites Hotel (68,000 SF) are nearby anchors.

Major Retail Proximity

1.5 miles from Tulsa Hills Shopping Center and near the recently opened Tulsa Premium Outlets.

JENKS DEVELOPMENT LAND FOR SALE

2606 W Main St, Jenks, OK 74037

Aerial Photography



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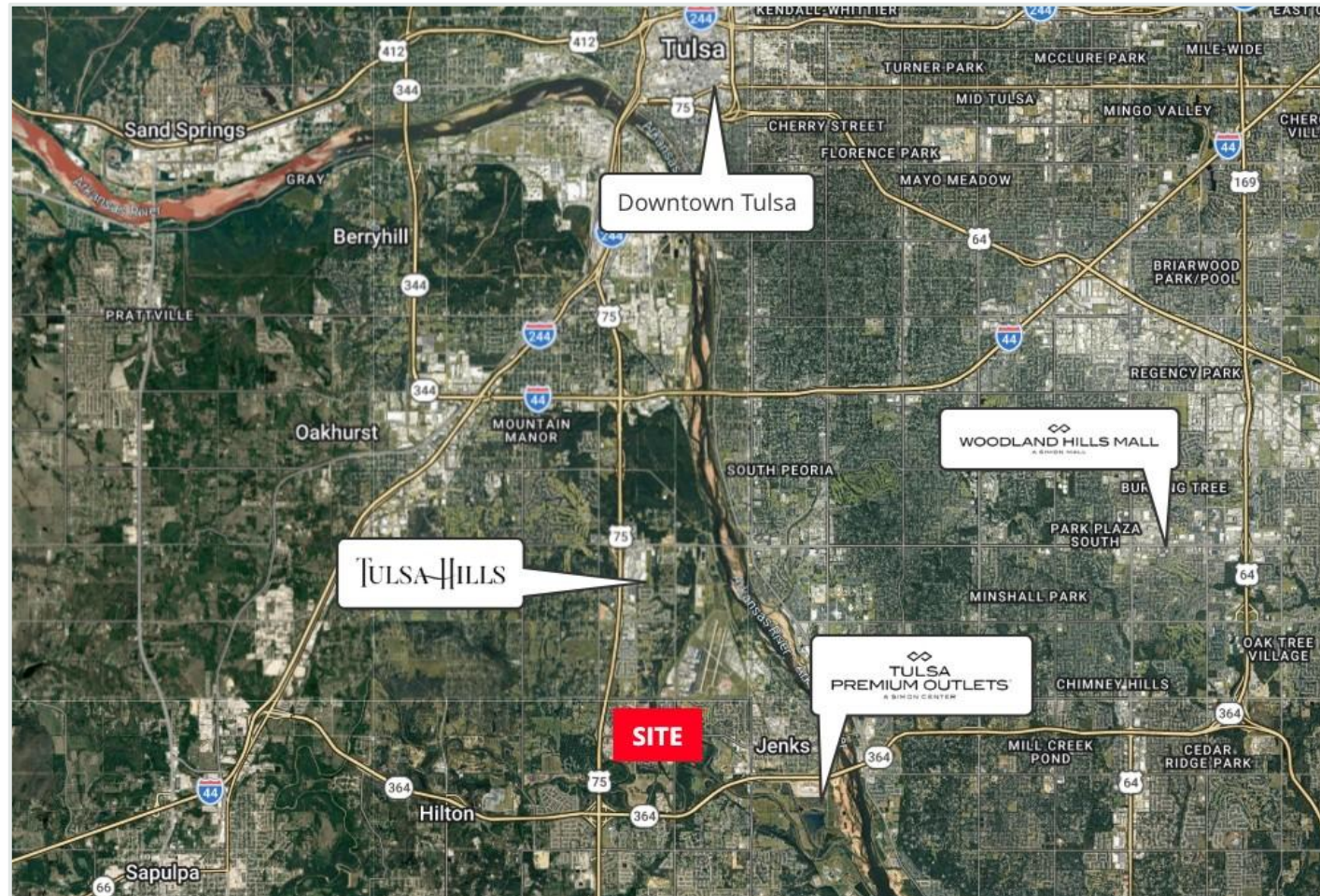
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Location Map



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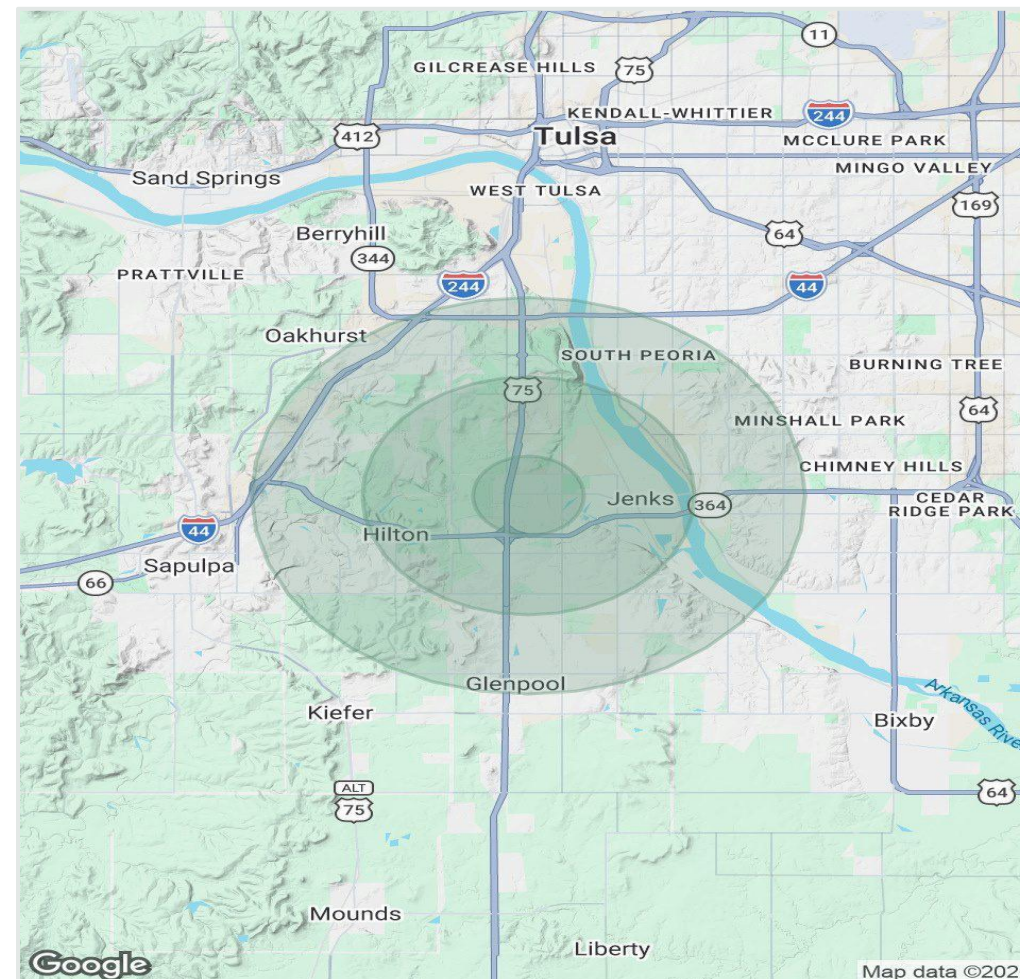
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Demographics Map & Report

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)



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Meet the Team



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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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