

JENKS CHAMBER OF COMMERCE
**PROPERTIES
FOR SALE**



JENKS | CHAMBER OF
COMMERCE

PRESENTED BY:



CONTACT US

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Records

25

Avg. Cap Rate

7.0%

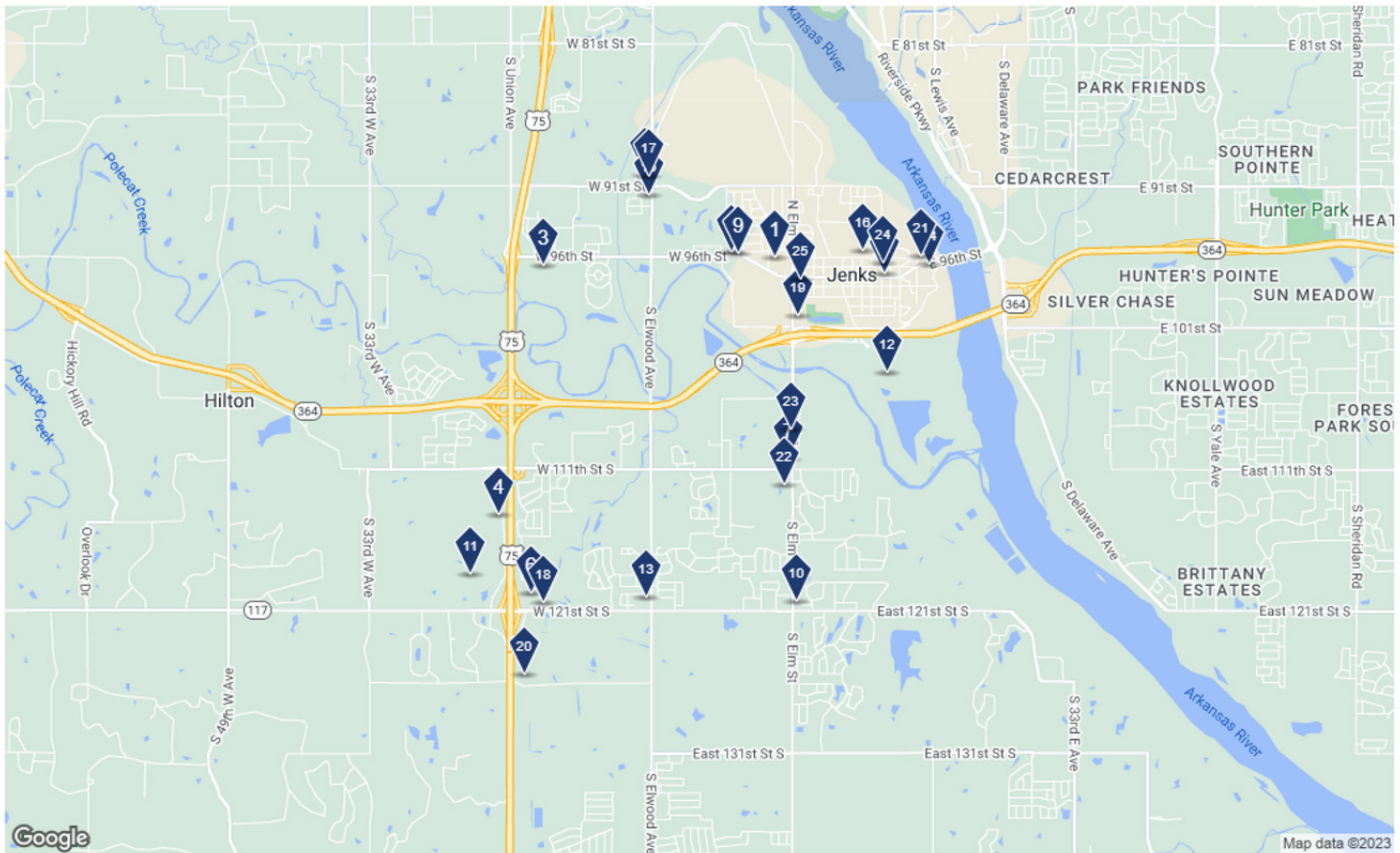
Avg. Price/SF

\$360

Avg. Vacancy

20.4%

FOR SALE LOCATIONS















FOR SALE SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$185,000	\$1,288,394	\$699,000	\$7,793,683
Price/SF	\$225	\$360	\$353	\$477
Cap Rate	7.0%	7.0%	7.0%	7.0%
Days on Market	7	1,250	1,462	4,075
Property Attributes	Low	Average	Median	High
Building SF	1,320	8,299	2,315	37,644
Floors	1	1	1	2
Typical Floor	1,320	4,839	2,315	18,080
Vacancy Rate	0%	20.4%	0%	100%
Year Built	1960	1981	1982	2001
Star Rating	★★★★★	★★★☆☆ 2.2	★★★★☆ 2.0	★★★☆☆



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Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
	Village on the Green... 758 Plaza Dr Jenks, OK 74037	Apartments ★★★★★	1974	48 Units	2.2%	Price Not Disclosed	-	-	7
	508 E Main St Jenks, OK 74037	Office ★★★★★	1990	1,320 SF	100%	\$297,000 Under Contract	\$225/SF	-	20
	West Main District... 2900 W Main St Jenks, OK 74037	Land ★★★★★	-	20.87 AC	-	\$778,327 - 7,793,683	\$373,440/AC	-	209
	Jenks Landing - Re... 11450 S Union Ave Jenks, OK 74037	Land ★★★★★	-	7.53 AC	-	Price Not Disclosed	-	-	1,462
	Parcel A 9100 S Elwood Ave Jenks, OK 74037	Land ★★★★★	-	5.9 AC	-	\$4,725,000	\$800,847/AC	-	1,664
	2922 W 120th St S Jenks, OK 74037	Land ★★★★★	-	2.36 AC	-	\$499,000	\$211,441/AC	-	630
	11030 S Elm St Jenks, OK 74037	Convenience Store ★★★★★	2001	4,224 SF	0%	\$2,016,800	\$477/SF	7.0%	29
	1030 W Main St Jenks, OK 74037	Office ★★★★★	1968	2,508 SF	0%	\$745,000	\$297/SF	-	172
	1014 W Main St Jenks, OK 74037	Office Live/Work Unit ★★★★★	1960	2,122 SF	0%	\$950,000	\$448/SF	-	3,703
	Elm Crossing Office... 12095 S Elm St Jenks, OK 74037	Office ★★★★★	1995	1,978 SF	-	\$699,000	\$353/SF	-	42
	1757 W 121st St Jenks, OK 74037	Land ★★★★★	-	73.3 AC	-	Price Not Disclosed	-	-	2,262
	River District South... S Lewis Ave Jenks, OK 74037	Land ★★★★★	-	60.0 AC	-	Price Not Disclosed	-	-	2,132



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		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market	
 Jenks Development... 121st & Elwood 121st... Jenks, OK 74037	Land	-	5.0 AC	-	\$1,100,000	\$220,000/AC	-	621	
 Aquarium Dr Jenks, OK 74037	Land	-	2.41 AC	-	\$849,000	\$352,282/AC	-	15	
 South Lakes Com... 9500 S Elwood Ave Jenks, OK 74037	Land ★★★★★	-	2.0 AC	-	\$522,000	\$261,000/AC	-	4,075	
 Jenks 1.94 Acre Pad 244 S Gateway PI Jenks, OK 74037	Land ★★★★★	-	1.94 AC	-	Price Not Disclosed	-	-	1,761	
 Parcel B 9100 S Elwood Ave Jenks, OK 74037	Land ★★★★★	-	1.91 AC	-	\$895,000	\$468,586/AC	-	1,664	
 W 121st & S Quanah... Jenks, OK 74037	Land ★★★★★	-	1.74 AC	-	\$699,000	\$401,724/AC	-	1,478	
 NEC of S Elm St & W... Jenks, OK 74037	Land ★★★★★	-	1.14 AC	-	\$600,000	\$526,316/AC	-	669	
 1605 W 126th St Jenks, OK 74037	Land ★★★★★	-	1.08 AC	-	\$215,000	\$199,074/AC	-	2,344	
 N 9th Street East,... 901 E A St Jenks, OK 74037	Land ★★★★★	-	0.95 AC	-	\$764,000 Under Contract	\$804,211/AC	-	788	
 Development Land 11202 S Elm St Jenks, OK 74037	Land ★★★★★	-	0.55 AC	-	Price Not Disclosed	-	-	1,736	
 Commercial Land will... 10840 S Elm St Jenks, OK 74037	Land ★★★★★	-	0.517 AC	-	\$625,000	\$1,210,068/- AC	-	1,467	
 502 E A St Jenks, OK 74037	Land ★★★★★	-	0.161 AC	-	\$300,000	\$1,866,833/- AC	-	630	



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		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market	
 515 W Aquarium Pl  Jenks, OK 74037	Land 	-	0.16 AC	-	\$185,000	\$1,156,250/- AC	-	1,663	



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1 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: **Active** Proposed Use: **Mixed Use**
 Days on Market: **630**

Sale Conditions: -

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



2 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: **2,262**

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

3 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**

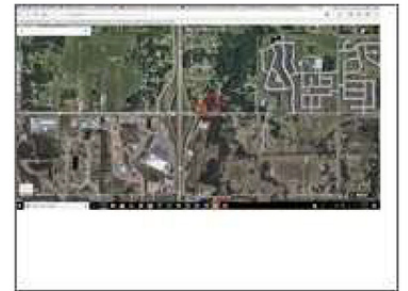
Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **1,478**

Sale Conditions: -

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

Investment Notes:

motivated offers ENCOURAGED



4 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: **621**
 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

5 1605 W 126th St

Jenks, OK 74037

Sale Price: **\$215,000** Parcel Size (AC): **1.08 AC**
 Price/AC: **\$199,074.07** Parcel Size (SF): **47,045 SF**

Property Type: **Commercial** Zoning: **CS**
 Sale Status: **Active** Proposed Use: **Commercial, Hold for Development**
 Days on Market: **2,344**
 Sale Conditions: -



Sales Contacts: **Coldwell Banker Select / Sandra Licciardello (918) 496-3333**

Investment Notes:

Price Reduced. Heavy traffic. Jenks commercial acre on corner of Hwy 75 and 126th St. Well priced and easy access. Fronts Hwy 75, across from WalMart and new Convention Center in Glenpool. Great Building site for new business. agt/owner

6 502 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: **Active** Proposed Use: -
 Days on Market: **630**
 Sale Conditions: -



Sales Contacts: **Keller Williams Preferred / Tracy Ellis (918) 496-2252**

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!



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7 901 E A St - N 9th Street East, Jenks, Ok 74037

Jenks, OK 74037
N 9th Street East, Jenks, Ok
74037

Sale Price: **\$764,000** Parcel Size (AC): **0.95 AC**
 Price/AC: **\$804,210.53** Parcel Size (SF): **41,382 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Under Contract** Proposed Use: -
 Days on Market: **788**

Sale Conditions: **Build to Suit**

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

Investment Notes:

Pending mutual release of contract.



8 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: **Active** Proposed Use: **Retail, Hospitality,**
 Days on Market: **15** **Restaurant**

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).



9 515 W Aquarium Pl

Jenks, OK 74037

Sale Price: **\$185,000** Parcel Size (AC): **0.16 AC**
 Price/AC: **\$1,156,250.00** Parcel Size (SF): **6,970 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **1,663**

Sale Conditions: -

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

Investment Notes:

Price reduced from \$225,000 to \$169,000. Utilities connect available: electric, gas, sewer, water. Adjacent property (120 S. Date) is an extensively renovated office + warehouse listing.



10 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**
 Days on Market: **1,467** **Use, Fast Food,**
Restaurant
 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.



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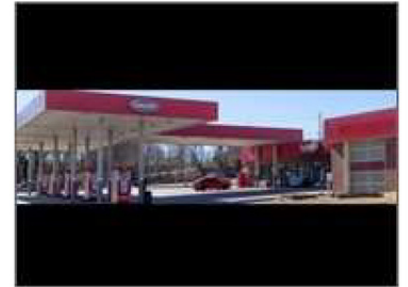
11 11030 S Elm St

Jenks, OK 74037

Sale Price: **\$2,016,800** Center Size: **4,224 SF**
 Price/SF: **\$477.46** % Leased: **100.0%**
 Cap Rate: **7.00%** Land Area: **1.41 AC**

Center Type: **Convenience Store** Year Built: **2001**
 Sale Status: **Active** Zoning: **CS**
 Days on Market: **29** Stories: **1**
 Sale Conditions: **Investment Triple Net**
 Sale Type: **Investment**

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 Absolute Net Leased Kum & Go convenience store and gas station located at 11030 S Elm Street in Jenks, Oklahoma, a quick 15-minute drive from Downtown Tulsa. The freestanding single-tenant property consists of a 3,024 SF Convenience Store, a canopy with five gas pumps and ten nozzles, a carwash, and is situated on a large 1-acre parcel.

The absolute NNN lease is corporate guaranteed by Kum & Go, with more than 450 locations in 13+ states.

The tenant has demonstrated tremendous commitment to the site which is reflected in their continued occupancy for over 18 years. 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.

Kum & Go is a convenience store chain that was founded in 1959 in West Des Moines, Iowa where it is now headquartered. It operates more than 430 stores in 13 states including Iowa, Arkansas, Colorado, Minnesota, Missouri, Montana, Nebraska, North Dakota, Oklahoma, South Dakota and Wyoming. Total Annual Revenue in 2021 was US \$2.6 Billion with over 5,000 employees. It is ranked the 24th-largest convenience store chain in the United States by Convenience Store News.

12 11202 S Elm St - Development Land

Jenks, OK 74037
Development Land

Sale Price: **For Sale** Parcel Size (AC): **0.55 AC**
 Price/AC: **-** Parcel Size (SF): **23,958 SF**

Property Type: **Commercial** Zoning: **AG**
 Sale Status: **Active** Proposed Use: **Commercial, Retail**
 Days on Market: **1,736**

Sale Conditions: **-**

Sales Contacts: **McGraw Commercial Properties / Cara Leigh Ingram (214) 213-3233**



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13 12095 S Elm St - Elm Crossing Office Complex

Jenks, OK 74037	Sale Price: \$699,000	RBA: 1,978 SF
Elm Crossing Office Complex	Price/SF: \$353.39	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.45 AC
	Building Type: Class C Office	Year Built: 1995
	Sale Status: Active	Typ Floor Size: 1,978 SF
Days on Market: 42		Stories: 1
Sale Conditions: -		
Sale Type: Owner User		



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

14 9100 S Elwood Ave - Parcel A

Jenks, OK 74037	Sale Price: \$4,725,000	Parcel Size (AC): 5.90 AC
Parcel A	Price/AC: \$800,847.46	Parcel Size (SF): 257,004 SF
	Property Type: Commercial	Zoning: -
	Sale Status: Active	Proposed Use: -
Days on Market: 1,664		
Sale Conditions: -		



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

15 9100 S Elwood Ave - Parcel B

Jenks, OK 74037	Sale Price: \$895,000	Parcel Size (AC): 1.91 AC
Parcel B	Price/AC: \$468,586.39	Parcel Size (SF): 83,200 SF
	Property Type: Commercial	Zoning: -
	Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,664		
Sale Conditions: -		



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

16 9500 S Elwood Ave - South Lakes Commercial Land

Jenks, OK 74037	Sale Price: \$522,000	Parcel Size (AC): 2 AC
South Lakes Commercial Land	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: 4,075		
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.

17 244 S Gateway Pl - 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: **1,761**

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.

18 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, Mixed Use, Hospitality, Restaurant**
 Days on Market: **2,132**

Sale Conditions: -



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.

19 508 E Main St

Jenks, OK 74037

Sale Price: **\$297,000** RBA: **1,320 SF**
 Price/SF: **\$225.00** % Leased: **0.0%**
 Cap Rate: - Land Area: **0.16 AC**

Building Type: - Year Built: **1990**
 Sale Status: **Under Contract** Typ Floor Size: **1,320 SF**
 Days on Market: **20** Stories: **1**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**



Sales Contacts: **Parrish Company Realtors / David B. Parrish (918) 250-9880**

Investment Notes:

Main St property available for sale. 1320 SF according to Tulsa County Assessor. Zoned CH.

20 1014 W Main St

Jenks, OK 74037

Sale Price: \$950,000	RBA: 2,122 SF
Price/SF: \$447.69	% Leased: 100.0%
Cap Rate: -	Land Area: 0.47 AC
Building Type: Class C Office	Year Built: 1960
Sale Status: Active	Typ Floor Size: 2,122 SF
Days on Market: 3,703	Stories: 1
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **Girdner, Wayne / M E. Girdner**

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

21 1030 W Main St

Jenks, OK 74037

Sale Price: \$745,000	RBA: 2,508 SF
Price/SF: \$297.05	% Leased: 100.0%
Cap Rate: -	Land Area: 0.38 AC
Building Type: Class C Office	Year Built: 1968
Sale Status: Active	Typ Floor Size: 2,508 SF
Days on Market: 172	Stories: 1
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **eXp Realty / Isabel Haver (888) 560-3964**

Investment Notes:

Office building with prime MAIN STREET JENKS location! Featuring multiple private offices, conference room, reception area, filing area, full kitchen, and parking in front and back, this building is designed to meet the needs of a wide range of businesses. Plus, with this location, you'll be in the heart of all the action in Jenks. Don't miss out on this opportunity to take your business to the next level, and come check out what this incredible property has to offer.

22 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, Office, Apartment Units - Senior, Health Care, Storefront Retail/Office
Days on Market: 209	
Sale Conditions: -	



Sales Contacts: **McGraw Commercial Properties / Julie Buxton (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.



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23 NEC of S Elm St & W 101st St

Jenks, OK 74037
 Sale Price: **\$600,000** Parcel Size (AC): **1.14 AC**
 Price/AC: **\$526,315.79** Parcel Size (SF): **49,658 SF**
 Property Type: **Commercial** Zoning: **Commercial**
 Sale Status: **Active** Proposed Use: **-**
 Days on Market: **669**
 Sale Conditions: **-**
 Sales Contacts: **Cushman & Wakefield | Commercial Oklahoma / Haley Stephens (918) 359-0035**



24 758 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: **Active** Avg Vacancy: **2.1%**
 Days on Market: **7** 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 X745 / David Dirkschneider (800) 746-3175 X744**



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.

25 11450 S Union Ave - Jenks Landing, Jenks Landing - Retail/Commercial Land

Jenks, OK 74037
Jenks Landing, Jenks
Landing -
Retail/Commercial Land
 Sale Price: **For Sale** Parcel Size (AC): **7.53 AC**
 Price/AC: **-** Parcel Size (SF): **328,007 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: **1,462**
 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.



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