

**Prime 9.65 Acres in Jenks School District**  
10901 & 10917 S 33rd W Ave  
Jenks, OK 74037

**\$950,000**  
9.65± Acres  
Tulsa County





**Prime 9.65 Acres in Jenks School District  
Jenks, OK / Tulsa County**

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**SUMMARY**

**Address**

10901 & 10917 S 33rd W Ave

**City, State Zip**

Jenks, OK 74037

**County**

Tulsa County

**Type**

Residential Property, Undeveloped Land, Commercial, Single Family, Lot, Business Opportunity

**Latitude / Longitude**

36.005866 / -96.02498

**Taxes (Annually)**

\$5,237

**Dwelling Square Feet**

2,776

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

9.65

**Price**

\$950,000

**Property Website**

<https://www.saltplainsproperties.com/property/prime-9-65-acres-in-jenks-school-district/tulsa/oklahoma/96979/>



## Prime 9.65 Acres in Jenks School District Jenks, OK / Tulsa County

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### **PROPERTY DESCRIPTION**

#### **Prime 9.65 Acres in Jenks School District - Approved Development Opportunity**

Discover an exceptional 9.65-acre development tract located near the intersection of W 111th Street and 33rd West Avenue, within the highly sought-after Jenks School District. This property offers a rare opportunity for investors and developers, with significant upfront development and entitlement work already completed through Tulsa County.

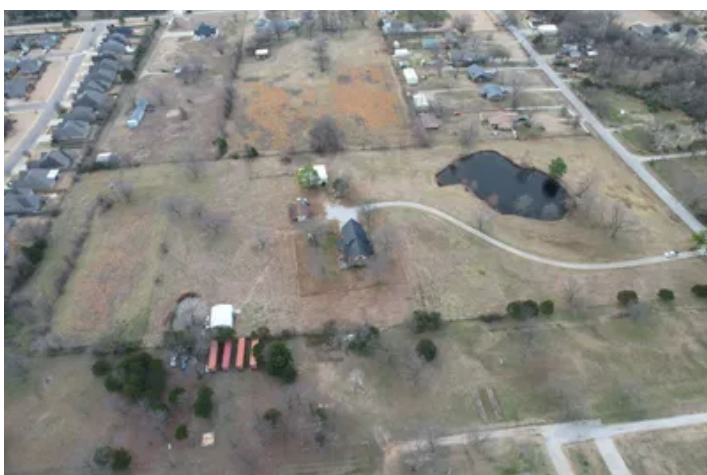
Ideally situated just west of Highway 75 and just south of the Creek Turnpike, the property provides excellent access throughout the South Tulsa metro. Downtown Tulsa is less than 10 miles away, the Glenpool Event Center is under 2 miles, and major retail destinations including Tulsa Hills Shopping Center and Tulsa Premium Outlets are within 4 miles.

Substantial investment has already been made toward development approvals, positioning this tract for future development and reducing initial timeline and risk for the next owner. The property is being sold **as-is, where-is**, with existing improvements having minimal impact on value.

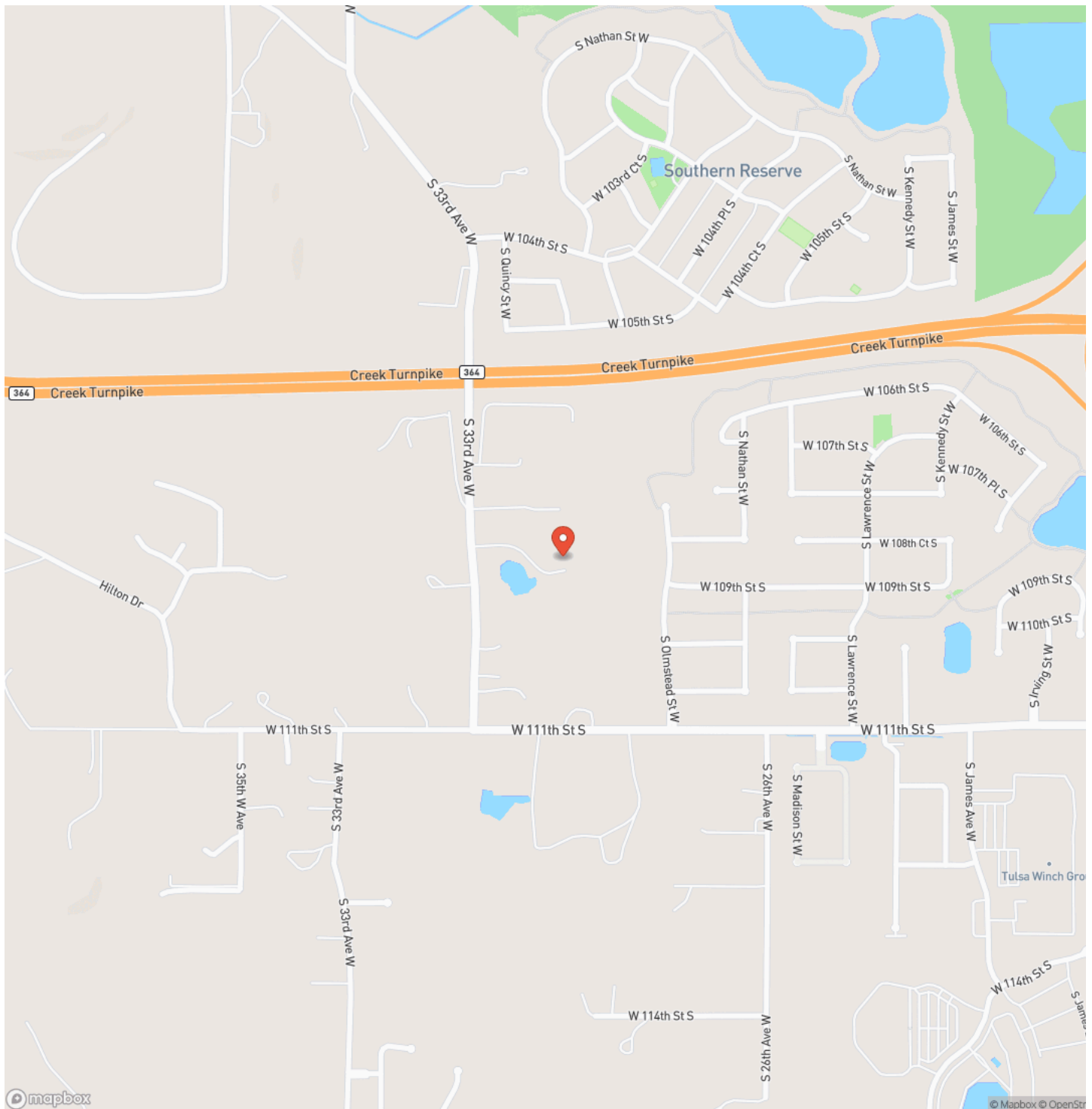
With its size, strategic location, and completed prep work, this property stands apart from typical vacant land offerings and presents strong potential for near- or long-term development.



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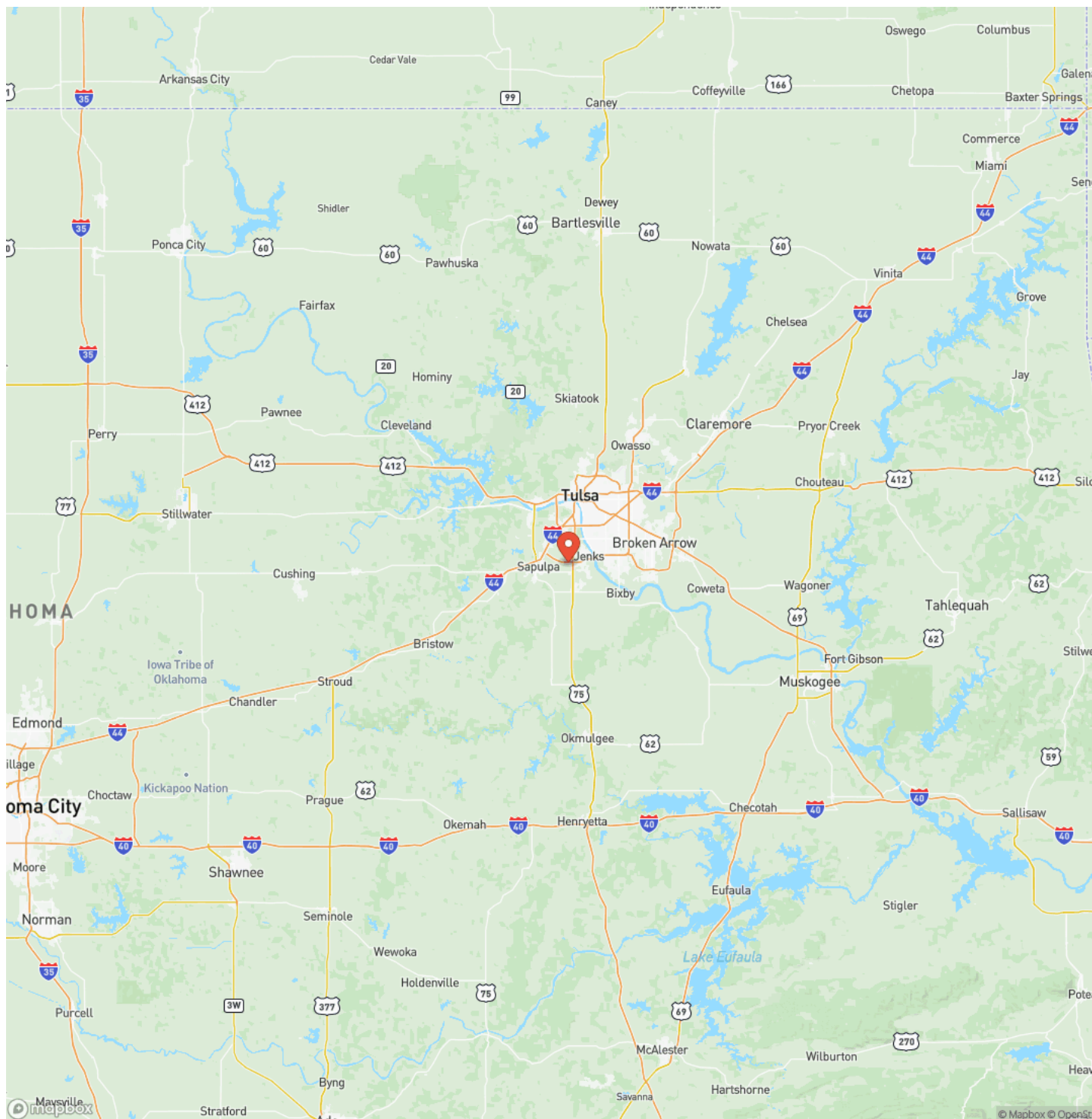
## Locator Map





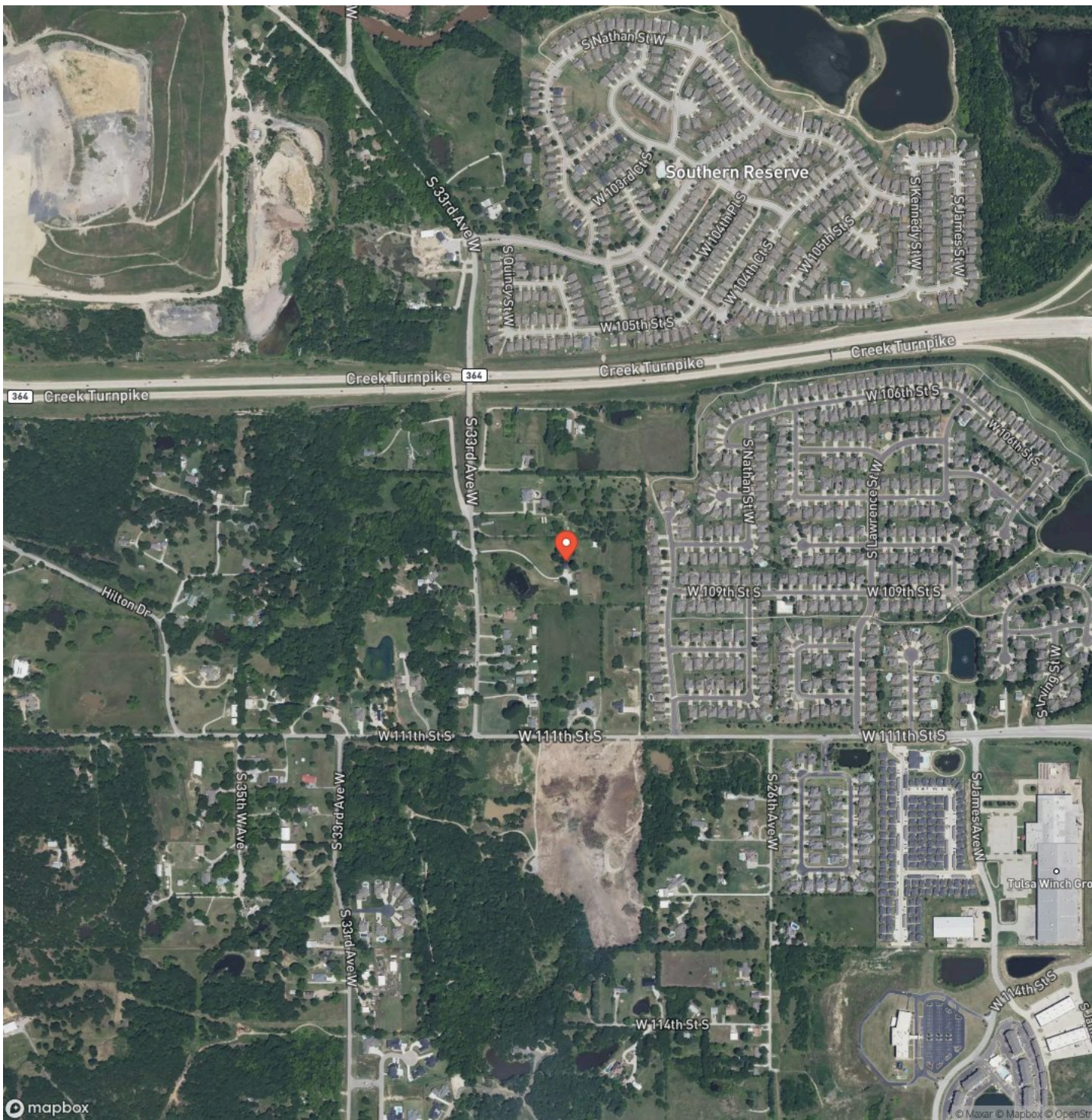
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## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

**www.saltplainsproperties.com**

## Prime 9.65 Acres in Jenks School District Jenks, OK / Tulsa County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brett Stone

## Mobile

(918) 636-9607

## Email

brett@saltplainsproperties.com

**Address**

16 E Ayers St

## City / State / Zip

Edmond, OK 73034

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines running across the width of the page. The lines are thin and consistent in thickness. There are no margins, text, or other markings on the paper.



**www.saltplainsproperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, land classification, etc., are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Salt Plains Properties**  
16 E Ayers St  
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