

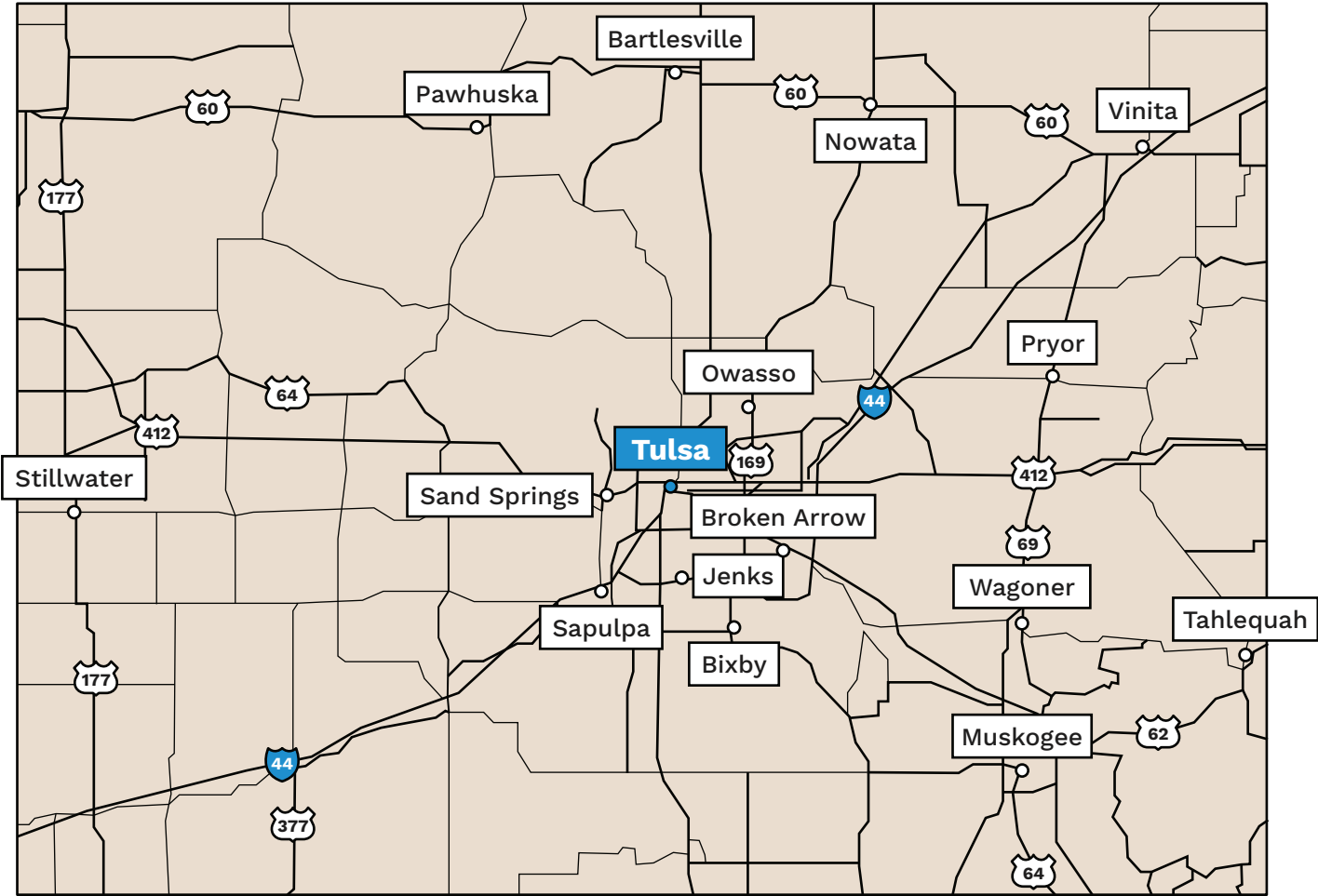
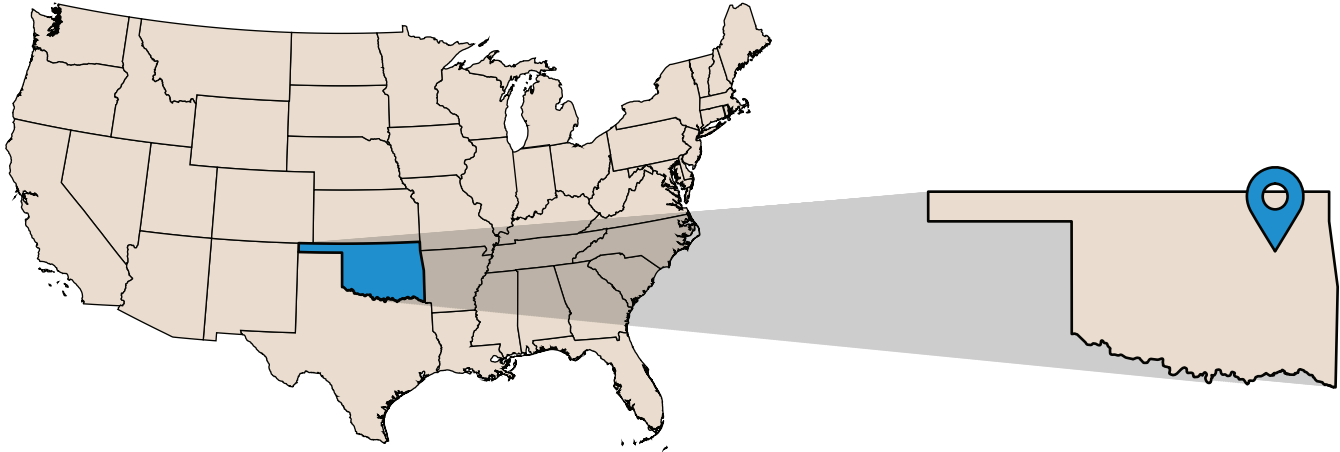
2026 EDITION



**PARTNER
TULSA**

Retail Attraction

Centrally Located, Easily Accessible



Retail & Place

Tulsa boasts a number of growing retail centers with a range of destinations attracting shoppers from four states.

Woodland Hills: This 2-story indoor mall hosts more than **150 stores** with more than **1 million square feet** of retail space, including 65 stores not found elsewhere in Tulsa like Lego, H&M, and Apple. The mall is anchored by Dillards and Macy's with the new addition of Scheels Sporting Goods in 2024. The mall is part of a larger 2-mile strip center/big box commercial corridor featuring Ashley Home, Lowe's, Home Depot, WalMart and Nordstrom Rack, in addition to hotels and a range of eating establishments like LongHorn Steakhouse, HTeaO, and Krispy Kream. This shopping corridor is adjacent to US-169 in southeast Tulsa. Shoppers visiting here will also often frequent Tulsa Hills Shopping Center, located 6 miles to the west.



Tulsa Hills: This **176-acre, 1.2 million square-foot** outdoor shopping mall features anchor tenants like Hobby Lobby, Dick's Sporting Good, Lowe's, Target, Belk, and Sam's Club, with outparcel eating establishments such as Texas Roadhouse, Chuy's, and Chick-fil-A. Since opening in 2008, the mall has brought in adjacent development of the Walk at Tulsa Hills, a **250-acre, 250,000 square-foot** outdoor shopping center to the south. The area continues to add new retail venues, including REI which will open in 2023. This outdoor shopping center is located on US-75 in southwest Tulsa and attracts customers from Tulsa and the US-75 corridor suburbs to the north and south.

Greenhill Commercial Park: The newest entry into the Tulsa commercial market is located on US-169 in the northeast corner of Tulsa, drawing customers from both the city and growing suburbs along the US-169 corridor. In 2023, the park opened with its first anchor tenant, Costco. Multiple large parcels are available in the Greenhill Commercial Park, which is managed by Owasso Land Trust.

Downtown Tulsa: The city's central business district (CBD) has seen a boom in the last decade, with the return of residential living and commercial districts led by initial entertainment venue investments. The downtown CBD features the BOK Center ONEOK Field - a minor-league baseball and professional soccer venue, the Arts District museums and galleries, as well as restaurants and specialty shops that draw visitors from Arkansas, Missouri, and Kansas for events, hospitality, and shopping.

Utica Square: The upscale Utica Square outdoor shopping mall in the center of the city is anchored by Saks Fifth Avenue. With more than **60 stores**, the mall features a number of specialty shops, including Anthropology, Banana Republic, West Elm, and Johnny Was California, as well as local businesses like Lolly Garden, Moody's Jewelry, and Stonehorse Market. Utica Square is known for its destination outdoor event series ranging from concerts to holiday events that draw shoppers from across the region.



Fast Facts

GENERAL INFORMATION

120-minute drivetime

Oklahoma City, OK; Enid, OK; Ft. Smith, AR; NW AR; Joplin, MO

45-minute drivetime

Stillwater, OK; Bartlesville, OK; Muskogee, OK

120-minute population

4,044,943

45-minute population

1,088,376

Household Income 120-minute

\$58,679

Household Income 45-minute

\$61,045

INCENTIVES

Retail Incentive Program

This program provides developer assistance in the form of a tax rebate of the 2% unprecented sales tax from the project based on annual sales. This program is managed by PartnerTulsa. Awards have ranged up to **\$3.6M** based on project sales.

Tax Increment Finance Districts

TIF Districts are an alternative to the Retail Incentive Program and provide a reimbursement of incremental property tax generated by the project annually. This program is managed by PartnerTulsa.

Infrastructure Incentives

The Economic Development Infrastructure Fund supports construction of publicly owned infrastructure needed to ensure a project's success. These funds are managed by the City of Tulsa and TMUA.

Permitting Concierge

Expedited permitting would be provided with dedicated staff through Partner Tulsa.

REGIONAL DRAW MAP



REGIONAL & NATIONAL CONNECTIVITY

Highway Access

Tulsa is accessed by Interstate 44 from Missouri to Texas. US-169 and US-75 connect north-south to Kansas and Texas, respectively. US-412 connects east-west to northwest Arkansas and western Oklahoma.

Tulsa International Airport

TIA has 3 runways and handles 2.9M passengers per year. In 2024, Tulsa will add international customs capability. Tulsa offers **23 direct flights** including New York, Miami, Los Angeles, Dallas, Houston, Chicago, and Atlanta.

OF INTEREST

Black Wall Street

In the early 1900s, Tulsa's Greenwood District was a center of black wealth. Destroyed in the 1921 Race Massacre, Tulsa creatives are rebuilding its legacy.

Tribal Connection

Tulsa is the largest city in the U.S. within a Native American reservation. In fact, Tulsa lies in three: the Osage, Cherokee, and Muskogee (Creek).

Route 66

Historic Rt. 66, which runs through the city, was initiated by Tulsa native, Cyrus Avery. A monument to his contribution sits at the entry to downtown.

Fast Facts

Demographics within 45-min drive

KEY FACTS

1,008,376

Population



Average Household Size

38.5

Median Age

\$61,045

Median Household Income

EDUCATION

9%

No High School Diploma



29%

High School Graduate



30%

Some College



32%

Bachelor's/Grad/Pr of Degree

BUSINESS



39,967

Total Businesses



467,451

Total Employees

EMPLOYMENT



60.6%

White Collar



23.1%

Blue Collar



16.3%

Services

3.8%

Unemployment Rate

INCOME



\$61,045

Median Household Income



\$35,311

Per Capita Income



\$129,367

Median Net Worth

Households by income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$200,000+ (6.6%)

Indicator ▲	Value	Diff	
<\$15,000	10.9%	-0.7%	<div style="width: 10.9%;"></div>
\$15,000 - \$24,999	7.8%	-1.2%	<div style="width: 7.8%;"></div>
\$25,000 - \$34,999	8.8%	-0.8%	<div style="width: 8.8%;"></div>
\$35,000 - \$49,999	12.6%	-0.5%	<div style="width: 12.6%;"></div>
\$50,000 - \$74,999	18.4%	-0.1%	<div style="width: 18.4%;"></div>
\$75,000 - \$99,999	12.1%	-0.3%	<div style="width: 12.1%;"></div>
\$100,000 - \$149,999	16.0%	+1.1%	<div style="width: 16.0%;"></div>
\$150,000 - \$199,999	6.7%	+1.2%	<div style="width: 6.7%;"></div>
\$200,000+	6.6%	+1.3%	<div style="width: 6.6%;"></div>

Bars show deviation from

Oklahoma

Fast Facts

Demographics within 2-hour drive

KEY FACTS

4,044,943

Population



2.5

Average Household Size

37.7

Median Age

\$58,679

Median Household Income

EDUCATION

10%

No High School Diploma



30%

High School Graduate



29%

Some College



31%

Bachelor's/Grad/Pr of Degree

BUSINESS



154,377

Total Businesses



1,895,819

Total Employees

EMPLOYMENT

59.4%

White Collar

23.9%

Blue Collar

16.7%

Services

3.7%

Unemployment Rate

INCOME



\$58,679

Median Household Income



\$33,391

Per Capita Income



\$116,145

Median Net Worth

Households by income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$150,000 - \$199,999 (5.9%)

Indicator ▲	Value	Diff	
<\$15,000	11.0%	-1.3%	<div style="width: 110px; height: 10px; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	8.7%	-1.1%	<div style="width: 87px; height: 10px; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	9.2%	-0.3%	<div style="width: 92px; height: 10px; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	12.9%	-0.6%	<div style="width: 129px; height: 10px; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	18.7%	+0.6%	<div style="width: 187px; height: 10px; background-color: #0070c0;"></div>
\$75,000 - \$99,999	12.7%	0	<div style="width: 127px; height: 10px; background-color: #0070c0;"></div>
\$100,000 - \$149,999	15.0%	+1.5%	<div style="width: 150px; height: 10px; background-color: #0070c0;"></div>
\$150,000 - \$199,999	5.9%	+0.4%	<div style="width: 59px; height: 10px; background-color: #0070c0;"></div>
\$200,000+	5.9%	+0.8%	<div style="width: 59px; height: 10px; background-color: #0070c0;"></div>

Bars show deviation from



PROJECT CONTACT



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Growing an economy with opportunity for all

PartnerTulsa.org

