61ST STREET & PEORIA AVENUE

MARKET OVERVIEW

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>1/2-MILE RADIUS AROUND 61ST ST S &amp; PEORIA AVE</th>
<th>TULSA (CITY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2016)</td>
<td>6,877</td>
<td>411,880</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>6,263</td>
<td>391,900</td>
</tr>
<tr>
<td>Population Change, 2010-2016</td>
<td>+9.8%</td>
<td>+5.0%</td>
</tr>
<tr>
<td>Median Age</td>
<td>30.8</td>
<td>35.7</td>
</tr>
<tr>
<td>Households (2016)</td>
<td>2,918</td>
<td>170,335</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>2.3</td>
<td>2.4</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$24,187</td>
<td>$43,075</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>20%</td>
<td>30%</td>
</tr>
<tr>
<td>Housing Units (2016)</td>
<td>3,550</td>
<td>186,726</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>15%</td>
<td>47%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>67%</td>
<td>46%</td>
</tr>
<tr>
<td>Vacant</td>
<td>18%</td>
<td>12%</td>
</tr>
<tr>
<td>Total number of business entities</td>
<td>223</td>
<td>28,615</td>
</tr>
<tr>
<td>Total Retail Sales Leakage / Surplus</td>
<td>$(38,500,000)</td>
<td>$4,018,000,000</td>
</tr>
</tbody>
</table>

PLANiTULSA LAND USE BUILDING BLOCKS

STATION AREA ANALYSIS

- STABLE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
- OPPORTUNITY FOR ENHANCED PARK FACILITIES
- MIX OF FRONTAGE CONDITIONS IN NOTABLY POOR CONDITIONS ADJACENT TO STRIP MALLS, CURB CUTS, LACK OF SIDEWALKS
- STABLE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

LEGEND
- DEVELOPMENT OPPORTUNITY
- MIXED-USE CORRIDOR
- WATER BODY
- MAIN STREET
- NEW RESIDENTIAL NEIGHBORHOOD
- EXISTING RESIDENTIAL NEIGHBORHOOD
- TOWN CENTERS
- NEW TOWN CENTERS
- EXISTING LAND USE PRESENTS CONFLICTS WITH PROPOSED MAIN STREET USES
- E 61ST ST.
- PEORIA AVENUE
- RIVERSIDE BAPTIST CHURCH
- METRO CHRISTIAN ACADEMY
- BAD INTERSECTION
- VACANT BUILDING
- TRAIL
- PEDESTRIAN BARrier

EXISTING LAND USE PRESENTS CONFLICTS WITH PROPOSED MAIN STREET USES

MARKET IS A KEY DESTINATION, BUT FRONTAGE CONDITIONS ARE POOR AND DANGEROUS FOR PEDESTRIANS

FIVE LANES REDUCED TO THREE

DANGEROUS INTERSECTION, HEAVY PEDESTRIAN CROSSING

EXISTING RESIDENTIAL NEIGHBORHOODS

MIXED-USE CORRIDOR

MAIN STREET

NEW RESIDENTIAL NEIGHBORHOOD

TOWN CENTER

EXISTING NEIGHBORHOOD

NEW NEIGHBORHOOD

DOWNTOWN CORE

REGIONAL CENTER

TOWN CENTER

EXISTING NEIGHBORHOOD

MAIN STREETS

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EXISTING RESIDENTIAL NEIGHBORHOOD

NEW RESIDENTIAL NEIGHBORHOOD
61ST STREET & PEORIA AVENUE

NORTHEAST VIEW

BEFORE

AFTER

SOUTHEAST VIEW

BEFORE

AFTER