**81ST STREET & LEWIS AVENUE**

**MARKET OVERVIEW**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>1/2-MILE RADIUS AROUND 81ST ST S &amp; LEWIS AVE</th>
<th>TULSA (CITY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2016)</td>
<td>4,665</td>
<td>411,880</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>4,690</td>
<td>391,900</td>
</tr>
<tr>
<td>Population Change, 2010-2016</td>
<td>0%</td>
<td>+5.0%</td>
</tr>
<tr>
<td>Median Age</td>
<td>23.8</td>
<td>35.7</td>
</tr>
<tr>
<td>Households (2016)</td>
<td>1,314</td>
<td>170,335</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>2.4</td>
<td>2.4</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$23,924</td>
<td>$34,075</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>27%</td>
<td>30%</td>
</tr>
<tr>
<td>Housing Units (2016)</td>
<td>1,500</td>
<td>186,326</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>6%</td>
<td>47%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>82%</td>
<td>46%</td>
</tr>
<tr>
<td>Vacant</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>Total number of business entities</td>
<td>238</td>
<td>28,615</td>
</tr>
</tbody>
</table>

Total Retail Sales Leakage / Surplus: $138,600,000 / $4,018,000,000

**PLANiTULSA LAND USE BUILDING BLOCKS**

**STATION AREA OVERVIEW**

**LEGEND**

- Development Opportunity Use
- Policy - Land Use Conflict
- Trail
- Pedestrian Barrier
- Parks & Open Space
- Water Body
- Arkansas River Corridor
- Downtown Core
- Downtown Neighborhood
- Regional Center
- Existing Residential Neighborhood
- New Residential Neighborhood
- Town Center
- Mixed-Use Corridor
- Main Street

**INTERSECTION IN POOR CONDITION**

**NEWER MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

**POOR TO NO CONNECTIVITY ACROSS RIVERSIDE PARKWAY**

**LACK OF SIDEWALKS ALONG BOTH SIDES OF LEWIS, SOUTH OF 81ST**

**EXISTING RESIDENTIAL NEIGHBORHOODS**

**NEW RESIDENTIAL NEIGHBORHOODS**

**EMPLOYMENT**

**MAIN STREETS**

**CORRIDORS**

**EXISTING NEIGHBORHOODS**

**NEW RESIDENTIAL NEIGHBORHOODS**

**REGIONAL CENTERS**

**TOWN CENTERS**

**NEIGHBORHOOD CENTERS**

**DOWNTOWN CORE**

**DOWNTOWN NEIGHBORHOOD**

**CORRIDORS**

**LEGEND**

- Busy Intersection
- Vacant Building
- Trail
- Pedestrian Barrier
- Watershed
- Parks & Open Space
- Mixed-Use Corridor
- Main Street
- Existing Residential Neighborhood
- New Residential Neighborhood
- Town Center
- Mixed-Use Corridor
- Main Street
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment
81ST STREET & LEWIS AVENUE

SOUTHEAST VIEW

BEFORE

NORTHEAST VIEW

BEFORE

AFTER