

AREA GUIDE

Tulsa

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welcome to tulsa, oklahoma

Hey there! Thanks for downloading the Living in Tulsa Relocation Guide!

Moving to a new city is a big step, and we know it comes with a lot of questions. That's exactly why we put this guide together—to help make your move to Tulsa as seamless and stress-free as possible!

Inside, you'll get an in-depth look at Tulsa and the surrounding communities—what it's like to live here, the housing market, schools, and all the lifestyle perks that make this area such a great place to call home. Whether you're looking for a vibrant city vibe, a quiet suburban retreat, or even some extra space to spread out, we're here to help you find the perfect spot that fits both your lifestyle and your budget.

And if you really want to see Tulsa in action, be sure to check out our Living in Tulsa YouTube channel! We do neighborhood tours, real estate updates, and relocation tips to give you an inside scoop on what life is really like here.

We're so excited to help you with this next chapter—welcome to Tulsa!

[**Visit YouTube Channel**](#)

WHY tulsa?



What Is Tulsa Oklahoma Like: Pros & Cons Of Living In Tulsa Oklahoma

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Tulsa is more than just a city—it's a place where history, culture, and modern convenience come together to create an incredible lifestyle. Located in the heart of Oklahoma, Tulsa offers a vibrant mix of urban energy, suburban charm, and outdoor adventure, making it an ideal place for families, professionals, and retirees alike.

From the lively districts of downtown to the peaceful suburbs, Tulsa has something for everyone. You can explore local boutiques and top-rated restaurants, take in live music and art, or unwind at one of the city's many parks and green spaces.

Outdoor enthusiasts will love the city's easy access to scenic trails, lakes, and recreational areas. Whether you're boating on Keystone Lake, hiking at Turkey Mountain, or spending the day at The Gathering Place, Tulsa makes it easy to enjoy the great outdoors.

With a strong economy, affordable cost of living, and a welcoming community, Tulsa is more than just a great place to visit—it's a place to put down roots. If you're looking for a city that offers both opportunity and a high quality of life, Tulsa might just be the perfect place to call home.

TULSA & SURROUNDING AREAS

comparison

Tulsa Core: Downtown, Midtown, & Historic Districts

Urban, Walkable, and Full of Character

For those who love a mix of city energy and historic charm, Downtown and Midtown Tulsa offer lively districts like the Arts District, Cherry Street, and Utica Square. These areas feature trendy lofts, classic bungalows, and luxury estates—all within minutes of Tulsa's best dining, entertainment, and cultural hotspots.

South Tulsa & Growing Suburbs

Family-Friendly, Highly Rated Schools, and Master-Planned Communities

South Tulsa, Bixby, Jenks, and Broken Arrow are some of the fastest-growing areas in the metro. These suburbs offer top-ranked schools, newer construction homes, and easy access to shopping and entertainment. If you're looking for a balance of affordability, space, and convenience, this region is a great choice.

Northern Suburbs

Spacious, Affordable, and Community-Oriented

For those who want more space without giving up amenities, Owasso, Claremore, and Collinsville provide larger homes, rolling hills, and a strong sense of community. Owasso offers a bustling retail scene, while Claremore and Collinsville deliver a small-town feel with quick access to Tulsa.

Western Tulsa & Lakeside Living

Outdoor Adventure, Lake Views, and a Laid-Back Lifestyle

If you love boating, fishing, or hiking, the communities around Keystone Lake—like Sand Springs and Mannford—offer waterfront properties and scenic beauty while still being an easy commute to Tulsa.

Eastern Tulsa & Expanding Communities

Growing Areas with Great Value and Quick City Access

Located along major highways like Route 66 and I-44, Catoosa, Coweta, and Verdigris are rapidly growing, offering affordable housing, new developments, and excellent access to Tulsa's job market. These areas are ideal for homebuyers looking for more space at a lower cost while still staying close to city amenities.

COUNTY demographics

TULSA COUNTY

Cities commonly served: Tulsa, Jenks, Broken Arrow



ROGERS COUNTY

Cities commonly served: Claremore, Catoosa, Verdigris



WAGONER COUNTY

Cities commonly served: Coweta, Broken Arrow (part)





LOCAL taxes

Income Tax

Oklahoma has a progressive income tax system, with rates ranging from 0.25% to 4.75% depending on taxable income. The state provides retirement income deductions, including exemptions for Social Security benefits and military pensions, making it a tax-friendly option for retirees and working professionals alike.

Property Taxes

Oklahoma's property tax rates are among the lowest in the country, with an average effective rate of 0.90%. In Tulsa County and surrounding areas property taxes range 1% - 1.4%, which are still affordable, especially for homeowners who claim their property as a primary residence, benefiting from homestead exemptions and assessment limitations that help control long-term tax increases.

Sales Tax

Oklahoma's statewide sales tax is 4.5%, but local municipalities can add additional sales tax, making the total rate in the Tulsa metro area range from 8.5% to 9.5%. Some areas, like Tulsa, Broken Arrow, and Jenks, have additional local taxes that contribute to public services and infrastructure. Groceries are partially taxed but at a lower rate, helping to ease everyday expenses.

Tax-Friendly Policies

Oklahoma offers several tax incentives for homeowners, retirees, and businesses. The Homestead Exemption helps reduce taxable home values, while retirement income deductions ensure that Social Security and certain pensions receive favorable tax treatment. Additionally, business-friendly tax policies and low corporate tax rates make Oklahoma an attractive destination for entrepreneurs and investors.



OVERVIEW BY METRO

real estate

Town/City	Best For	Home Price Range	Key Features	County
Tulsa	Urban living, job opportunities, and diverse neighborhoods. Ideal for professionals and those seeking a dynamic city lifestyle.	\$175K - \$900K+	Thriving arts scene, The Gathering Place, major employers, historic & modern homes.	Tulsa
Jenks	Family-friendly communities, highly ranked schools, and easy access to Tulsa.	\$250K - \$700K	Jenks Riverwalk, Oklahoma Aquarium, strong school district, modern suburban developments.	Tulsa
Bixby	Growing area with top schools, spacious homes, and a balance of suburban charm and city access.	\$275K - \$750K	Master-planned communities, shopping centers, strong schools, and open green spaces.	Tulsa
Broken Arrow	Affordable suburban living with a strong sense of community. Ideal for families and first-time homebuyers.	\$225K - \$650K	The Rose District, expanding retail and dining, excellent schools, mix of new and established neighborhoods.	Tulsa/Wagoner
Owasso	Thriving suburb with a strong job market, excellent schools, and modern amenities.	\$250K - \$700K	Expanding retail, easy highway access, new home developments, and community parks.	Rogers
Sapulpa	Small-town atmosphere with a historic downtown and affordable living.	\$175K - \$500K	Route 66 history, revitalized Main Street, close-knit community, and scenic surroundings.	Creek
Glenpool	Affordable homes with a suburban feel, growing retail, and easy Tulsa commute.	\$200K - \$550K	Expanding shopping areas, community parks, newer developments, and strong schools.	Tulsa
Sand Springs	Outdoor-friendly community with a mix of affordable homes and scenic landscapes.	\$175K - \$450K	Keystone Lake access, hiking trails, historic downtown, and a relaxed lifestyle.	Tulsa/Osage
Claremore	Small-town charm with historic appeal and affordable home options.	\$200K - \$500K	Route 66 landmarks, Rogers State University, Claremore Lake, and a strong sense of community.	Rogers
Coweta	Family-oriented small town with a growing housing market and top-rated schools.	\$200K - \$500K	Local events, expanding home developments, strong public schools, and suburban conveniences.	Wagoner
Catoosa	Affordable suburban living with quick access to Tulsa and entertainment options.	\$225K - \$600K	Hard Rock Casino, Route 66, new residential growth, and a growing economy.	Rogers

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greater tulsa map



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LOCAL weather

Month	Average High	Average Low	Average Precipitation
January	47°F (8°C)	26°F (-3°C)	1.6 inches
February	53°F (12°C)	31°F (-1°C)	2.0 inches
March	62°F (17°C)	39°F (4°C)	3.3 inches
April	72°F (22°C)	49°F (9°C)	3.5 inches
May	79°F (26°C)	59°F (15°C)	5.9 inches
June	88°F (31°C)	68°F (20°C)	4.9 inches
July	94°F (34°C)	73°F (23°C)	2.9 inches
August	93°F (34°C)	71°F (22°C)	3.1 inches
September	85°F (29°C)	63°F (17°C)	4.8 inches
October	73°F (23°C)	51°F (11°C)	3.7 inches
November	60°F (16°C)	40°F (4°C)	3.0 inches
December	50°F (10°C)	30°F (-1°C)	2.4 inches

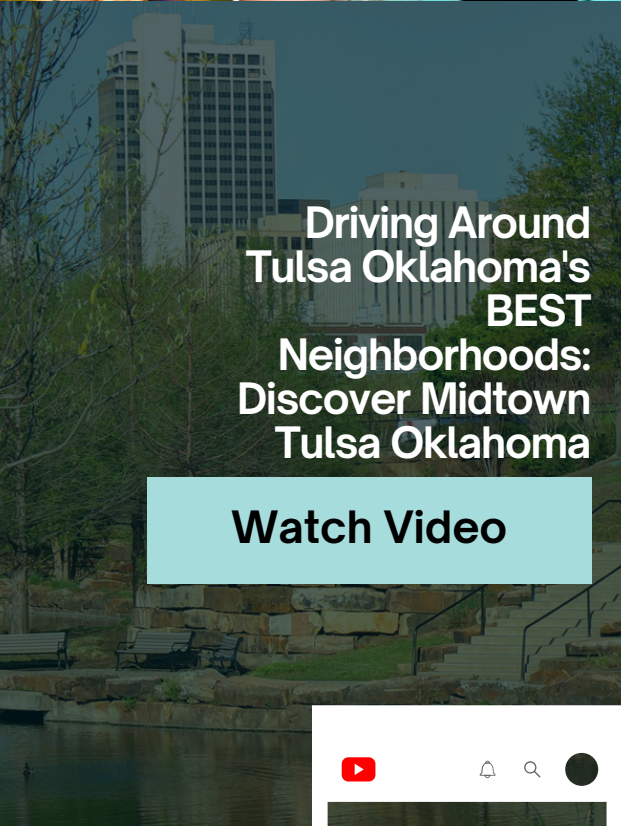
Seasonal Highlights for Tulsa

- Spring (March-May): Mild temperatures rising from the 60s to upper 70s. Rainfall increases in May, bringing lush greenery and vibrant wildflowers. A perfect time for outdoor activities, hiking, farmers markets, and local festivals before summer heat sets in.
- Summer (June-August): Hot and humid, with highs in the 90s and occasional heatwaves. Afternoon thunderstorms are frequent but short-lived. Ideal for lake outings, water parks, and evening events, with warm nights perfect for patios and live music.
- Fall (September-November): Cooling temperatures from the 80s in September to the 60s by November. Crisp mornings and lower humidity make it great for football games, pumpkin patches, and outdoor festivals. Late October brings peak fall foliage and scenic views.
- Winter (December-February): Chilly but manageable, with highs in the 40s and 50s. Light snowfall and occasional ice occur, but sunny days provide relief. A great season for holiday events, cozy coffee shops, and exploring Tulsa's museums and entertainment venues.



SOUTH TULSA'S
Hidden Gems
Revealed: Tulsa
Oklahoma Real
Estate Tour |
Living In Tulsa OK
2024

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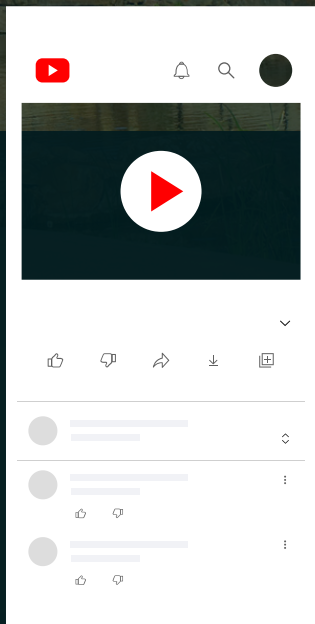


Driving Around
Tulsa Oklahoma's
BEST
Neighborhoods:
Discover Midtown
Tulsa Oklahoma

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"IN-PERSON"
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LOCAL shopping

Downtown Tulsa

A vibrant district blending historic charm with modern amenities. Downtown features local boutiques, top-rated restaurants, live music venues, and cultural hotspots like the BOK Center and Tulsa Performing Arts Center. Seasonal events, farmers' markets, and art walks make this an exciting hub for both residents and visitors.

Brookside

A trendy, walkable neighborhood known for its lively mix of boutique shopping, diverse dining, and nightlife. Brookside offers everything from upscale eateries to casual cafés, with an active social scene and community events year-round.

Cherry Street

One of Tulsa's most beloved districts, Cherry Street is a hub for artisan shops, cozy coffeehouses, and farm-to-table restaurants. This historic area offers a mix of upscale and casual dining, weekend markets, and a strong sense of local culture.

The Gathering Place

A world-class park along the Arkansas River, The Gathering Place offers stunning outdoor spaces, playgrounds, biking trails, and water activities. It's a go-to destination for families, fitness enthusiasts, and anyone looking to enjoy Tulsa's natural beauty.

Utica Square

Tulsa's premier shopping and dining district, Utica Square is home to high-end retailers, local boutiques, and elegant restaurants. Beautifully landscaped and featuring year-round events, it's a popular spot for both shopping and socializing.





LOCAL EATS

tulsa oklahoma

Tulsa's food scene is a dynamic mix of Southern flavors, international cuisine, and local farm-to-table favorites. From upscale dining to casual comfort food, the city offers something for every palate.

Our Favorites:

Burn Co. Barbecue (Tulsa) – A legendary BBQ joint known for smoked meats, house-made sausages, and mouthwatering ribs. Get there early—it's a local favorite that sells out fast!

The Chalkboard (Downtown Tulsa) – A historic fine-dining experience inside the Ambassador Hotel, serving elevated American cuisine with a European twist. A top choice for brunch or date nights.

Nola's Creole & Cocktails (Tulsa) – A lively, New Orleans-inspired restaurant serving up gumbo, po'boys, and craft cocktails in a speakeasy-style atmosphere.

Mondo's Ristorante Italiano (Brookside) – A family-owned Italian staple featuring house-made pastas, classic sauces, and an intimate dining experience.

The Vault (Downtown Tulsa) – Housed in a retro mid-century bank, this spot offers a unique mix of craft cocktails and modern comfort food in a stylish setting.

Mamadou's Restaurant (Glenpool) – Known for its slow-roasted prime rib, hearty steaks, and homestyle comfort food, this local gem is a must-visit for meat lovers.

Whether you're craving authentic barbecue, upscale dining, or a casual night out, Tulsa's diverse restaurant scene has plenty to explore. Let us know your favorite spot to try next!

LOCAL YEARLY events

Tulsa hosts a variety of exciting events throughout the year, celebrating its rich culture, arts scene, and community spirit. From music festivals to food fairs, here are some of the city's must-attend events:

1. Tulsa Tough (June) Downtown Tulsa

An action-packed cycling festival featuring professional and amateur races, a community ride, and the famous "Cry Baby Hill" party, known for its electric atmosphere.

2. Mayfest (May) Downtown Tulsa

A beloved arts and music festival showcasing local and national artists, live performances, and interactive exhibits. A great way to experience Tulsa's vibrant creative scene.

3. Oktoberfest Tulsa (October) River West Festival Park

One of the top Oktoberfest celebrations in the U.S., featuring German beer, bratwurst, Bavarian music, and carnival rides. A favorite for families and beer lovers alike.

4. Tulsa State Fair (September-October) Tulsa Expo Square

A massive annual fair with carnival rides, agricultural exhibits, live concerts, and deep-fried everything. A must-visit for families and fair enthusiasts.

5. Blue Dome Arts Festival (May) Blue Dome District

A local showcase of handmade crafts, live music, and art demonstrations in one of Tulsa's trendiest neighborhoods.

6. Route 66 PatriotFest (May) Tulsa's Route 66 Corridor

A celebration of Tulsa's historic Route 66, featuring classic cars, live music, food vendors, and a tribute to veterans.

7. Hop Jam Beer & Music Festival (TBD - Returning Soon) Downtown Tulsa

Created by Hanson (yes, the band!), this event combines craft beer from top breweries with a lineup of local and national music acts.

8. Indian Nations Pow Wow (July) Tulsa Powwow Grounds

A cultural celebration of Native American heritage, featuring traditional dances, music, arts, and crafts.

9. Winterfest (December-January) Downtown Tulsa - BOK Center

Tulsa's biggest holiday celebration, with ice skating, twinkling lights, seasonal treats, and festive activities.

10. Rocklahoma (Labor Day Weekend - Pryor, OK) Just outside Tulsa

One of the largest rock music festivals in the country, featuring big-name rock and metal bands, camping, and an electric atmosphere.

From food festivals to music events, Tulsa has something for everyone year-round! Which event are you most excited to check out?



Tulsa: A Dynamic Blend of Culture, Community, and Opportunity

Where you can start your day with a stroll along The Gathering Place, explore historic Route 66, and enjoy live music and award-winning barbecue by night—all in a city that offers big-city amenities with a welcoming, small-town feel and a cost of living that lets you live life to the fullest!

LOCAL ACTIVITIES

things to do

Whether you love scenic parks, historic landmarks, or live entertainment, Tulsa and its nearby communities offer something for everyone.

Outdoor Adventures:

- The Gathering Place (Tulsa) – A world-class riverfront park with walking trails, playgrounds, gardens, and stunning views of the Arkansas River.
- Turkey Mountain Urban Wilderness (Tulsa) – A favorite for hikers, mountain bikers, and nature lovers, offering miles of scenic trails just minutes from downtown.
- Keystone Lake (West of Tulsa) – A boater's paradise with fishing, kayaking, and scenic picnic spots along its clear blue waters.
- Mohawk Park & Oxley Nature Center (Tulsa) – One of the largest urban parks in the U.S., featuring wildlife, nature trails, and birdwatching areas.
- Redbud Valley Nature Preserve (Catoosa) – A hidden gem for hikers and nature lovers, offering rugged trails, limestone bluffs, and diverse wildlife.

Local Attractions:

- Downtown Tulsa Arts District (Tulsa) – A hub of local galleries, music venues, and trendy restaurants, perfect for exploring Tulsa's creative scene.
- Blue Dome District (Tulsa) – A lively entertainment district filled with craft breweries, rooftop bars, and live music venues.
- Route 66 Historical Sites (Tulsa & Catoosa) – Experience Tulsa's iconic Route 66 landmarks, including the Blue Whale of Catoosa and historic neon signs.
- Tulsa Zoo & Living Museum (Tulsa) – A must-visit for families, featuring a wide variety of animals, interactive exhibits, and lush botanical gardens.
- Gilcrease Museum (Tulsa) – A world-renowned collection of Western and Native American art, set on scenic grounds with panoramic views of Tulsa.

From outdoor escapes and lake adventures to historic landmarks and thriving arts districts, Tulsa is full of hidden gems waiting to be explored! Let us know your favorite spot to check out next!



LOCAL education

Tulsa is home to highly rated school districts and top universities, offering excellent academic programs, extracurricular activities, and career-focused education.

Top School Districts

Tulsa's top school districts offer strong academics, competitive athletics, and diverse extracurriculars. Jenks and Union Public Schools lead with advanced STEM, fine arts, and championship sports. Bixby and Owasso provide high test scores and a community-focused environment, while Broken Arrow excels in career programs and performing arts. These districts ensure quality education and student success, making Tulsa a great choice for families.

Higher Education Options:

Tulsa provides diverse higher education opportunities, from four-year universities to technical colleges for career-focused training.

- The University of Tulsa (Tulsa) – A nationally ranked private university offering strong programs in law, business, engineering, and energy.
- Oral Roberts University (Tulsa) – A globally recognized Christian university known for business, theology, and health sciences.
- Tulsa Community College (Multiple Locations) – A top-rated community college providing affordable associate degrees and transfer pathways to four-year universities.
- Oklahoma State University-Tulsa (Tulsa) – A branch of OSU offering bachelor's and graduate degrees with a focus on business, engineering, and health sciences.
- Spartan College of Aeronautics and Technology (Tulsa) – One of the nation's leading schools for aviation and aerospace training.

From excellent K-12 schools to diverse college and career training options, Tulsa provides a strong educational foundation for students of all ages!



LOCAL employers

Tulsa offers a diverse job market with strong opportunities in energy, healthcare, aerospace, technology, and education. The city attracts both corporate professionals and entrepreneurs, with an increasing number of remote work options due to its affordable cost of living and business-friendly environment.

Top Employers in the Tulsa Area

- American Airlines Maintenance Base – The largest commercial aviation maintenance facility in the world, offering careers in engineering, mechanics, and logistics.
- Saint Francis Health System & Ascension St. John – Two of Tulsa’s largest healthcare providers, employing medical professionals, administrators, and support staff.
- Tulsa Public Schools & Surrounding Districts – A major employer in education, administration, and student services across multiple highly rated school districts.
- ONEOK & Williams Companies – Leaders in the energy sector, specializing in natural gas and pipeline operations.
- Tech & Startups – Tulsa’s growing tech scene includes companies in software development, cybersecurity, and remote work hubs like Tulsa Remote.
- Amazon & Macy’s Distribution Centers – Large logistics employers providing jobs in warehousing, distribution, and supply chain management.

Commuting in Tulsa & Surrounding Areas

Tulsa has shorter-than-average commute times and a well-connected highway system for easy travel.

- Driving: Major roadways include I-44, U.S. 75, U.S. 169, and Highway 51, connecting Tulsa to surrounding cities like Broken Arrow, Bixby, and Owasso.
- Public Transit: Tulsa Transit offers bus services within the metro area, though driving remains the primary mode of commuting.
- Biking & Walking: Downtown and districts like Brookside and Cherry Street are pedestrian-friendly with growing bike lane expansions.

With a growing economy, low cost of living, and easy commuting options, Tulsa is a great place for professionals and families looking for career opportunities and a high quality of life. Let us know if you'd like insights into specific industries!

LOCAL healthcare

Tulsa offers top-tier healthcare services, with major hospitals, specialty centers, and urgent care clinics ensuring residents have access to comprehensive and specialized medical care throughout the region.

Major Hospitals & Medical Centers

- Saint Francis Health System (Tulsa & Surrounding Areas) – A leading healthcare provider with a Level II trauma center, heart and vascular institute, and women’s health services.
- Ascension St. John Medical Center (Tulsa) – A top-rated hospital offering advanced stroke care, oncology treatments, and orthopedic services.
- Hillcrest Medical Center (Tulsa) – Known for cardiology, neurology, and emergency care, with a dedicated Burn Center and Heart Institute.
- Tulsa Spine & Specialty Hospital (Tulsa) – A premier facility specializing in spine surgery, orthopedics, and pain management.
- Bailey Medical Center (Owasso) – A full-service hospital offering emergency care, surgical services, and maternity care for northern Tulsa suburbs.

Specialty & Urgent Care

- Oklahoma Heart Institute (Tulsa) – A renowned heart care center specializing in cardiac surgery, advanced diagnostics, and preventive care.
- Cancer Treatment Centers of America (Tulsa) – Providing comprehensive cancer care, clinical trials, and leading-edge treatments.
- Advanced Orthopedics of Oklahoma (Multiple Locations) – Specializing in sports medicine, joint replacements, and spine care.
- Urgent Care Centers (Multiple Locations) – Access Medical Centers, MedWise, and Tulsa ER & Hospital provide walk-in medical care, X-rays, and lab testing for non-emergency needs.

With state-of-the-art hospitals, leading specialists, and accessible urgent care options, Tulsa ensures residents receive top-quality healthcare close to home. Let us know if you need insights on specific medical services!

EXPLORING
communities



tulsa

BIG-CITY PERKS, OUTDOOR ADVENTURE & SOUTHERN CHARM



Amenities:

- Scenic riverfront parks, hiking trails, and outdoor recreation along the Arkansas River
- Diverse shopping, from Utica Square to Woodland Hills Mall
- A thriving food scene featuring BBQ, steakhouses, and international cuisine
- Renowned cultural spots like Philbrook Museum and Tulsa Performing Arts Center
- Family-friendly attractions and year-round festivals

Notable Attractions:

- Gathering Place – A world-class riverfront park with gardens, trails, and kayaking
- BOK Center – Hosting top concerts, sports, and entertainment
- Tulsa Arts District – A hub for live music, galleries, and trendy restaurants
- Route 66 Landmarks – Home to the Golden Driller and Buck Atom's Cosmic Curios

Why Residents Love It:

Tulsa offers affordable living, a booming economy, and rich culture. It blends big-city amenities with a laid-back Midwest vibe, plus easy access to lakes, hiking, and weekend getaways.

Community Vibe:

Welcoming and diverse, Tulsa is filled with tight-knit neighborhoods and a strong local business scene. Whether you prefer historic districts, modern suburbs, or riverfront living, there's something for everyone.



POPULATION

411,000



MEDIAN HOME PRICE

\$250,000



SCHOOL DISTRICT

Tulsa Public Schools



AVG DRIVE TO DOWNTOWN TULSA

0-15 MINS



PUBLIC TRANSIT

Tulsa Transit Bus Service

jenks

SUBURBAN COMFORT WITH TOP SPORTS
SCHOOLS & RIVERFRONT CHARM



Amenities:

- Nestled along the Arkansas River, offering scenic walking trails and outdoor recreation
- Home to Riverwalk Crossing, featuring dining, shopping, and entertainment
- Excellent public schools, consistently ranked among the best in Oklahoma
- Quick access to Tulsa Hills Shopping Center and major retailers
- A strong sense of community with family-friendly events and local festivals

Notable Attractions:

- Oklahoma Aquarium – The state's largest, featuring sharks, sea turtles, and interactive exhibits
- Riverwalk Jenks – A vibrant district with live music, local eateries, and riverfront views
- Jenks Downtown Historic District – Quaint boutiques, antique shops, and charming cafés
- FlyingTee Golf & Entertainment – A fun, high-tech golf and entertainment venue

Why Residents Love It:

Jenks offers top-rated schools, suburban tranquility, and a strong community vibe, all while being just minutes from Tulsa. Families appreciate safe neighborhoods, green spaces, and excellent local amenities.

Community Vibe:

A close-knit, family-friendly town with a strong school spirit, Jenks is ideal for those seeking suburban living with modern conveniences.



POPULATION

27,000



MEDIAN HOME PRICE

\$330,000



SCHOOL DISTRICT

Jenks Public Schools
(Top-rated)



AVG DRIVE TO
DOWNTOWN TULSA

10-15 MINS



PUBLIC TRANSIT

Limited, car-
dependent

bixby

UPSCALE SUBURB WITH A SMALL-TOWN FEEL
& TOP SCHOOLS



Amenities:

- Known as “The Garden Spot of Oklahoma”, offering scenic landscapes and green spaces
- Highly rated schools and master-planned communities make it a top choice for families
- Outdoor recreation at Washington Irving Park, Bentley Park Sports Complex, and the Arkansas River
- Thriving local dining scene with popular spots like Bixby BBQ and the Dawg House Grill
- A mix of newer suburban developments, luxury estates, and acreage properties

Notable Attractions:

- Downtown Bixby – Charming local shops, restaurants, and a strong community vibe
- Washington Irving Memorial Park – A scenic spot for walking, biking, and outdoor events
- Bentley Park – One of the best sports complexes in the region, featuring splash pads and trails
- Bixby BBQ 'n Blues Festival – A beloved annual event celebrating great food and live music
- Arkansas River Access – Fishing, kayaking, and beautiful sunset views

Why Residents Love It:

Bixby provides a balance of small-town charm and modern growth, with top-ranked schools, new housing developments, and outdoor amenities. It's one of Oklahoma's fastest-growing suburbs, yet still maintains a tight-knit community feel.

Community Vibe:

A family-friendly, suburban retreat with excellent schools and a high quality of life, attracting families, professionals, and retirees looking for a quiet yet connected place to call home.



POPULATION

30,000



MEDIAN HOME PRICE

\$350,000



SCHOOL DISTRICT

Bixby Public
Schools



AVG DRIVE TO
DOWNTOWN TULSA

20-25 MINS



PUBLIC TRANSIT

Limited, primarily
car-dependent

broken arrow

SPACIOUS SUBURB WITH A THRIVING DOWNTOWN & FAMILY-FRIENDLY ATMOSPHERE



Amenities:

- One of Oklahoma's largest suburbs, offering a mix of suburban comfort and city conveniences
- Thriving Rose District, a vibrant downtown with restaurants, boutiques, and entertainment
- Access to golf courses, parks, and outdoor recreation, including Ray Herral Nature Park
- Top-rated schools and family-friendly neighborhoods with newer home developments
- A growing economy with major employers in aerospace, healthcare, and manufacturing

Notable Attractions:

- The Rose District – A walkable downtown filled with dining, shopping, and community events
- Broken Arrow Performing Arts Center – Hosting concerts, theater performances, and more
- Bass Pro Shops – A popular outdoor retailer and entertainment destination
- The Museum Broken Arrow – Showcasing the city's rich history and local heritage
- Battle Creek Golf Club – A favorite for golf enthusiasts with scenic fairways and amenities

Why Residents Love It:

Broken Arrow offers affordable homes, strong schools, and a welcoming community, all with easy access to Tulsa's job market. The Rose District adds urban appeal, while parks and green spaces provide plenty of outdoor activities.

Community Vibe:

A fast-growing, family-oriented suburb with a mix of modern conveniences and small-town charm, making it a top choice for young professionals and families.



POPULATION

120,000



MEDIAN HOME PRICE

\$280,000



SCHOOL DISTRICT

Broken Arrow Public Schools



AVG DRIVE TO DOWNTOWN TULSA

20-25 MINS

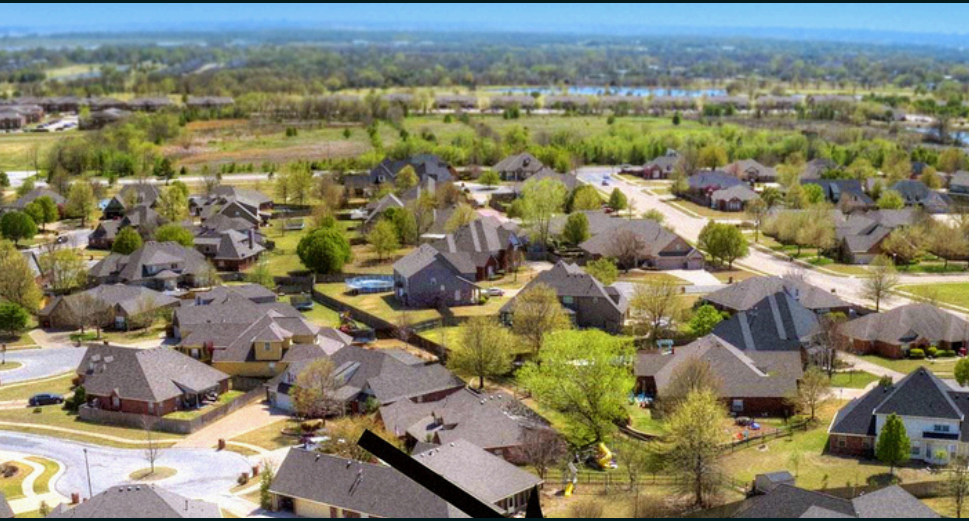


PUBLIC TRANSIT

Limited, primarily car-dependent

Owasso

THRIVING SUBURB WITH EXCELLENT SCHOOLS & EXPANDING GROWTH



UNVEILING TULSA

BEST SUBURB!

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Amenities:

- Top-rated schools and a strong sense of community
- Expanding retail and dining, including Owasso Market
- Beautiful parks and outdoor recreation like Redbud Festival Park
- Easy access to Tulsa via U.S. Highway 169
- Diverse housing options from suburban developments to acreage homes

Notable Attractions:

- Redbud Festival Park – Outdoor concerts, markets, and events
- Bailey Ranch Golf Club – Scenic public golf course
- Centennial Park – Trails, fishing ponds, and green spaces
- Annual Events – Owasso Christmas Parade & Gathering on Main

Why Residents Love It:

Owasso blends modern convenience with small-town charm, featuring great schools, new developments, and a strong local economy. It's one of Tulsa's top suburbs for families and professionals.

Community Vibe:

A friendly, fast-growing suburb with a family-oriented atmosphere, excellent schools, and easy access to Tulsa.



POPULATION

39,000



MEDIAN HOME PRICE

\$325,000



SCHOOL DISTRICT

Owasso Public Schools



AVG DRIVE TO DOWNTOWN TULSA

15-20 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

sapulpa

HISTORIC SMALL TOWN WITH AFFORDABLE LIVING & COMMUNITY SPIRIT



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Amenities:

- Affordable homes with a mix of historic properties & new developments
- Convenient access to Tulsa via I-44 & Highway 97
- Strong community with local events, festivals, and a revitalized downtown
- Excellent schools with dedicated programs and extracurriculars
- Outdoor recreation at Pretty Water Lake, Kelly Lane Park & Sapulpa Golf Course

Notable Attractions:

- Route 66 Downtown District – Historic charm, unique shops, and local dining
- Pretty Water Lake – Fishing, kayaking, and scenic trails
- Sapulpa Historical Museum – Showcasing the town's rich history
- Kelly Lane Park – Walking trails, playgrounds, and community events

Why Residents Love It:

Sapulpa offers small-town charm with a welcoming community, affordable living, and easy Tulsa access, making it perfect for families and first-time homebuyers.

Community Vibe:

A tight-knit, historic town with local pride, strong schools, and a mix of classic charm and modern conveniences.



POPULATION

21,000



MEDIAN HOME PRICE

\$225,000



SCHOOL DISTRICT

Sapulpa Public Schools



AVG DRIVE TO DOWNTOWN TULSA

15-20 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

glenpool

GROWING SUBURB WITH SMALL-TOWN CHARM & BIG-CITY CONVENIENCE



Amenities:

- Affordable homes with new developments and spacious lots
- Easy Tulsa access via U.S. Highway 75
- Highly rated schools with strong community involvement
- Expanding retail and dining options, including national and local businesses
- Parks and recreation, including Black Gold Park and nearby Lake Bixhoma

Notable Attractions:

- Black Gold Park – Walking trails, playgrounds, splash pad, and community events
- Glenpool Conference Center – Hosting local events, expos, and celebrations
- Lake Bixhoma – Fishing, kayaking, and scenic hiking trails just a short drive away
- Glenpool History Museum – Preserving the town's rich oil industry heritage

Why Residents Love It:

Glenpool offers the perfect mix of small-town friendliness and suburban convenience, with affordable housing, strong schools, and quick access to Tulsa.

Community Vibe:

A welcoming and fast-growing community with new amenities, strong schools, and an ideal balance of peaceful living and city convenience.



POPULATION

14,000



MEDIAN HOME PRICE

\$240,000



SCHOOL DISTRICT

Glenpool Public Schools



AVG DRIVE TO DOWNTOWN TULSA

20-25 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

sand springs

SCENIC SUBURB WITH OUTDOOR RECREATION & HISTORIC CHARM



Amenities:

- Affordable housing with a mix of historic homes & new developments
- Quick Tulsa access via U.S. Highway 412
- Great schools with strong community support
- Thriving local businesses & historic downtown charm
- Outdoor recreation at Keystone Lake, River City Park & Keystone Ancient Forest

Notable Attractions:

- Keystone Lake – Boating, fishing, and camping just minutes away
- Keystone Ancient Forest – Scenic hiking trails & wildlife viewing
- Sand Springs Cultural & Historical Museum – Showcasing the city's rich history
- River City Park – Walking trails, picnic areas, and seasonal events

Why Residents Love It:

Sand Springs offers small-town charm with big outdoor adventures, making it a perfect spot for families, nature lovers, and commuters looking for a peaceful yet connected community.

Community Vibe:

A friendly, nature-focused suburb with a historic downtown, outdoor recreation, and a relaxed, welcoming feel.



POPULATION

20,000



MEDIAN HOME PRICE

\$240,000



SCHOOL DISTRICT

Sand Springs Public Schools



AVG DRIVE TO DOWNTOWN TULSA

15-20 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

claremore

HISTORIC CHARM WITH SMALL-TOWN APPEAL & OUTDOOR RECREATION



Watch Videos

Amenities:

- Rich history with landmarks like the Will Rogers Memorial Museum
- Charming downtown district with local shops, dining, and cafes
- Access to outdoor recreation, including Claremore Lake and trails
- Affordable housing options, from historic homes to new builds
- Easy Tulsa commute via Route 66 & Will Rogers Turnpike

Notable Attractions:

- Will Rogers Memorial Museum – Honoring Oklahoma's famous humorist
- Claremore Lake – Boating, fishing, and scenic walking trails
- Belvidere Mansion – Historic Victorian estate with tours and events
- Rogers State University – A top local college with strong community ties

Why Residents Love It:

Claremore offers historic charm, a welcoming small-town vibe, and outdoor recreation, making it perfect for families, retirees, and those looking for a peaceful lifestyle with easy city access.

Community Vibe:

A tight-knit community with deep historical roots, affordable living, and plenty of green space for outdoor enthusiasts.



POPULATION

19,000



MEDIAN HOME PRICE

\$250,000



SCHOOL DISTRICT

Claremore Public Schools



AVG DRIVE TO DOWNTOWN TULSA

25-30 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

coweta

PEACEFUL SMALL TOWN WITH A GROWING COMMUNITY



Amenities:

- Affordable living with a mix of new developments & established homes
- Easy Tulsa access via Highway 51 for commuting
- Great schools with strong academic & extracurricular programs
- Expanding local shopping & dining options
- Plenty of green space with parks, trails, and outdoor recreation

Notable Attractions:

- Coweta Mission Bell Museum – Showcasing local history & heritage
- Broadway District – Small-town shopping & dining
- Graham Park – Family-friendly park with sports fields & walking trails
- Annual Coweta Fall Festival – A popular community event with food, rides, and entertainment

Why Residents Love It:

Coweta offers small-town charm, great schools, and a close-knit community, all while being just 30 minutes from Tulsa for work and entertainment.

Community Vibe:

A friendly, family-oriented town where neighbors know each other, with a growing economy, strong schools, and a relaxed pace of life.



POPULATION

10,000



MEDIAN HOME PRICE

\$250,000



SCHOOL DISTRICT

Coweta Public Schools



AVG DRIVE TO DOWNTOWN TULSA

25-30 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

catoosa

GROWING SUBURB WITH HISTORIC CHARM & RIVERFRONT APPEAL



Amenities:

- Easy Tulsa access via Route 66 & major highways
- Growing economy with local businesses & retail centers
- Variety of housing from established neighborhoods to new developments
- Outdoor recreation at Rogers Point Park & Verdigris River
- Close to entertainment, including Hard Rock Hotel & Casino

Notable Attractions:

- Blue Whale of Catoosa – A famous Route 66 roadside landmark
- Hard Rock Hotel & Casino – Gaming, concerts, and fine dining
- D.W. Correll Museum – Classic cars and gem exhibits
- Port of Catoosa – One of the largest inland ports in the U.S.

Why Residents Love It:

Catoosa blends small-town charm with modern convenience, offering affordable homes, great schools, and entertainment just minutes from Tulsa.

Community Vibe:

A friendly, fast-growing suburb with historic Route 66 character, strong local pride, and easy access to shopping, dining, and recreation.



POPULATION

7,500



MEDIAN HOME PRICE

\$275,000



SCHOOL DISTRICT

Catoosa Public Schools



AVG DRIVE TO DOWNTOWN TULSA

15-20 MINS



PUBLIC TRANSIT

Limited, primarily car-dependent

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