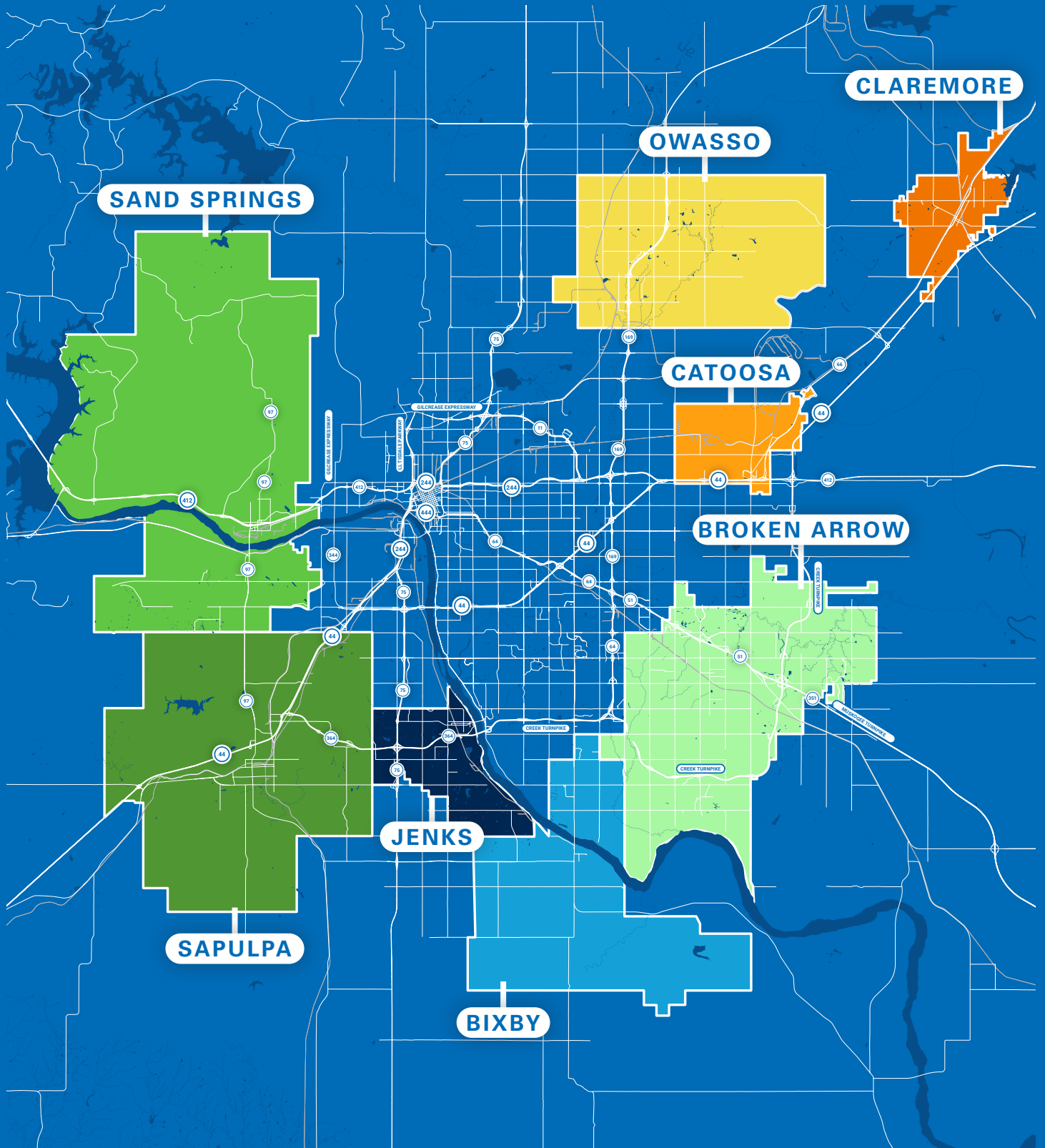


TULSA SUBURBAN REPORT

A SUPPLEMENT TO THE TULSA MARKET REPORT



TULSA SUBURBAN ANALYSIS 2023



BIXBY

Growing suburb located 22 miles south of Downtown Tulsa

County	Tulsa, Wagoner
Population	30,021 <i>15th Largest in OK</i>
Pop. Growth '20-'22	2.16%
System of Government	Council-Manager <i>Mayor and 5 Council Members</i>
Avg. HH Income	\$128,061
Bixby Public Schools	Elementary Schools: 6 Middle Schools: 2 High Schools: 1
7,800 Enrollment	
Higher Ed./Tech	N/A
Real Estate Inventory	
Office 258,349 SF	Retail 1,233,767 SF
Industrial 2,379,196 SF	Multifamily 1,566 Units



BROKEN ARROW

Largest suburb of Tulsa and fourth largest city in OK

County	Tulsa, Wagoner
Population	116,492 <i>4th Largest in OK</i>
Pop. Growth '20-'22	1.15%
System of Government	Council-Manager <i>Mayor and 5 Council Members</i>
Avg. HH Income	\$106,930
Broken Arrow Public Schools	Elementary Schools: 4 Middle Schools: 3 High Schools: 1
20,115 Enrollment	
Higher Ed./Tech	Northeastern State, Tulsa Tech
Real Estate Inventory	
Office 1,726,344 SF	Retail 7,282,447 SF
Industrial 8,273,286 SF	Multifamily 6,824 Units



CATOOSA

Home of the 2,500-acre Port of Catoosa

County	Rogers, Wagoner
Population	7,607 <i>54th Largest in OK</i>
Pop. Growth '20-'22	1.09%
System of Government	Council-Manager <i>Mayor and 7 Council Members</i>
Avg. HH Income	\$85,408
Catoosa Public Schools	Elementary Schools: 2 Middle Schools: 1 High Schools: 1
1,817 Enrollment	
Higher Ed./Tech	N/A
Real Estate Inventory	
Office 95,719 SF	Retail 812,782 SF
Industrial 3,333,053 SF	Multifamily 820 Units



CLAREMORE

County seat of Rogers County.

County	Rogers
Population	19,715 <i>26th Largest in OK</i>
Pop. Growth '20-'22	0.57%
System of Government	Council-Manager <i>Mayor and 8 Council Members</i>
Avg. HH Income	\$70,341
Claremore Public Schools	Elementary Schools: 4 Middle Schools: 1 High Schools: 1
3,944 Enrollment	
Higher Ed./Tech	Rogers State University
Real Estate Inventory	
Office 572,594 SF	Retail 2,462,667 SF
Industrial 2,895,881 SF	Multifamily 1,717 Units



JENKS

Located 12 miles south of Downtown Tulsa

County	Tulsa
Population	27,076 <i>16th Largest in OK</i>
Pop. Growth '20-'22	1.91%
System of Government	Council-Manager <i>Mayor and 7 Council Members</i>
Avg. HH Income	\$136,720
Jenks Public Schools	Elementary Schools: 4 Middle Schools: 3 High Schools: 1
12,654 Enrollment	
Higher Ed./Tech	Tulsa Tech Riverside Campus
Real Estate Inventory	
Office 591,050 SF	Retail 1,168,042 SF
Industrial 764,267 SF	Multifamily 1,175 Units



OWASSO

Located 13 miles northeast of Downtown Tulsa

County	Tulsa, Rogers
Population	39,669 <i>11th Largest in OK</i>
Pop. Growth '20-'22	1.61%
System of Government	Council-Manager <i>Mayor and 5 Council Members</i>
Avg. HH Income	\$88,355
Owasso Public Schools	Elementary Schools: 9 Middle Schools: 3 High Schools: 1
9,802 Enrollment	
Higher Ed./Tech	TCC Owasso Campus
Real Estate Inventory	
Office 624,187 SF	Retail 3,700,514 SF
Industrial 901,706 SF	Multifamily 2,460 Units



SAND SPRINGS

Located 8 miles west of Downtown Tulsa

County	Osage, Creek, Tulsa
Population	20,066 <i>24th Largest in OK</i>
Pop. Growth '20-'22	0.43%
System of Government	Council-Manager <i>Mayor and 7 Council Members</i>
Avg. HH Income	\$88,355
Sand Springs Public Schools	Elementary Schools: 5 Middle Schools: 2 High Schools: 1
5,178 Enrollment	
Higher Ed./Tech	Tulsa Tech Sand Springs Campus
Real Estate Inventory	
Office 391,189 SF	Retail 2,076,597 SF
Industrial 3,661,787 SF	Multifamily 520 Units



SAPULPA

Located on I-44, 14 miles southwest of Downtown Tulsa

County	Creek
Population	22,100 <i>21st Largest in OK</i>
Pop. Growth '20-'22	0.35%
System of Government	Council-Manager <i>Mayor and 10 Council Members</i>
Avg. HH Income	\$80,641
Sapulpa Public Schools	Elementary Schools: 4 Middle Schools: 2 High Schools: 1
3,718 Enrollment	
Higher Ed./Tech	N/A
Real Estate Inventory	
Office 372,775 SF	Retail 2,088,007 SF
Industrial 2,203,521 SF	Multifamily 1,184 Units