

Tulsa Land Value

Urban Data Pioneers

Tulsa Land Value

BENCHMARKING LAND VALUE PER SQUARE MILE

How much value does Tulsa's developed land have relative to peer cities?

How much value does Urbanized Area land have relative to other cities' urbanized land?

What are the key characteristics of high value land?

LAND VALUE PER SQUARE MILE

What are possible factors of
Land Value per Square Mile?

LAND VALUE POSSIBLE FACTORS

Value per square foot and per zoning type

Market Value, socioeconomics

Commercial and residential attributes
(business, apartments, single family)

Is land value affected by:

Population?

Income?

Size of a city?

How do Tulsa's Council Districts compare in land value
to each other and to Peer Cities?

CHARACTERISTICS OF HIGH VALUE LAND

Subjective Value per SF
Sought-after and Market Value
Revitalization Mode

39th & 33rd W. Ave
2-Story, 1400sf
\$50,000

39th & 129th E. Ave.
1-Story, 1500sf
\$110,000

39th & S. Peoria
1-Story, 1100sf
\$132,000

100 South Boulder
1bd apt, 996sf
\$110,000 (new)

6th and Peoria
Multi-Unit, 6,000sf
\$179,000 (Building)

8th & Peoria
2-Story twh, 2300sf
\$390,000

CHARACTERISTICS OF HIGH VALUE LAND

Subjective Value per SF
Sought-after and Market Value
Revitalization Mode

Hampton Inn, 3rd & Cheyenne

2015 Sale \$750,000

2017 Assessor's Fair Cash Value \$543,500

Meridia Apartment Building, 6th and Boston

2015 Sale \$850,000

2017 Assessor's Fair Cash Value \$3,853,200

Ross Building, 2nd and Frankfort

2014 Sale \$1,850,000

2017 Assessor's Fair Cash Value \$4,374,000

LAND VALUE PER SQUARE MILE
COMPARED TO PEER CITIES

Who are Tulsa's
PEER CITIES?

TULSA'S PEER CITIES

POPULATION
MEDIAN HOUSEHOLD INCOME and
SIZE OF A CITY (LAND AREA)

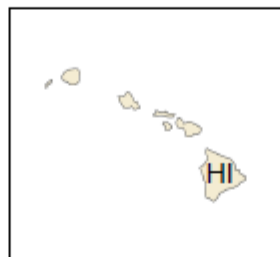
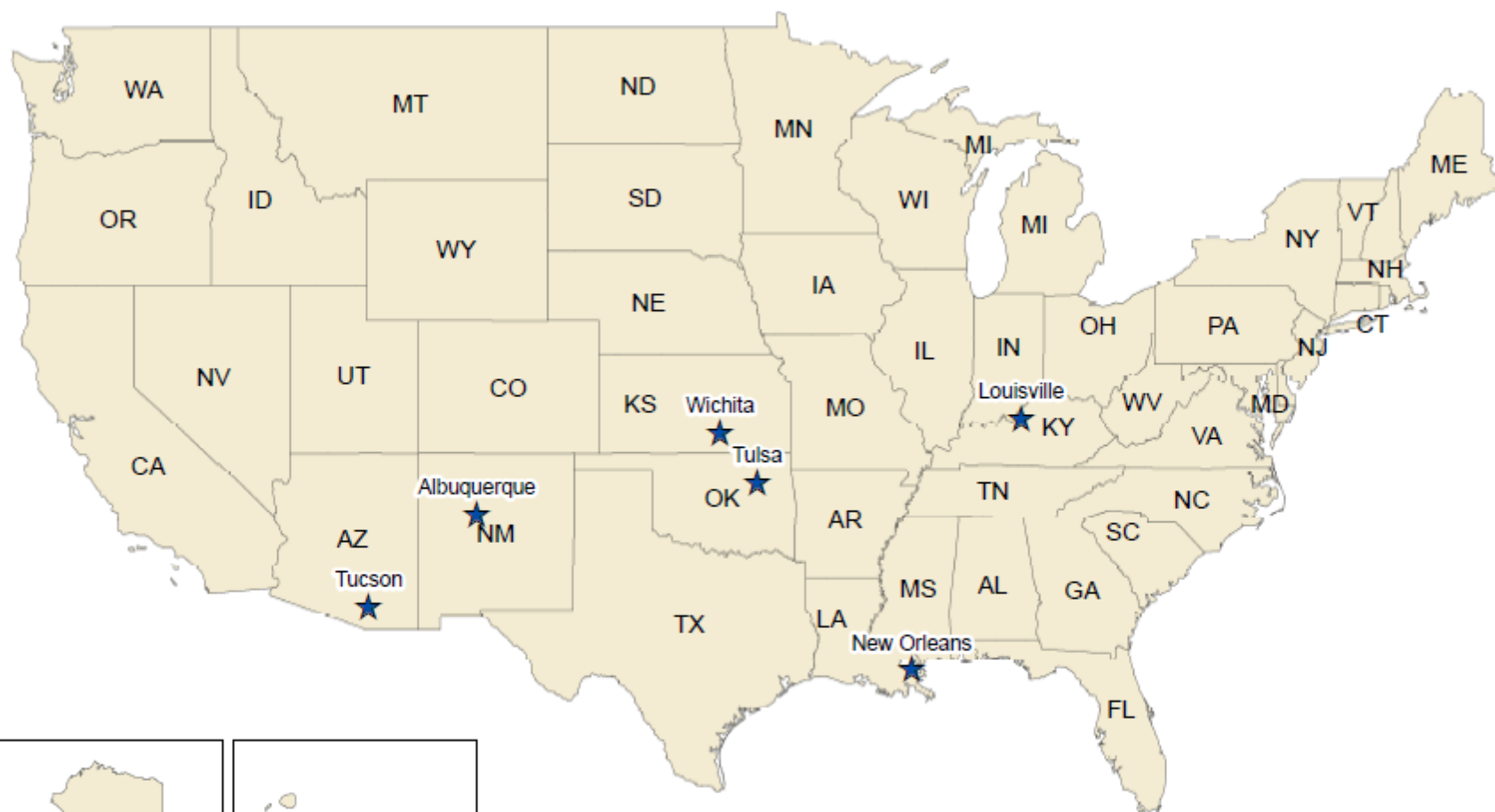
100 Resilient Cities in United States
<http://www.100resilientcities.org/>

New Orleans is within 10% (all metrics)
Other 100 Resilient Cities greater than 20%

U.S. CENSUS 2010-2016
10%-20%

City	State	2016 Population (Estimate)	2010 Population (Census)	Median Household Income (Deptofnumbers.com)	Average Home Value (Zillow)	Average Home Price Per sqft	Square Miles	Square Miles Land	Square Miles Water	Population Density (per sq mi)
Albuquerque	NM	559,277	545,852	\$ 48,937	\$ 185,100	\$ 123	189.5	187.7	1.8	2900
Arlington	TX	392,772	365,438	\$ 61,644	\$ 181,600	\$ 109	99.7	96.5	3.2	3810
Beaumont	TX	118,299	118,296	\$ 49,787	\$ 175,900	\$ 90	85.9	85	0.9	1339.4
Birmingham	AL	212,157	212,237	\$ 51,459	\$ 64,000	\$ 56	148.54	145.99	2.55	1453.24
Chattanooga	TN	177,571	167,674	\$ 47,809	\$ 139,700	\$ 106	143.2	135.2	8	1222
Cleveland	OH	385,809	396,815	\$ 49,889	\$ 59,400	\$ 59	82.47	77.7	4.77	5107
Colorado Springs	CO	465,101	416,427	\$ 60,458	\$ 256,300	\$ 142	195.11	194.74	0.37	2388.31
Denver	CO	693,060	600,158	\$ 70,283	\$ 386,700	\$ 348	154.97	153.33	1.63	4519.94
Fort Worth	TX	854,113	741,206	\$ 61,644	\$ 235,375	\$ 110	349.2	342.2	7	2181
Indianapolis	IN	855,164	820,445	\$ 54,322	\$ 144,900	\$ 88	368.02	361.51	6.52	2365.55
Kansas City	MO	481,420	459,787	\$ 60,502	\$ 123,100	\$ 119	319.03	314.95	4.08	1400
Little Rock	AR	198,541	193,524	\$ 49,066	\$ 133,500	\$ 100	121.3	118.69	2.61	1672.81
Louisville	Ky	616,261	597,337	\$ 52,898	\$ 119,100	\$ 118	397.68	380.46	17.23	1924
Minneapolis	MN	413,651	382,578	\$ 71,008	\$ 237,400	\$ 235	58.4	54.9	3.5	7660
Montgomery	AL	200,022	205,764	\$ 45,636	\$ 120,000	\$ 65	161.54	159.84	1.7	1251.38
Nashville	TN	684,410	601,222	\$ 57,985	\$ 234,500	\$ 188	525.94	504.03	21.91	1300
New Orleans	LA	391,495	343,829	\$ 46,784	\$ 170,100	\$ 233	349.85	169.42	180.43	2310.78
North Little Rock	AR	66,278	62,304	\$ 49,066	\$ 91,700	\$ 73	58.85	51.84	3.01	1278.63
Oakland	CA	420,005	390,724	\$ 52,962	\$ 688,900	\$ 467	77.86	55.89	21.97	7514.45
Oklahoma City	OK	638,367	579,999	\$ 52,221	\$ 135,500	\$ 101	620.34	601.11	19.23	930
Omaha	NE	446,970	408,958	\$ 61,024	\$ 156,500	\$ 130	130.58	127.09	3.49	3100
Pittsburgh	PA	303,625	305,704	\$ 54,080	\$ 125,400	\$ 122	58.35	55.38	2.97	5482.97
Portland	OR	639,863	583,776	\$ 60,248	\$ 414,800	\$ 321	145	133	12	4375.1
Raleigh	NC	458,880	403,892	\$ 65,778	\$ 223,200	\$ 141	144.8	142.8	2	2800
Shreveport	LA	194,920	199,311	\$ 42,157	\$ 101,900	\$ 92	122.35	107.14	15.21	1819.35
St. Louis	MO	310,404	319,294	\$ 48,864	\$ 122,500	\$ 122	66	61.9	4.1	4800
St. Paul	MN	302,398	285,068	\$ 71,008	\$ 199,900	\$ 174	56.18	51.98	4.2	5818
Tampa	FL	377,165	335,709	\$ 48,911	\$ 187,400	\$ 171	175.22	113.42	61.8	3325.47
Topeka	KS	126,808	127,473	\$ 66,242	\$ 95,400	\$ 79	61.47	60.17	1.3	2100
Tucson	AZ	530,706	520,116	\$ 47,099	\$ 166,000	\$ 123	236.5	236.19	0.32	2246.95
Tulsa	OK	403,090	391,906	\$ 51,352	\$ 109,900	\$ 91	196.8	192.7	4.2	2074
Wichita	KS	389,902	382,368	\$ 51,591	\$ 123,200	\$ 103	163.59	159.29	4.3	2300
Wichita Falls	TX	104,898	104,553	\$ 43,751	\$ 110,000	\$ 72	70.1	70.66	0.04	1500

Peer Cities

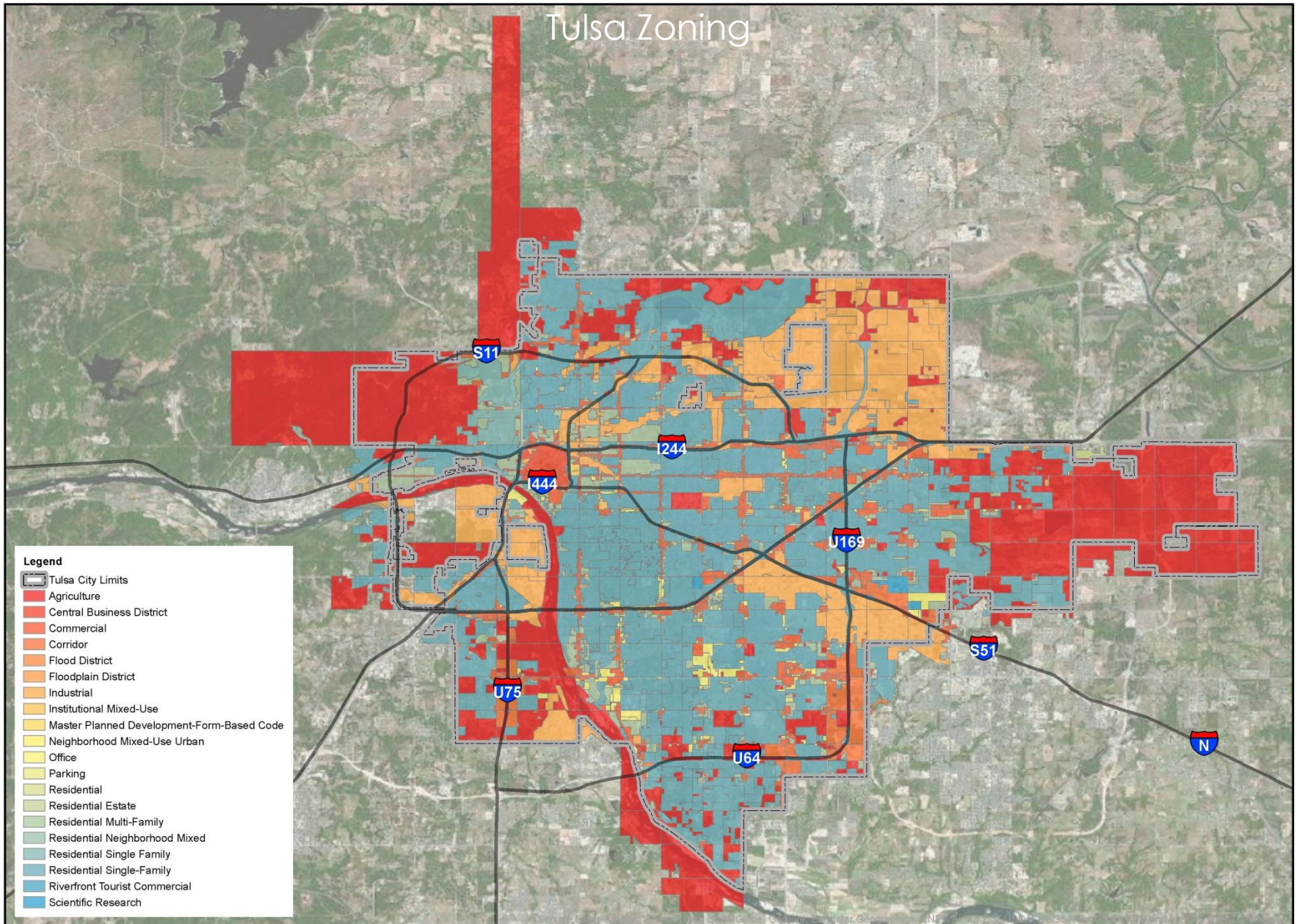


0 125 250 500 750 1,000 Miles

URBAN DATA PIONEERS
TOP 5 CITIES IN COMPARISON WITH TULSA, OKLAHOMA



Tulsa Zoning



URBAN DATA PIONEERS
TULSA, OKLAHOMA - ZONING AREAS



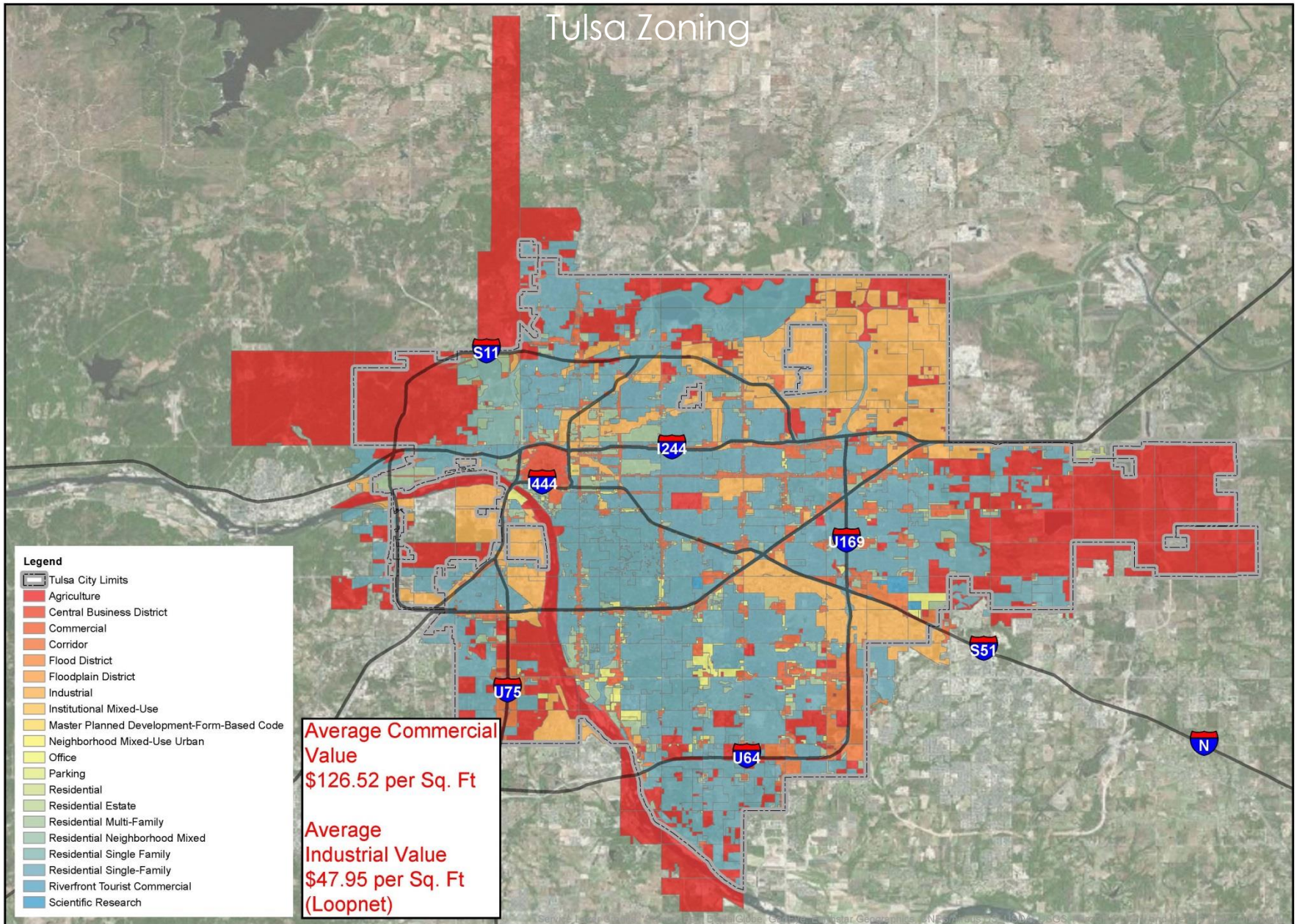
BACK TO THE (BENCHMARK) BASICS

Value of Developed
Peer Cities

Value of Urbanized
Peer Cities

Characteristics
High Value

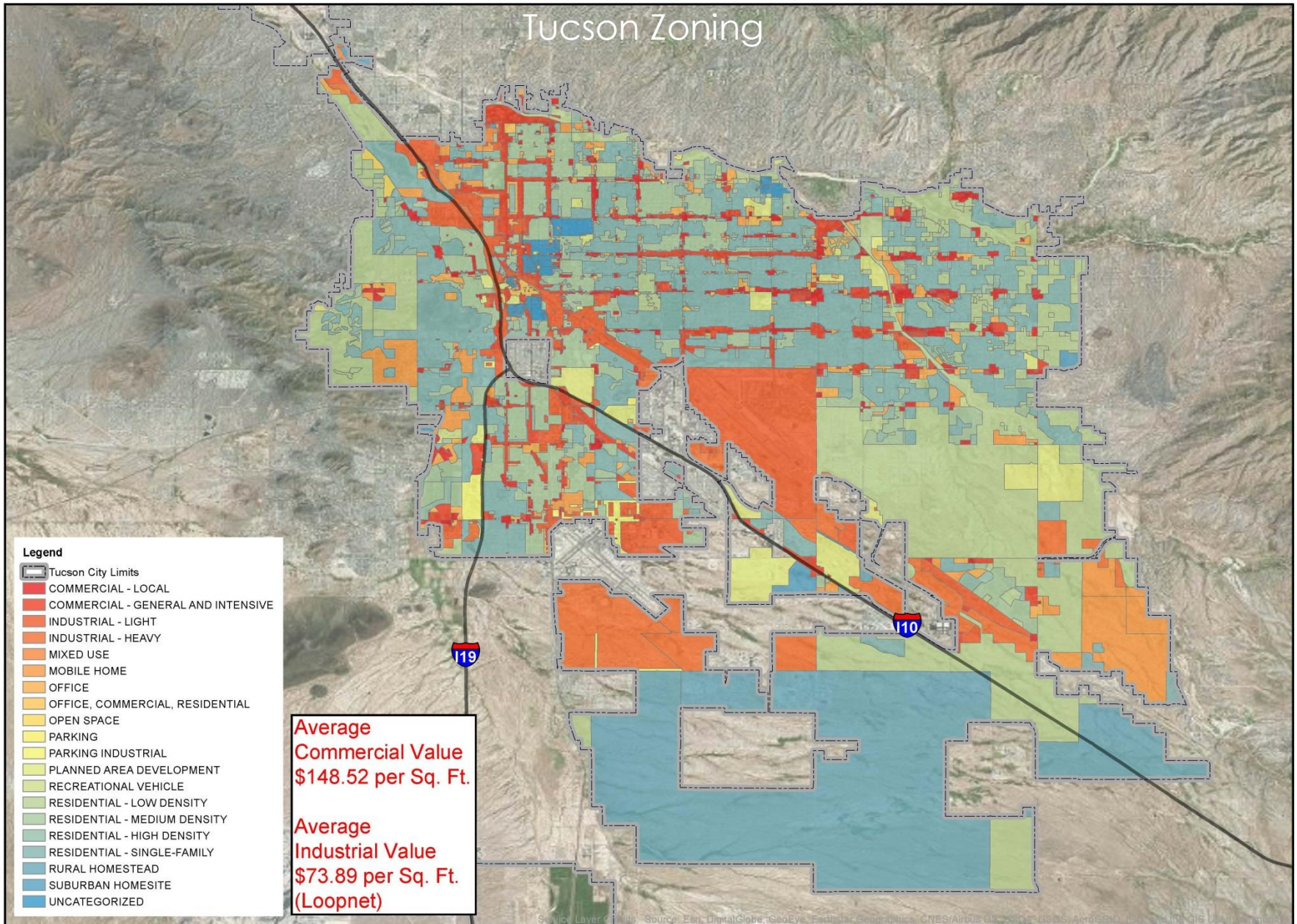
Tulsa Zoning



URBAN DATA PIONEERS
TULSA, OKLAHOMA - ZONING AREAS



Tucson Zoning

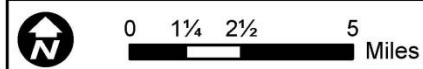
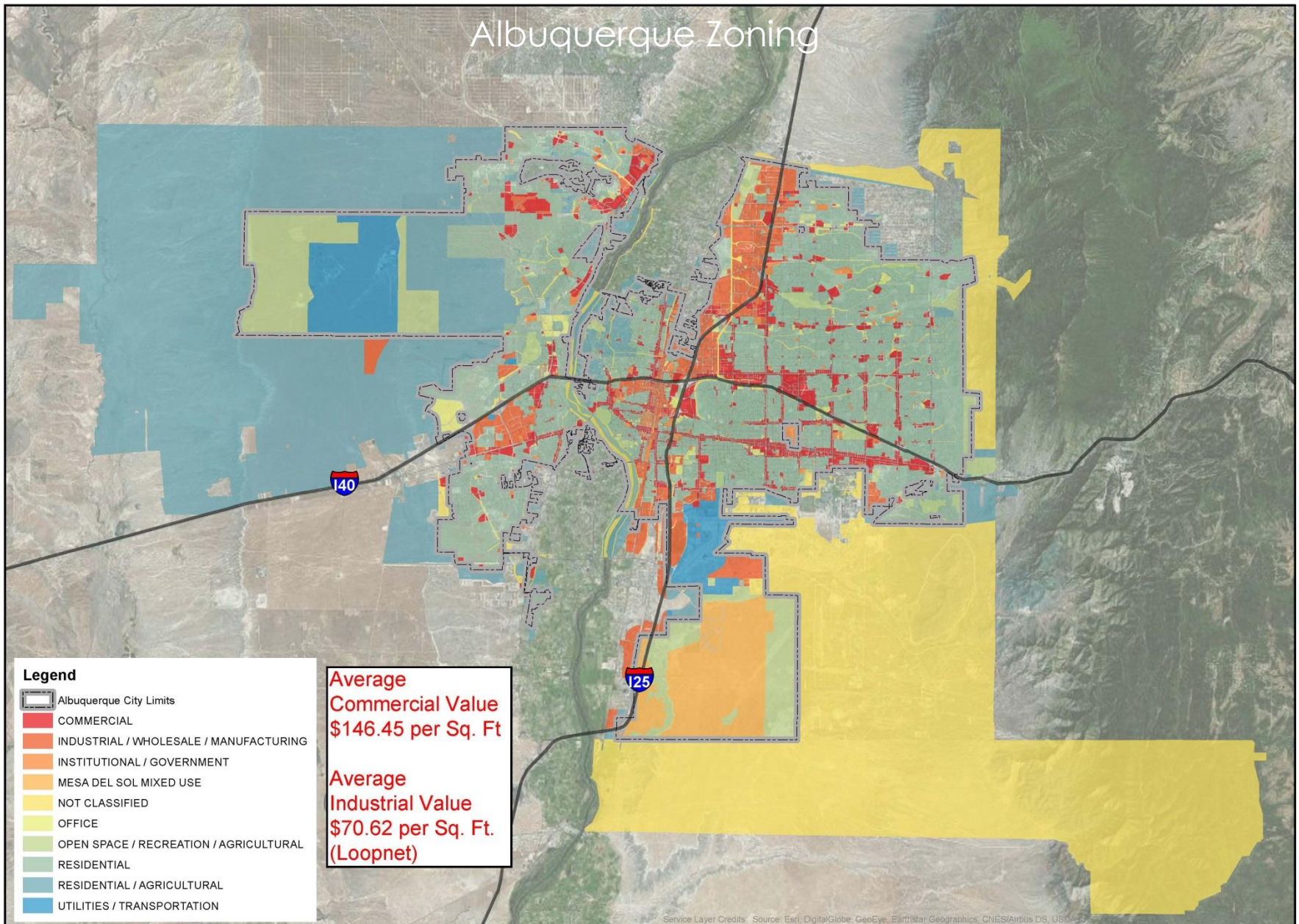


0 1 2 4 6 8 Miles

URBAN DATA PIONEERS
TUCSON, ARIZONA - ZONING AREAS



Albuquerque Zoning



URBAN DATA PIONEERS
ALBUQUERQUE, NEW MEXICO - ZONING AREAS



Wichita Zoning

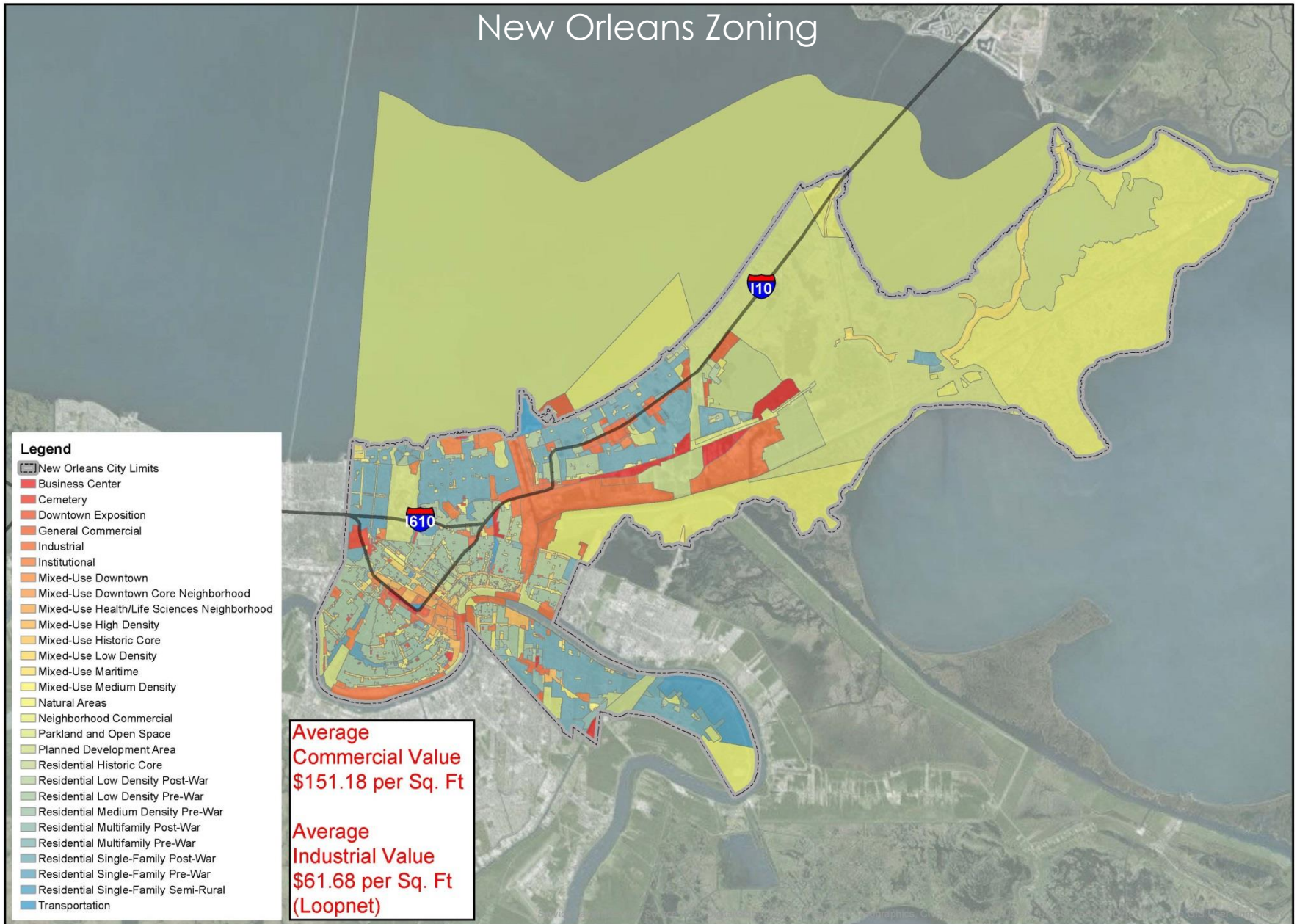
Legend

-  Wichita City Limits
-  AFB - AIR FORCE BASE
-  B - MULTI FAMILY
-  CBD - CENTRAL BUSINESS DISTRICT
-  GC - GENERAL COMMERCIAL
-  GI - GENERAL INDUSTRIAL
-  GO - GENERAL OFFICE
-  IP - INDUSTRIAL PARK
-  IP-A INDUSTRIAL PARK - AIRPORT
-  LC - LIMITED COMMERCIAL
-  LI - LIMITED INDUSTRIAL
-  MF-18 MULTI FAMILY
-  MF-29 MULTI FAMILY
-  MH - MANUFACTURED HOUSING
-  NO - NEIGHBORHOOD OFFICE
-  NR - NEIGHBORHOOD RETAIL
-  OW - OFFICE WAREHOUSE
-  PUD - PLANNED UNIT DEVELOPMENT
-  RR - RURAL RESIDENTIAL
-  SF-10 SINGLE FAMILY
-  SF-20 SINGLE FAMILY
-  SF-5 SINGLE FAMILY
-  TF-3 TWO FAMILY
-  U - UNIVERSITY

**Average
Commercial Value
\$84.31 per Sq. Ft**

**Average
Industrial Value
\$40.92 per Sq. Ft.
(Loopnet)**

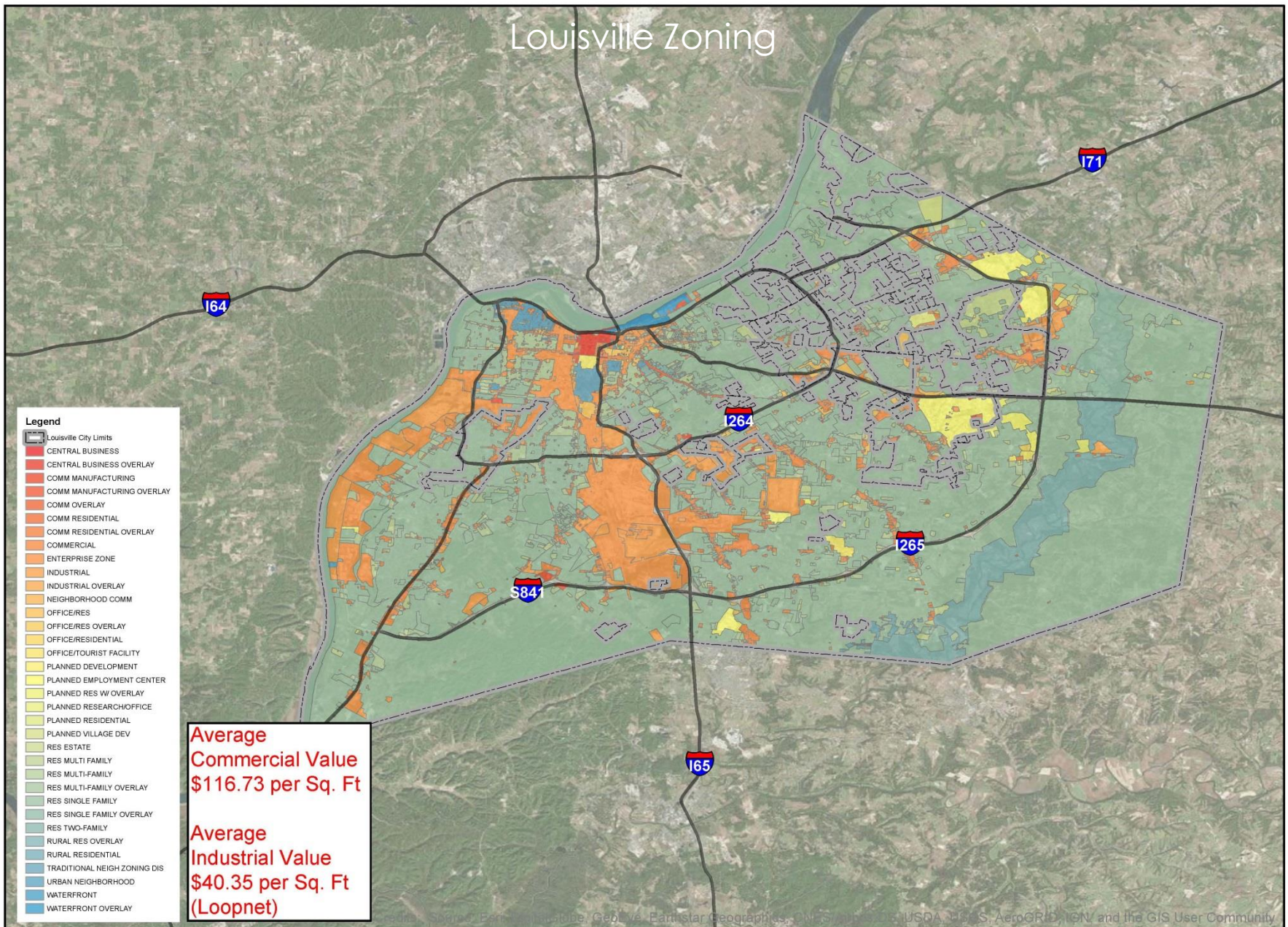
New Orleans Zoning



URBAN DATA PIONEERS
NEW ORLEANS, LOUISIANA - ZONING AREAS



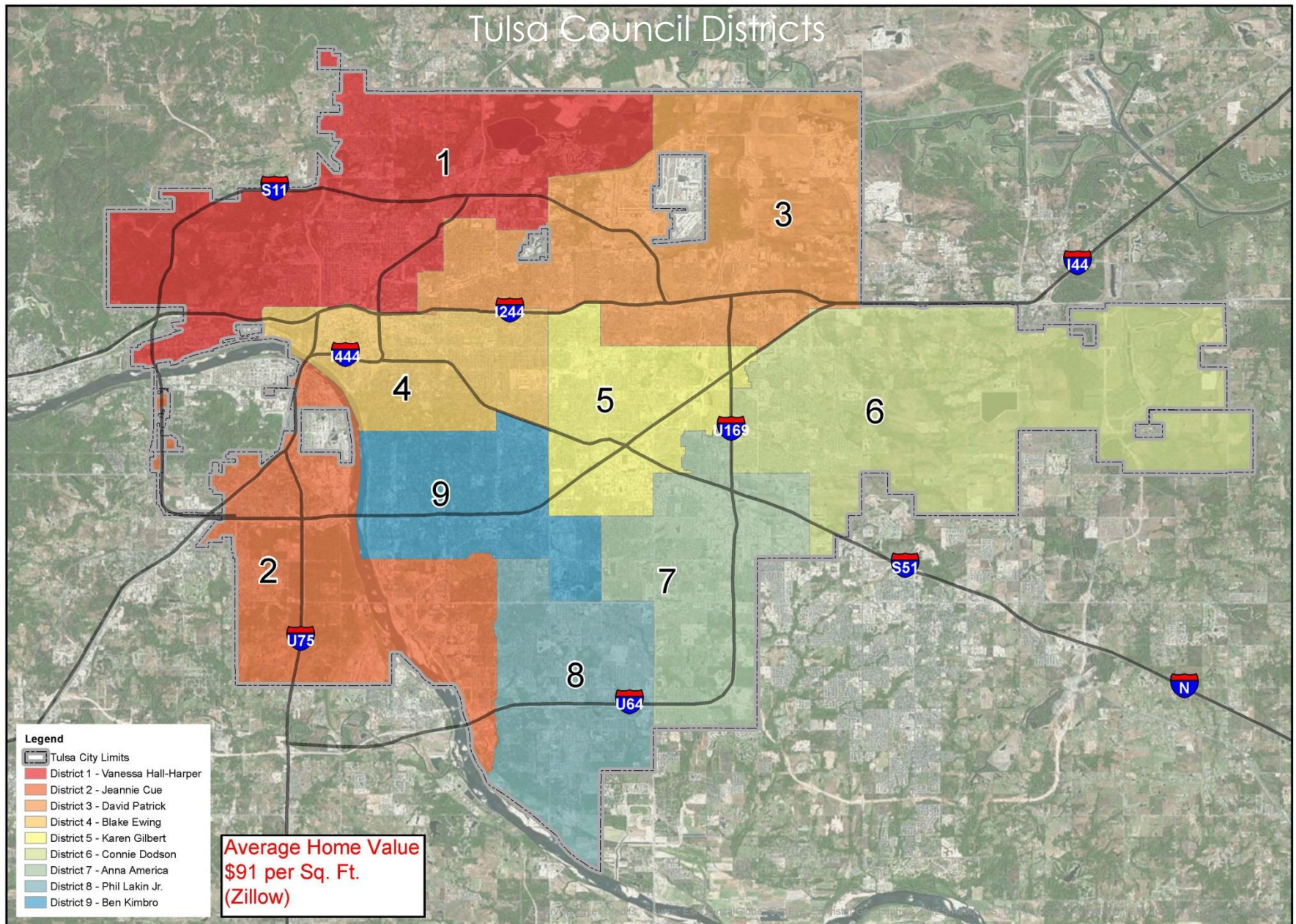
Louisville Zoning



URBAN DATA PIONEERS
LOUISVILLE, KENTUCKY - ZONING AREAS



Tulsa Council Districts

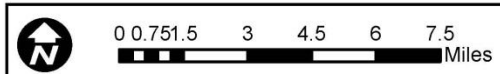
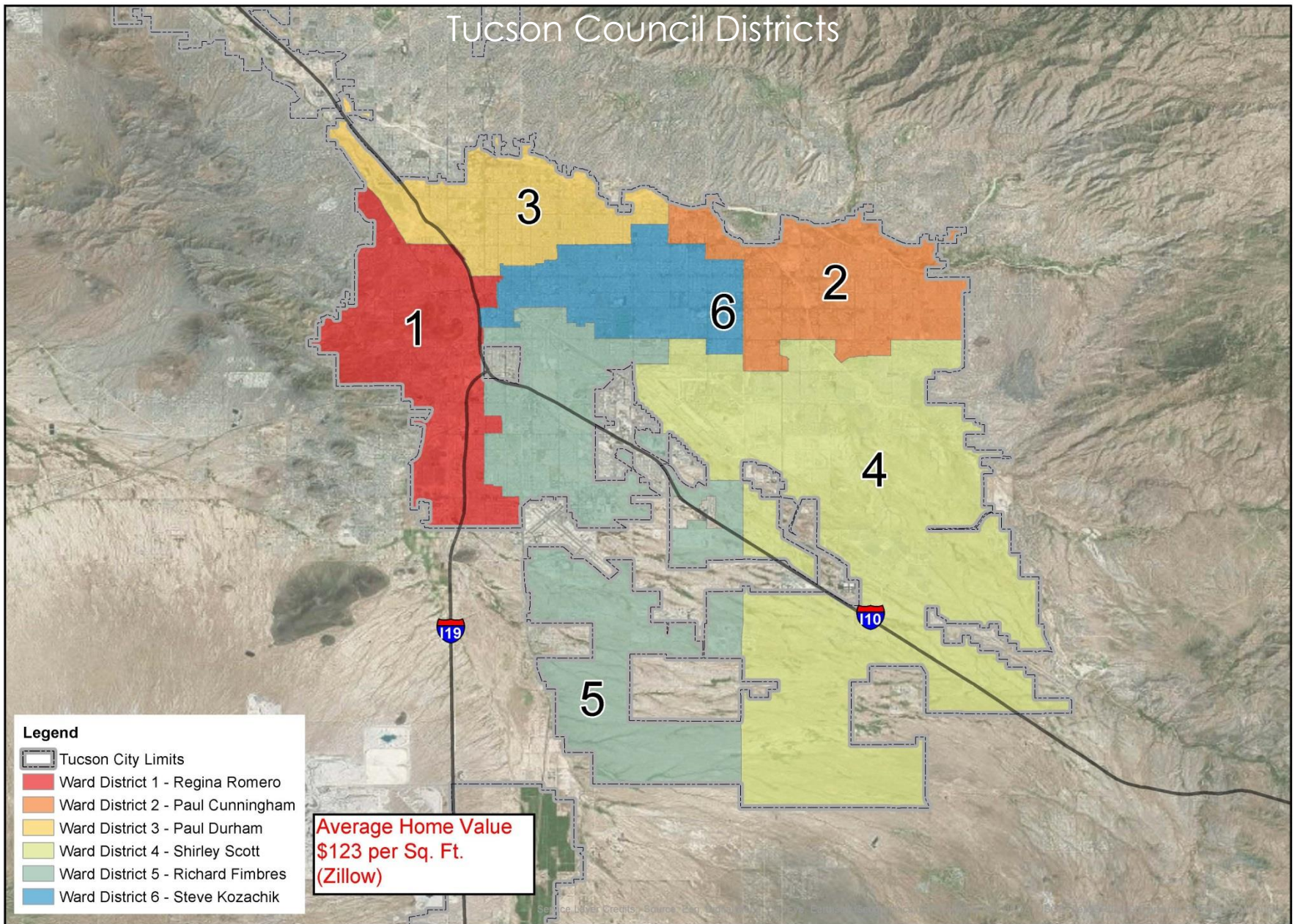


0 1 2 4 6 Miles

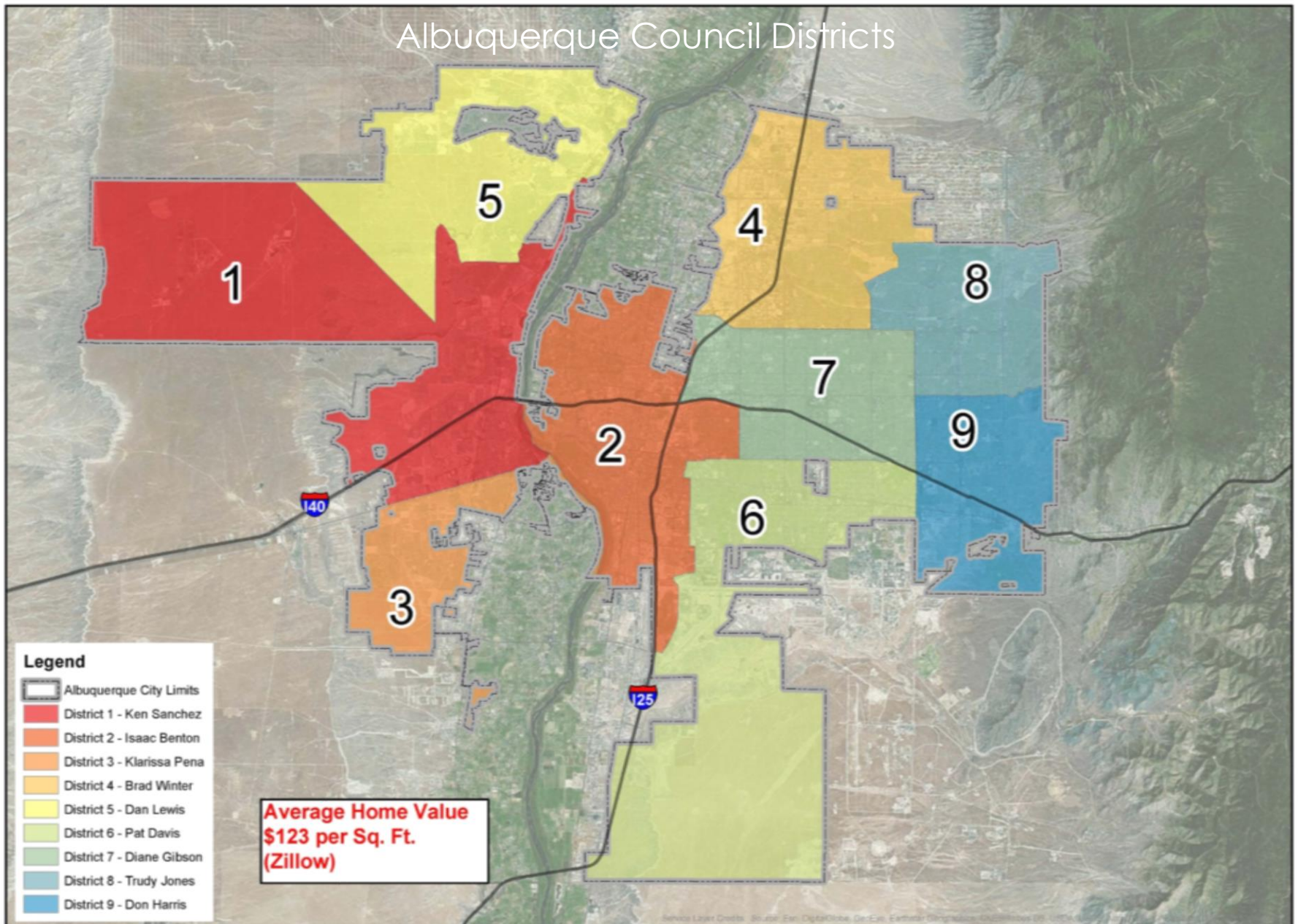
URBAN DATA PIONEERS
TULSA, OKLAHOMA - CITY COUNCIL DISTRICTS



Tucson Council Districts



Albuquerque Council Districts



0 1 2 4 Miles

URBAN DATA PIONEERS
ALBUQUERQUE, NEW MEXICO - CITY COUNCIL DISTRICTS



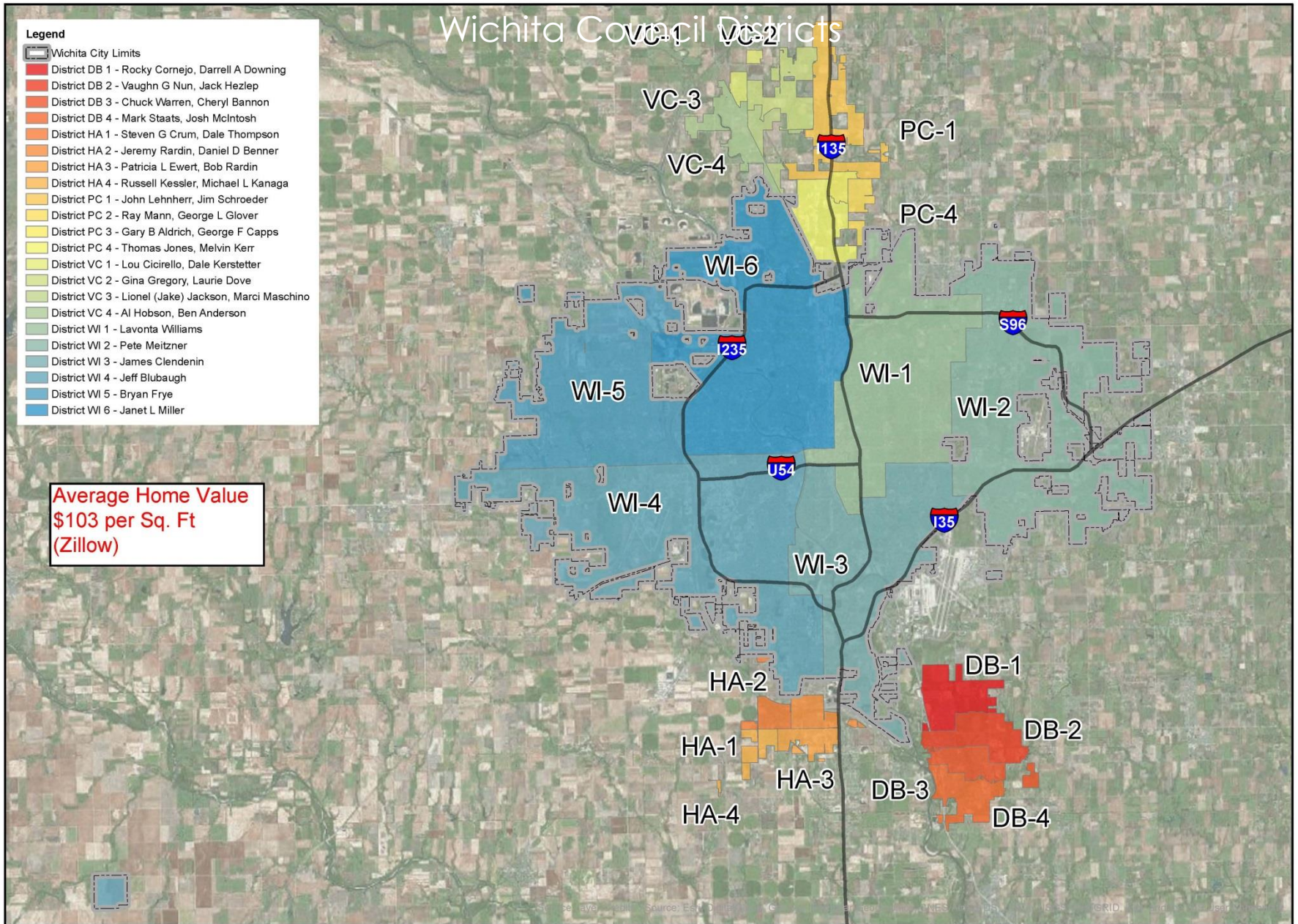
Wichita Council Districts

Legend

Wichita City Limits

- District DB 1 - Rocky Cornejo, Darrell A Downing
- District DB 2 - Vaughn G Nun, Jack Hezlep
- District DB 3 - Chuck Warren, Cheryl Bannon
- District DB 4 - Mark Staats, Josh McIntosh
- District HA 1 - Steven G Crum, Dale Thompson
- District HA 2 - Jeremy Rardin, Daniel D Benner
- District HA 3 - Patricia L Ewert, Bob Rardin
- District HA 4 - Russell Kessler, Michael L Kanaga
- District PC 1 - John Lehnherr, Jim Schroeder
- District PC 2 - Ray Mann, George L Glover
- District PC 3 - Gary B Aldrich, George F Capps
- District PC 4 - Thomas Jones, Melvin Kerr
- District VC 1 - Lou Cicirello, Dale Kerstetter
- District VC 2 - Gina Gregory, Laurie Dove
- District VC 3 - Lionel (Jake) Jackson, Marci Maschino
- District VC 4 - Al Hobson, Ben Anderson
- District WI 1 - Lavonta Williams
- District WI 2 - Pete Meitzner
- District WI 3 - James Clendenin
- District WI 4 - Jeff Blubaugh
- District WI 5 - Bryan Frye
- District WI 6 - Janet L Miller

Average Home Value
\$103 per Sq. Ft
(Zillow)

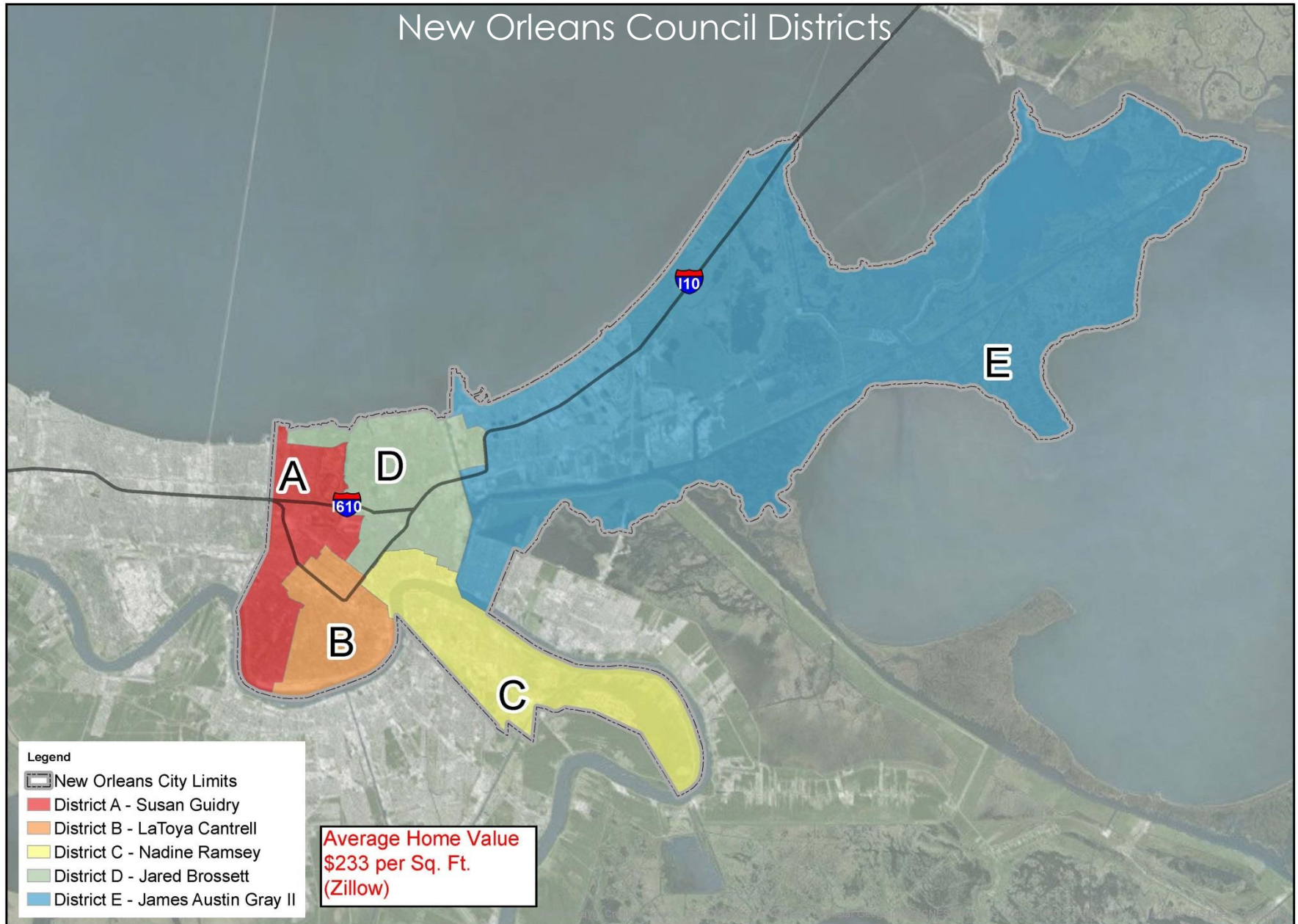


URBAN DATA PIONEERS

WICHITA, KANSAS - CITY COUNCIL DISTRICTS



New Orleans Council Districts



Legend

- New Orleans City Limits
- District A - Susan Guidry
- District B - LaToya Cantrell
- District C - Nadine Ramsey
- District D - Jared Brossett
- District E - James Austin Gray II

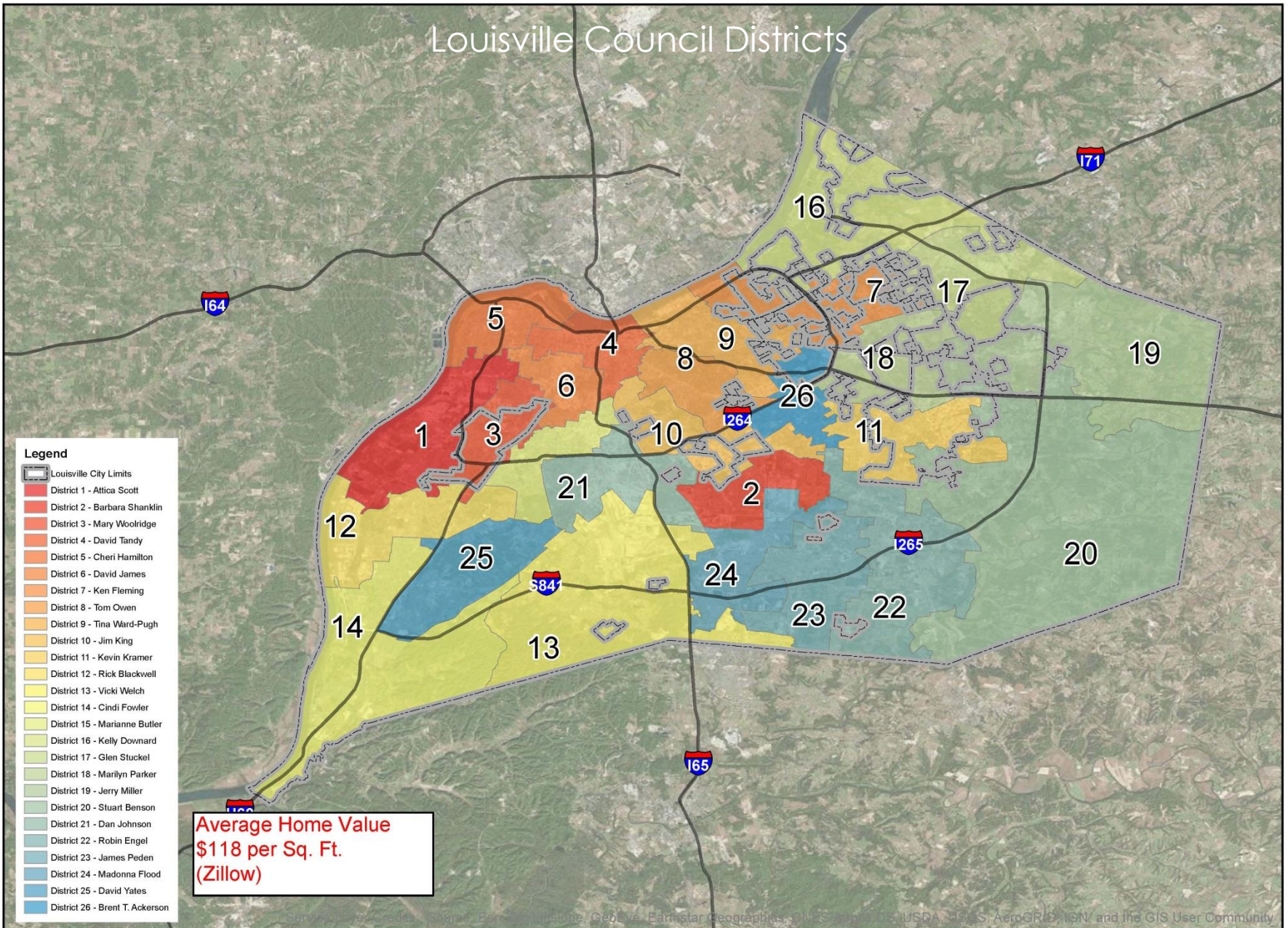


0 1 2 4 6 8 10 Miles

URBAN DATA PIONEERS
NEW ORLEANS, LOUISIANA - CITY COUNCIL DISTRICTS



Louisville Council Districts



URBAN DATA PIONEERS
LOUISVILLE, KENTUCKY - CITY COUNCIL DISTRICTS



Land Value Averages (not per square mile)

Subjective Value per SF
Sought-after and Market Value
Revitalization Mode

Commercial

New Orleans \$151.18/sf

Tulsa \$126.52/sf

Wichita \$84.31/sf

Industrial

Tucson \$73.89/sf

Tulsa \$47.95/sf

Louisville \$40.35/sf

Residential

New Orleans \$233/sf

Tulsa \$91.00/sf

Tulsa Land Value

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How much value does Tulsa's developed land have relative to peer cities?

How much value does Urbanized Area land have relative to other cities' urbanized land?

What are the key characteristics of high value land?

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Urban Data Pioneers

Q&A

Corsino • Kovac • Poteete • Rhine • Smith