



Pearl District

This census tract encompasses a wide swath of retail, commercial, residential, and industrial area in the city of Tulsa. It is a gateway to Downtown Tulsa and an established if eclectic neighborhood, bordered by Historic Route 66 to the south and by US-244 to the north. The commercial corridor of 6th street is vibrant and ever expanding, with renovations and remodels of historic buildings bringing new business and retail to the street every year. Our stretch of Route 66 runs on the south side of this Opportunity Zone and includes a broad range of specialty retail and services. The established single-family residential neighborhoods run into the Kendall-Whittier neighborhood and shopping center, which houses an art-house cinema and fine arts supply store. The far southeastern corner of the tract, at the corner of 11th St. South and Lewis Ave., is the future home of projects related to the Mother Road Market and Route 66 revitalization efforts. Consequently, part of this tract lies within a TIF District.

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General Information

Location	From Downtown to Lewis Ave., between 11 th St. South and Highway 244.
County	Tulsa County
Zoning	Residential Single-Family, Commercial, Industrial Medium, Office Light, Mixed Use

Potential Uses

Current Uses	Single-family residential, industrial, commercial, tourism.
Future Uses	Residential, tourism, mixed-use.

Industry

Current Industry	Industrial technology, industrial services, auto repair, brewing, manufacturing, logistics and distribution
Major Employers	Tulsa Transit, Southwest United Industries, Kaman Industrial Technologies, Tulsa Health Department, R&D Pattern & Foundry, Tulsa Air Specialists

Population Statistics

Pearl District	5,027
City of Tulsa	401,800
Tulsa MSA	1,120,000

Employment

Total Jobs	3,572
Total Businesses	333

Median Household Income

Pearl District	\$24,566
City of Tulsa	\$41,134
Tulsa MSA	\$51,623

Investments

Announced	11 th and Lewis Corridor TIF, Route 66-related investment
Recent	Marshall Brewery, Cabin Boys Brewery

Transportation Infrastructure

Interstate and Highway Access	Adjacent to I-75 and I-244, Route 66
Public Transit	8 separate Tulsa Transit bus lines connect people to the entire rest of the city.

Housing

Median Housing Age	79 years old
% Owner Occupied	29%
% Renter Occupied	71%

