



CITY OF
Tulsa
A New Kind of *Energy*.



West Tulsa Industrial

The City of Tulsa is currently in the process of developing a small area plan for the Berryhill area which includes the planned southern extension of the Gilcrease Expressway, refineries, a rail yard, tank farms, residential areas, and open space. In keeping with these land uses, zoning ranges from moderate industrial along the river in the north to residential nearer Berryhill in the south. The area's zoning allows for a range of potential uses, and the City is interested in expanding all types of development to make this area vibrant. Major employers in the Berryhill area include Holly Refinery, Cherokee Rail Yard, AAON, and Magellan Pipeline.

Date:

December 2018

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General Information

Location Located on the west side of the Arkansas River directly southwest from Downtown Tulsa.

County Tulsa County

Potential Uses

Current Uses The West Tulsa Industrial Census tract is predominantly zoned Industrial Light, Medium, and Heavy.

Future Uses The West Tulsa Industrial census tract is prime for development in manufacturing and industrial uses.

Industry

Current Industry The West Tulsa Industrial tract is largely occupied by refineries, transport services, and heavy manufacturing.

Major Employers Holly Refinery, Cherokee Rail Yard, AAON, and Magellan Pipeline

Population Statistics

West Tulsa Industrial 2,975

City of Tulsa 401,800

Tulsa MSA 1,120,000

Household Income

West Tulsa Industrial \$42,232

City of Tulsa \$41,134

Tulsa MSA \$51,623

Transportation Infrastructure

Interstate and Highway Access Approximately 1 mile southwest of Downtown Tulsa. Highway 75 runs through this census tract. .

Rail and Intermodal Access Located approximate 9 miles from the Port of Catoosa, which provides intermodal and rail access.

