



CITY OF
Tulsa
A New Kind of *Energy*.



Northland

With 36th Street North and Peoria Avenue serving as the primary boundaries of this tract, the area provides opportunity for commercial redevelopment of the former Northland Shopping Center. Tulsa Tech, Oklahoma's largest technology and training center, maintains a campus along Peoria Avenue, which will be served by the planned Aero Bus Rapid Transit Service. Tulsa voters approved \$5 million to assist with redevelopment of the area in 2016, and the City and Tulsa Development Authority are currently contemplating initiating a Tax Increment Financing District in the area.

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General Information

Location	Located two miles north of Downtown Tulsa and 4 miles west of the Tulsa International Airport.
County	Tulsa County

Potential Uses

Current Uses	The Training and Industry Corridor is generally zoned as single-family residential, agricultural (placeholder), and commercial.
Future Uses	The Northland Census tract is prime for commercial, office, and residential development. The City of Tulsa and Tulsa Development Authority is currently contemplating the creation of a new Tax Increment Finance district that will serve this census tract, creating unique opportunities for developers and investors.

Industry

Current Industry	The Northland census tract is currently made up of residential units and agricultural zoned area. However, there has been a concerted effort to increase commercial presence in the area.
Major Employers	Tulsa Tech

Population Statistics

Daytime Population	2,978
City of Tulsa	401,800
Tulsa MSA	1,120,000

Housing Reinvestment

Median Housing Age	60
Percentage of Renters	45%
Percentage of Homeowners	54%

Household Income

Northland	\$27,239
City of Tulsa	\$41,134
Tulsa MSA	\$51,623

Transportation Infrastructure

Interstate and Highway Access	The Gilcrease Express way and Highway 75 are conveniently located within a mile of the Northland census tract.
Rail and Intermodal Access	The Northland census tract is located approximately 9 miles from the Port of Catoosa, which provides intermodal and rail access.
Public Transit	The Peoria Bus Rapid Transit (BRT) line runs along Peoria Ave on the western side of the census tract.

