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Mayor Ray Bowen 918.693.3629

Doug Enevoldsen, City Manager 918.366.4430

Website: www.bixby.com

<https://twitter.com/CityOfBixby>

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BIXBY, OKLAHOMA, A HIGH GROWTH COMMUNITY WITH A VERY POSITIVE DEMOGRAPHIC

Bixby is known as a friendly, attractive and rewarding place in which to relocate and prosper. Opportunity for new business activity abounds in Bixby, which features some of the highest population growth trends and most favorable income and educational attainment demographics found in the state of Oklahoma, as well as a documented retail trade gap in excess of \$0.5 billion. This market potential, along with Bixby's high quality of schools, status as the safest community in the state for cities its size, with a stable, progressive government, a dynamic chamber of commerce, and very attractive quality of life, continue to make Bixby a top choice for people and businesses looking to relocate to the Tulsa metro area in NE Oklahoma.

Continuing a multi-year trend, Bixby was in 2012 once again the fastest-growing city in the greater Tulsa area and one of the fastest in the state, growing at a rate of 4.9% from the prior year. Bixby is now the 19th largest city in the State, moving up from 20th in 2010. In fact, Bixby has grown by 69% since 2000, at which time it was the 32nd largest city in Oklahoma. Despite this growth, Bixby has retained a friendly, small town feel, with outstanding schools, beautiful neighborhoods, numerous churches, active civic clubs, and many community amenities. In 2009, these factors led CNN Money.com to select Bixby as one of its Best Places to Live in America, designating it one of America's best small towns.

Commercial developers have likewise praised the City of Bixby for being "business friendly" and easy to work with, citing the personal attention and access to city staff. We invite you to read below some of the many interesting facts and features about this high growth, quality community, and welcome you to become a part of it.

1. Bixby's population is now estimated to be 23,000 within its 25 square mile official city limits.
2. And while some Tulsa metro area communities are approaching "built-out" status, Bixby has plenty of remaining land within its 72.7 square mile "fence line" to accommodate both additional residential growth and significant commercial development, including along the Arkansas River.
3. More than 376,000 people reside within a ten mile radius of 121st & Memorial. Population within 1 mile: 4,208; 3 Mile: 36,838; 5 Mile: 111,528.

4. Bixby has a very positive demographic, and features a very attractive quality of life. Its excellent school system is one of its major attractions, along with its quality neighborhoods, friendly small town feel, with many community amenities.
5. Bixby has a documented retail opportunity gap in excess of \$0.5 billion.
6. Bixby participates in the diversified Tulsa regional economy and labor market, which is recognized nationally for its performance:
 - a. Greater Tulsa selected No. 1 place to live in the U.S. (Relocate America 2009)
 - b. No. 1 metro for cost of living (Business Facilities 2010)
 - c. No. 4 metro for quality of life (Business Facilities 2010)
 - d. No. 6 region for small business (The Business Journals 2011)
 - e. Top 100 Metro among the leading world economies (Brookings Institution 2012)
 - f. No. 1 fastest-growing state by GDP (The Huffington Post 2010)
 - g. No. 1 state for entrepreneurship (Kaufman Foundation 2010)
 - h. No. 3 state for corporate tax environment (Area Development 2010)
 - i. No. 4 state for workforce development (Area Development 2010)
 - j. No. 4 state for employment (Business Facilities 2010)
 - k. Top 10 state for job growth and business creation (Bureau of Labor Statistics 2011)
 - l. No. 10 state for doing business (Area Development 2010)
 - m. No. 15 best state for top business climate (Site selection Magazine 2012)
 - n. No. 2 among top 10 cities for young people to find a job (the Fiscal Times 2012)
7. Bixby is well connected to the state and regional economy via an excellent set of state highways and is less than a 30-minute drive to Tulsa International Airport and downtown Tulsa.
8. Bixby's percentage of citizens holding B.S. degrees or higher is very high, (at 38%, more than 2/3rds higher than statewide average). Bixby recently became home to Southern Nazarene University's new Northeast Oklahoma branch campus.
9. Bixby High School seniors are eligible to achieve their educational goals debt-free by participating in a nationally-recognized educational model known as Tulsa Achieves. This program provides full tuition and fees to every high school senior graduating with a 2.00 GPA and committing to attend Tulsa Community College in the fall following their high school graduation.
10. Bixby has the highest median home value in the Greater Tulsa Region (at \$186,600, is 72% higher than the state as a whole, and is \$400 higher than the U.S. median)
11. Bixby has the highest Per Capita Income of all cities in the Greater Tulsa Region, (at \$37,368, is 57% higher than state as a whole).
12. Bixby's has a very high average household income, within 1 mile: \$99,130; 3 Mile: \$111,006; 5 Mile \$95,670.
13. And the growth continues! Last year Bixby's single-family building permits grew by 29%, one of the highest growth rates in the greater Tulsa region.

14. The Bixby Public Schools district is one of the fastest growing in the state, having this year alone experienced over a 7% growth in student population. In 2010, voters approved by an overwhelming majority a multi-year \$62,000,000 bond issue for the construction and renovation of school buildings.
15. A new middle school was constructed and opened in the fall of 2012 on Mingo between 151st and 161st, and a new elementary school was constructed and recently opened for the fall of 2013 on 131st between Garnett and 129th.
16. This award-winning school system boasts excellent state test scores, outstanding activity programs, such as the state champion marching band, and high achieving athletic teams, all lending credence to its slogan as "Simply the Best".
17. Beginning with the 2012-2013 school year, the Oklahoma State Department of Education launched its A-F grading system of the state's schools. Bixby Public Schools received some of the highest grades awarded by the state, including three individual schools with A's grades and two with a 4.0, the highest grade possible. Less than 7% of the schools in the state received 4.0 grades.
18. Featuring a stable, progressive city government, Bixby has a very low crime rate – a recent report confirmed that Bixby was again the safest city in Oklahoma for communities its size.
19. Bixby enjoys a very favorable reputation among commercial developers for being business friendly, highly competent and accessible development staff, and relatively quick permitting.
20. City voters in 2011 approved by overwhelming majorities a \$10 million General Obligation bond issue designed to address critical traffic safety, quality of life and public safety needs of our growing community, without raising taxes. Standard & Poor's assigned an "AA" rating with stable outlook to the Bixby bonds. In Oklahoma, only Oklahoma City has a better G.O. bond rating.
21. Bixby has a dynamic Chamber of Commerce which has experienced a very high growth rate. For the third year in a row, they were recognized as one of the top 10 chambers its size in the nation.
22. Bixby's new 115 acre Bentley Park, recognized for top design in the state by the Oklahoma Recreation Sports Society, is considered one of the Midwest's finest youth sports complexes. It is frequent host to regional and national tournaments. Featuring baseball, softball, and soccer fields, the state's largest super playground, and an internationally-acclaimed splash pad, all connected to an extensive trails system.
23. A \$6 million park expansion and upgrade at Bentley Youth Sports Complex now underway will improve several of the existing sports venues and add an additional softball quad and multi-sport court (including basketball) like none other in the US. These improvements will enable this outstanding sports complex to hold even more sports tournaments in the coming years, something which has proven to be a major stimulus to area hotel and restaurant and other retail businesses in recent years.
24. The 4,500 seat Spirit Bank Event Center, which has for several years regularly hosted world-class entertainment and numerous events attracting visitors from throughout the region, recently

became the home venue for the Tulsa 66ers professional NBA Development league basketball team, the farm club for the 2012 world runner-up champion Oklahoma City Thunder.

25. A new 92 room Holiday Inn Express hotel is the second hotel to open in recent years, with additional market demand for yet more hotel rooms in the area.
26. Having experienced such a favorable leasing response, owners of a newly-constructed \$20 million Class "A" 248 unit apartment complex, Encore on Memorial, are now making expansion plans.
27. Last fall, Reasor's opened a new \$15M 75,000 square foot state-of-the-art grocery store at 111th Street and Memorial Dr. to rave reviews and exceptional sales performance.
28. Jim Butler Construction Co. is currently developing a 16-acre, \$3M mixed use project located on 121st Street east of Memorial Dr.
29. The first Sprouts Farmers' Market grocery store to locate in Eastern Oklahoma opened last Spring at 101st Street & Memorial Dr. After setting the record for fastest construction completion in this rapidly growing national chain's history, the Bixby store also achieved the highest first week sales volume in the firm's history.
30. The developer for the Sprouts Farmers' Market indicated that Bixby's highly attractive demographics drew them to our community in the first place, and reported that Bixby's highly accessible, professional, and responsive development staff enabled the developer to move quickly through the City's permitting and entitlement processes, shaving at least six months off of development times encountered elsewhere.
31. New businesses under development or recently opened include Andy's Frozen Custard, Raising Cane's, Whataburger, Panda Express, Kubota equipment rentals, Firststar Bank, Grand Bank, and Communication Federal Credit Union.
32. In 2009 CNN Money.com selected Bixby as one of its Best Places to Live in America, designating it one of America's best small towns. Two of the favorite local festivals include the charming old-fashioned annual harvest Green Corn Festival and BBQ & Blues festival, the state's largest competitive bbq event, this year being featured on the Discovery Channel's "Pitmaster" series.

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