



# Handled with Heart and Strategy

## *Your Guide to Relocating to Tulsa*

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Welcome to Tulsa, where the pace slows down just enough to notice the beauty around you. I'm Morgan Tipton, your relocation specialist, and I've helped dozens of families find peace and possibility in our particular brand of Oklahoma charm.

Whether you're craving more space, more calm, or just fewer traffic jams, this guide is your first step in figuring out if Tulsa might be the home you've been looking for all along. If you're ready to ditch LA prices, Denver congestion, or Dallas sprawl, I'm here to help you land soft—with strategy, care, and a whole lot of local know-how.



# What You'll Find Inside:



## Why Tulsa?

→ A city where charm, culture, and calm collide.



## Neighborhood Snapshots

→ A quick look at Tulsa's most beloved areas.



## The Tulsa Vibe

→ What it's *really* like to live here.



## Cost of Living

→ Real numbers—and what they actually mean for your budget.



## Local Life: Schools, Parks, Dining & More

→ Public, private, and higher-ed options + where locals eat and play.



## Jobs & Remote Work

→ Where traditional industries meet new opportunity.



## Getting Around Tulsa

→ Commutes, airport access, and everyday ease.



## Buying From Afar

→ How I make out-of-state buying feel seamless



## What It's Like to Work With Me

→ Heart, strategy, and total clarity from day one.



## Next Steps Home

→ A simple, step-by-step plan to move with confidence.



## Helpful Links & Resources

→ Schools, lenders, utilities, and more—all in one place.



## Let's Connect

→ Thinking about Tulsa? I'd love to hear from you.

# Why Tulsa?

Tulsa isn't just affordable—it's a lifestyle reset. Here, you get the perks of city living with the soul of a small town. Less traffic, more trees. Less stress, more charm. If you're craving space to breathe, room to grow, and a community that actually feels like one—welcome home.



## Affordability That Breathes

Tulsa's cost of living is around 7–12% lower than the national average—so your money stretches further. Whether that means a bigger backyard, a dedicated home office, or finally saying yes to real hardwood floors, your dollar goes further here without sacrificing quality of life.



## Arts & Culture That Surprise

Tulsa's art scene is anything but small-town. From the Philbrook to indie film fests to live jazz in converted churches, this city knows how to surprise you—and keep showing up with soul.



## Commutes That Don't Consume

Say goodbye to soul-sucking traffic. The average Tulsa commute is just 18–22 minutes—meaning you'll get back 10 full days a year to do literally anything else.



## Green Space That Breathes

Tulsa has over 135 parks—including the iconic Gathering Place—and a culture that actually uses them. Whether it's walking trails, Riverside picnics, or impromptu yoga under the trees, outdoor life isn't just a weekend thing here.



## What It's *Really* Like to Live Here

**Tulsa isn't just affordable—it's soulful.  
Let's take a peek at what day-to-day life feels like once you've settled in.**

### **The Pace**

Unhurried, but not boring. People wave when they pass you. Strangers make eye contact at the grocery store. There's room to breathe—and time to exhale.

### **The People**

Friendly without being nosy. You'll find artists, entrepreneurs, engineers, and ranchers all sharing tables at the same coffee shop. Tulsa's full of transplants who came for a season... and never left.

### **The Perks**

No traffic. Gorgeous sunsets. Front porches. Locally roasted coffee. Live music that doesn't cost \$300. A downtown that still feels human. Space for gardens, dogs, or actual hobbies.

### **The Surprise Factor**

Most folks don't realize how much culture, flavor, and charm this place holds—until they're living in it. If you like warmth (in people and in weather), you'll probably fall in love.



# The Seasons: Weather With Character

Let's talk honestly about Oklahoma weather—it's never boring! While we experience all four seasons distinctly, each brings its own rhythm, beauty, and (yes) the occasional curveball. The good news? Our housing is so affordable that weather-ready features are almost always within reach.



## Summer (Jun-Aug)

Hot and sunny, with temps often in the 90s. Perfect for lake days, river floats, and splash pad adventures. Most homes here are built with central air and ready for the heat.



## Fall (Sep-Nov)

Possibly our most glorious season. Think mild temperatures, lower humidity, and brilliant foliage in wooded areas. Fall is also peak festival season—when neighbors actually come outside and connect.



## Winter (Dec-Feb)

Milder than northern states, with the occasional snowfall. The average winter high is closer to 49°F, but we do see cold snaps. Most days are still sunny, and fireplaces get their moment to shine.



## Spring (Mar-May)

Bursting with wildflowers and blooming trees. Spring can bring thunderstorms and tornado watches, but Tulsa has solid warning systems and well-built homes that keep things calm when it counts.

***Pro tip: Most homes here come ready for all four seasons—with central air, storm shelters, and cozy fireplaces.***

# Where to Land

Tulsa's full of pocket neighborhoods—each with its own flavor, pace, and personality. Whether you're craving tree-lined streets and porch lights or a short commute with space to breathe, there's a corner of this city that's waiting to welcome you home.



## Downtown + The Pearl District

For those who like their morning coffee walkable and their nights full of city energy. Think converted lofts, industrial edge, local galleries, and skyline sunsets. Perfect for Tulsa Remote or anyone chasing an urban vibe without the big-city burnout.



## Midtown Tulsa

Classic Tulsa. Midtown is where historic homes meet lush parks and walkable charm. You'll find bungalow-lined streets, mature trees, and a strong sense of community. It's central, soulful, and just a little bit artsy.



## South Tulsa/Jenks

Polished and practical. South Tulsa and Jenks offer great schools, modern builds, and easy access to everything. Think wide streets, family-friendly neighborhoods, and the kind of space that breathes.



## Broken Arrow

Small-town feel, big growth energy. Broken Arrow is especially loved by first-time buyers and young families. Its Rose District is blooming with shops, eateries, and community events—all with an affordable price tag.



## Bixby

Where upscale meets open space. Bixby blends newer developments, excellent schools, and peaceful living. It's a favorite for buyers relocating from bigger metros who want charm and calm without being too far from the city.



## Owasso

Tidy, quiet, and full of ease. Owasso is a go-to for buyers who want newer homes, strong schools, and a slower pace of life—all within a reasonable drive to Tulsa. With wide-open skies and peaceful neighborhoods, it's ideal for anyone craving calm with convenience.

✨ Not sure which neighborhood fits your vibe? ✨

*Let's hop on a Discovery Call—I'll help you match your lifestyle to the perfect neighborhood fit.*

# A Cost of Living That Actually Lets You Live

One of the most immediate and welcome changes my relocation clients experience is how much further their dollar stretches in Tulsa. This isn't just about saving money—it's about unlocking new possibilities for your lifestyle, investments, and future.

**\$225K**

**Median Home Price**

Compared to \$900K+ in Los Angeles or \$550K–\$615K in Denver

**7–12%**

**Below National Average**

Overall cost of living compared to U.S. average

**\$1,850**

**Monthly Rent to Own**

What many pay to rent a 1-bedroom in major metros could get you a mortgage on a 3-bedroom home here

Many of my clients are genuinely surprised to discover they can finally afford their dream home here—whether that's a historic Craftsman with a wraparound porch or a modern build with all the upgrades they couldn't justify anywhere else.



# Education: Setting Your Family Up for Success

Whether you're relocating with children or planning for the future, Tulsa offers diverse educational options—from top-ranked public districts to prestigious private academies. What surprises many newcomers is just how much personal attention students receive in our less-crowded environment.



## Jenks & Union Districts

Consistently ranked among Oklahoma's top public school systems, both districts are known for exceptional facilities, AP programs, and standout extracurricular opportunities.



## Private Excellence

Holland Hall, Cascia Hall, and Metro Christian offer rigorous academics in smaller settings—with impressive college placement rates and a strong focus on whole-student development.



## Higher Education

The University of Tulsa, Oklahoma State University–Tulsa, and Oral Roberts University bring strong academic programs, research opportunities, and deep ties to the local community.



## Specialty Programs

Magnet schools like Booker T. Washington and Carver offer specialized pathways in performing arts, STEM, and technology—perfect for students with big interests and even bigger dreams.



# Work Life: Remote-Friendly or Locally Employed

Tulsa's job market blends traditional strength in energy, aerospace, and healthcare with a growing ecosystem of tech, startups, and creatives. Add in remote worker incentives, and you've got career options that actually support your lifestyle.



## Aerospace

American Airlines Tech Ops (the world's largest commercial aircraft maintenance base), Spirit AeroSystems, NORDAM, and other suppliers create thousands of high-skilled positions in Tulsa.



## Healthcare

Saint Francis, Hillcrest, and Ascension St. John anchor a strong healthcare system with diverse roles and competitive compensation across specialties.



## Energy

From Williams to ONEOK, Tulsa remains a hub for natural gas and energy infrastructure. These companies maintain a solid footprint here, despite industry fluctuations.



## Remote Work

Tulsa Remote offers \$10,000 to qualified remote workers who relocate—plus coworking space access, built-in community, and regular networking events.

What I love most about Tulsa's work culture is the balance. You can build a serious career without sacrificing your personal life—or burning out in the process. Here, ambition doesn't mean exhaustion.

# Getting Around: The Joy of Manageable Commutes

One of the biggest lifestyle upgrades my clients notice after relocating to Tulsa? Commute sanity. Our city's built on a human scale—getting from A to B is refreshingly straightforward.



## Easy Driving

The average commute in Tulsa is around 18–22 minutes, and most key destinations are within a 20-minute drive. Yes, really.



## Airport Convenience

Tulsa International Airport offers direct flights to major hubs and is just 15 minutes from downtown—no hour-long airport slogs here.



## Cycling Network

Tulsa features a robust trail system with over 160 miles of bike lanes and paths connecting neighborhoods, parks, and downtown. (Some sources estimate up to 250 miles regionally.)



## Public Transit

Tulsa Transit—now rebranded as “MetroLink Tulsa”—offers citywide bus service with expanded routes underway, including express and airport connections.

The bottom line? Tulsa's transportation setup gives you back your time—whether that's for family dinners, sunset walks, or just breathing room at the end of your day.



# Buying From Afar: How I Make Out-of-State Buying Feel Seamless

Relocating from another state doesn't have to feel like a gamble. I've helped dozens of buyers make the move to Tulsa without the stress, second-guessing, or sight-unseen regrets.

Here's how we make it work—without you hopping on a plane every weekend:

- 1 Clear Criteria**  
We'll get specific about your needs, deal-breakers, and lifestyle goals—so I'm only sending you properties that truly match your vision.
- 2 Video Walkthroughs**  
For every property you're considering, I'll send detailed video tours (with honest commentary), so you can "walk through" from wherever you are.
- 3 Neighborhood Intel**  
From school ratings to grocery runs to where people walk their dogs—I'll give you the inside scoop you can't get from a listing.
- 4 Local Contacts**  
Lenders, inspectors, movers, utility providers—you'll have a vetted team waiting on the ground to keep your move smooth from start to finish.
- 5 Contract to Close**  
I'll guide you through every step of the purchase remotely, keeping you looped in with clear updates and zero overwhelm.

**Relocating might feel intimidating—but when you've got the right person on the ground, it can actually feel easy.**

# What It's Like to Work With Me

You don't need just a real estate agent. You need a clear communicator, a calm presence, and someone who genuinely cares about how this move affects your life.

*That's where I come in.*

## **Heart + Strategy**

I'm a big believer that your move should feel just as aligned emotionally as it is logistically. I bring a mix of sharp strategy and grounded empathy to every decision we make together.

## **Clear, Consistent Communication**

No guessing games. You'll always know what's happening, what's coming next, and what your options are. I'll walk you through the big steps and the fine print.

## **No Pressure, Just Guidance**

This isn't about rushing into the first house that checks a few boxes. My job is to help you feel confident, prepared, and supported from hello to closing day.

## **Rooted in Relationships**

Many of my clients become friends, and I wouldn't have it any other way. I'm not here to disappear after closing—I'm here for the long haul.

**If you're looking for someone who's both a local expert and a steady hand, I'd be honored to walk this journey with you.**



# Your Next Steps Home

Taking the leap to relocate is both exciting and overwhelming—but you don't have to navigate it alone. As someone who specializes in helping people transition to Tulsa life, I've developed a simple system that makes the process smoother (and way more enjoyable) than you might expect.

## Discovery Call

We'll chat about your lifestyle needs, neighborhood preferences, and what you're looking for in this next chapter.

This call helps me tailor your Tulsa experience from the very beginning.

## Relocation Visit

When you come to Tulsa, I'll curate a personalized tour—not just of homes, but of communities, schools, workplaces, and the lifestyle spots that will help Tulsa feel like home.



## Virtual Tour

Before you visit, we'll do a video call tour of neighborhoods and homes that fit your criteria—so you can hit the ground running when you arrive in person.

## Seamless Transition

From contract to closing and beyond, my team offers concierge-level service: utility setup, moving coordination, and personalized intros to your new community.

"Morgan made our move from Denver feel less like relocating and more like coming home. She understood exactly what we were looking for and helped us find not just a house, but a community that perfectly fits our family." —The Harrington Family

# Helpful Links & Resources

Everything you need to get settled, in one place.

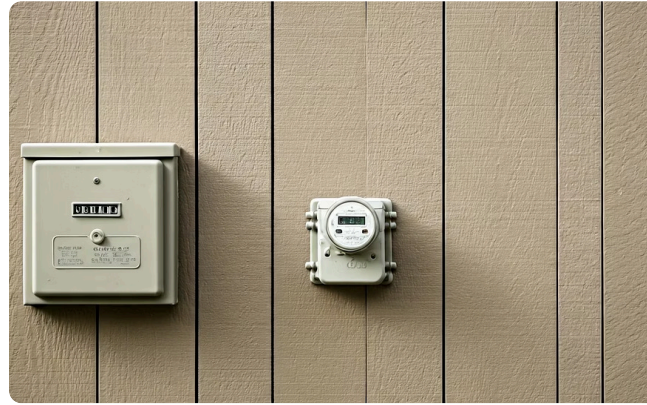


## Schools & Education

- Tulsa Public Schools → [tulaschools.org](https://www.tulsaschools.org)
- Union Public Schools → [unionps.org](https://www.unionps.org)
- Jenks Public Schools → [jenksps.org](https://www.jenksps.org)
- GreatSchools Ratings → [greatschools.org](https://www.greatschools.org)

## Local Lenders & Insurance

If you need a trusted local lender or insurance agent, just reach out—I've got vetted pros who take great care of my clients.



## Homeowner Utilities

- PSO Electric → [psoklahoma.com](https://www.psoklahoma.com)
- ONG (Gas) → [ong.com](https://www.ong.com)
- City of Tulsa Water → [cityoftulsa.org](https://www.cityoftulsa.org)
- Trash & Recycling → [cityoftulsa.org](https://www.cityoftulsa.org)



## DMV, Voting & Setup

- Oklahoma DMV Info → [oklahoma.gov](https://www.oklahoma.gov)
- Voter Registration → [okvoterportal.okelections.us](https://www.okvoterportal.okelections.us)
- Change of Address → [usps.com/move](https://www.usps.com/move)

## Moving Checklist

Need a timeline or checklist for your move? I'll send you one tailored to your situation—just ask!



# Ready When You Are

Whether Tulsa's already tugging at your heart or you're just starting to explore the idea, I'm here for you—whenever the time feels right.


No pressure. No pushy timelines. Just thoughtful guidance from someone who knows the city inside and out—and understands what it's like to make bold, brave moves.


Whenever you're ready to start the next chapter, I'll be right here.

—**Morgan Tipton**

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## Hi, I'm Morgan.

Tulsa has this quiet kind of magic—the kind you don't always see on a map, but you *feel* when you're here. It's in the slower pace. The waving neighbors. The front porches that actually get used.

I've lived here my whole life, and somehow I still fall in love with it in new ways all the time.

That's why I made this guide. Not just to help you find a house—but to help you find your *place*.

Whether you're moving from Dallas, Denver, LA, or somewhere in between, I've helped people just like you trade chaos for charm—and big-city burnout for a lifestyle that actually fits.

We'll cover neighborhoods, lifestyle perks, hidden gems, and everything in between.

**Handled with heart and strategy—just like your move will be.**

~Morgan

