



# HICKORY FALLS

## INFORMATION PACKET

*Welcome to the*

**TULSA HILL COUNTRY**

# OVERVIEW



## HICKORY FALLS

Hickory Falls is the newest 1/2 acre lot neighborhood located right in the heart of some of Tulsa's most stunning scenery. The community sits in the beautiful Tulsa Hill Country. Bluff views for miles, waterfalls, and heavily treed reserves with boulders make Hickory Falls the place to be. All of the lots are perfect for a family or couple looking for more space without sacrificing location. The lots will remain wooded with mature trees. Hickory Falls is the perfect place for people to build the home of their dreams.

Aside from the naturally beauty, the location is perfect, as the Creek Turnpike is easily accessible. It is only minutes to some of Tulsa's favorite areas for shopping, dining, and recreation. Right down the street is the highly rated Freedom Elementary School. Many private schools are also located within close proximity to Hickory Falls.

Hickory Falls is the ideal community for those looking for a beautiful lot, convenience to anywhere in town, and the highly rated Freedom Elementary School.

### CONTACT

**ROB MILES**  
918-232-4083

**BAILEY MILES**  
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[BAILEY.MILES@MILESTONEHOMESOK.COM](mailto:BAILEY.MILES@MILESTONEHOMESOK.COM)



# ENTRANCE



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# OVERVIEW



## LOCATION

One of the best features of Hickory Falls is its location. Nestled near the Creek Turnpike, Hickory Falls is only a few minutes to many of Tulsa's most sought after areas.

- 12 Minutes to Downtown Tulsa
- 6 Minutes to Tulsa Hills Shopping & Dining
- 8 Minutes to South Tulsa's Shopping & Dining
- 5 Minutes to Glenpool Shopping & Dining
- Easy Access to I-44 & 244 to OKC or Joplin
- 6 Minutes to the Jenks Riverwalk

## AMENITIES

Located conveniently in the heart of the Tulsa Hill Country, Hickory Falls gives residents beautiful views and scenery, while still keeping them close to many amenities which include:

- Tulsa Hills Shopping
- The Oaks Golf Course
- Minutes from Downtown Tulsa
- Glenpoll Shopping
- Creek Turnpike Access
- Turkey Mountain Wilderness Area
- South Tulsa's Shopping & Dining
- Oklahoma Aquarium
- Historic Downtown Sapulpa
- Arkansas River & Tulsa Riverwalk
- Right off of Historic Route 66



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# OVERVIEW



## SCHOOLS

Located just minutes from Hickory Falls is the highly rated Freedom Elementary. GreatSchools has rated freedom a 9/10, which is comparable to some of Jenks and Bixby's elementary schools. This best kept secret wont be a secret for long.

There are also many private schools located close to Hickory Falls. Some private schools such as Metro Christian Academy, Holland Hall, Riverfield, Cascia Hall, Bishop Kelley, and Regent Prep are all examples of close private schools.

## GROWTH

It is no secret the Tulsa Hill Country is growing and growing fast. The Tulsa Hill Country encompasses much of the west side of Tulsa. Tulsa Hills shopping and dining has spurred much of the growth and it continues to move forward. Glenpool and Sapulpa are attracting many retail and commercial businesses. Not only is Hickory Falls a great place to live, but also the area is continuing to thrive and attract some of the best businesses and opportunities in the greater Tulsa area.



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# COVENANTS

1

## LOT SIZE

All lots will be half acre or larger with mature trees

2

## SINGLE STORY SQFT

2200 square foot minimum

3

## TWO STORY SQFT

2800 square foot minimum

4

## MINIMUM SIDE YARDS

7 1/2 feet on both sides

5

## BUILDING SETBACK

30 feet

6

## ROOF

8/12 minimum

7

## EXTERIORS

75% masonry

8

## WINDOWS

Vinyl or wood clad

9

## GARAGES

2 car minimum

10

## LANDSCAPE

Landscaping is required within 60 days of completion

\*PLANS THAT ARE NOT IN COMPLIANCE WILL BE REVIEWED BY THE ARCHITECTURAL COMMITTEE

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# COVENANTS

11

## SHINGLES

All shingles will be 30 year weather wood, thunderstorm gray, or black shingles.

12

## OUT BUILDINGS

All outbuilding must be approved by the architectural committee and consist of current house materials and colors.

11

## FENCING

6 Foot privacy fence and ranch rail will be allowed.

12

## MAILBOXES

All mailboxes will be the same and provided by development specified vendor.

## NOTE:

There will be a HOA in Hickory Falls

## CONTACT

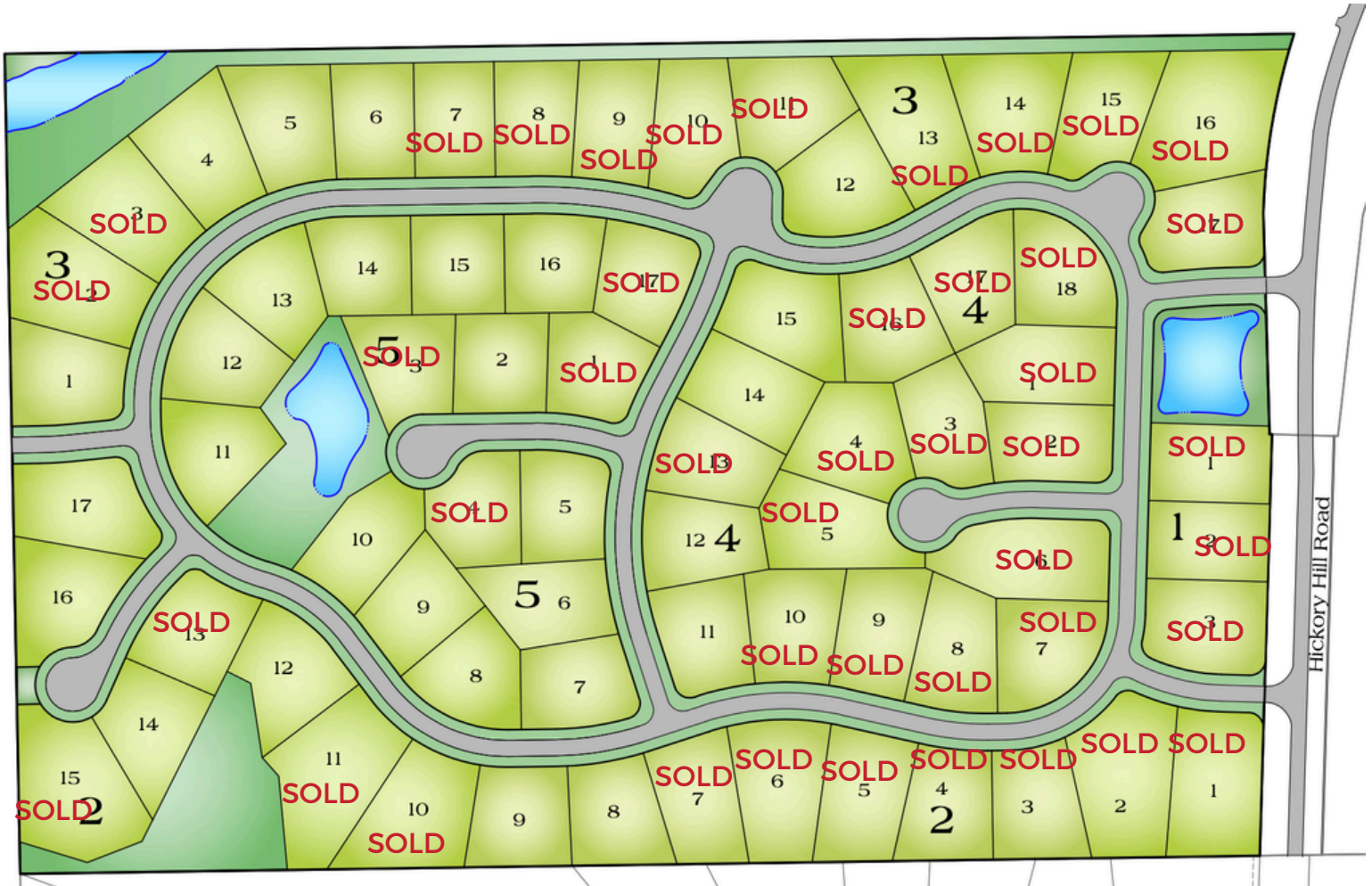
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# PLAT & PRICING



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# LOT PRICING

## BLOCK 1

LOT 1	\$95,000
LOT 2	\$90,000
LOT 3	\$85,000

## BLOCK 2

LOT 1	\$75,000
LOT 2	\$85,000
LOT 3	\$85,000
LOT 4	\$85,000
LOT 5	\$85,000
LOT 6	\$90,000
LOT 7	\$95,000
LOT 8	\$85,000
LOT 9	\$95,000
LOT 10	\$120,000
LOT 11	\$135,000
LOT 12	\$120,000
LOT 13	\$85,000
LOT 14	\$125,000
LOT 15	\$145,000
LOT 16	\$115,000
LOT 17	\$110,000

## BLOCK 3

LOT 1	\$105,000
LOT 2	\$155,000
LOT 3	\$175,000
LOT 4	\$175,000
LOT 5	\$175,000
LOT 6	\$165,000
LOT 7	\$140,000
LOT 8	\$120,000
LOT 9	\$115,000
LOT 10	\$115,000
LOT 11	\$115,000
LOT 12	\$95,000
LOT 13	\$95,000
LOT 14	\$85,000
LOT 15	\$85,000
LOT 16	\$90,000
LOT 17	\$75,000

## BLOCK 4

LOT 1	\$90,000
LOT 2	\$90,000
LOT 3	\$90,000
LOT 4	\$100,000
LOT 5	\$100,000
LOT 6	\$90,000
LOT 7	\$90,000
LOT 8	\$90,000
LOT 9	\$90,000
LOT 10	\$90,000
LOT 11	\$95,000
LOT 12	\$95,000
LOT 13	\$95,000
LOT 14	\$95,000
LOT 15	\$95,000
LOT 16	\$90,000
LOT 17	\$85,000
LOT 18	\$85,000

## BLOCK 5

LOT 1	\$125,000
LOT 2	\$110,000
LOT 3	\$135,000
LOT 4	\$110,000
LOT 5	\$120,000
LOT 6	\$120,000
LOT 7	\$120,000
LOT 8	\$100,000
LOT 9	\$115,000
LOT 10	\$140,000
LOT 11	\$140,000
LOT 12	\$125,000
LOT 13	\$125,000
LOT 14	\$115,000
LOT 15	\$110,000
LOT 16	\$110,000
LOT 17	\$125,000

RED = SOLD

BLUE = AVAILABLE

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*in the*

TULSA HILL COUNTRY

Beautiful One Day  
Perfect the Next...

*the best kept secret of the*

TULSA  
HILL  
COUNTRY

*none other like it*

To Reserve Lots and for Additional  
Information Contact Rob or Bailey:

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