

COMMUNITY SNAPSHOT

Overview

What is a Comprehensive Plan?

Comprehensive Plans are aids for residents and decision-makers. These plans help navigate complex issues that arise in the process of building and maintaining a city. Decisions should be based on sound information, guiding principles, and agreed-upon goals, so that strategies, actions, and investments advance resilience and fiscal responsibility.

Each part of the Plan takes into account the desires expressed through community input. These desires are used to develop the vision and guiding principles of the plan, which in turn guide development and recommendations of the individual chapters. In Chapter 10, Metrics and Implementation, specific metrics needed to measure how close the community is to achieving the Plan's vision are outlined.

As a Comprehensive Plan, Charting the Course is designed to inform and guide the creation of public policy and public resource investment over several decades. These policies and principles address aspects of urban development and civic affairs, including land use, transportation, and housing.

Primary Roles

Charting the Course serves three primary roles:

- 1. Community Building.**

The Plan offers residents the opportunity to create a shared vision for the Eufaula Community. Residents, visitors, and City staff identified issues and opportunities for Eufaula's land use, infrastructure, public facilities, and services.

- 2. Guidance for Decision Makers.**

The Plan will serve as a guide for City staff, City Council, and other boards and commissions as they set policy and make decisions.

- 3. Land Use Regulations.**

Oklahoma statutes grant municipalities the power to implement zoning ordinances and regulations guided by the implementation of a comprehensive plan.



Historic Building in Downtown Eufaula

User's Guide

There are many ways to interact with this Comprehensive Plan. Depending on your role in the community, you may use the Plan in more than one way. This list describes the different user types, and provides a brief description of how you may utilize Charting the Course.

General Public

A shared framework for community conversations.

Charting the Course offers a clear foundation for discussing Eufaula's future. Community members can reference the vision, guiding principles, strategies, and actions when engaging with City Staff or elected and appointed officials about local projects or emerging issues.

City Staff

A guide for daily decision-making and long-term coordination.

City staff will use the Plan throughout development review, regulatory updates, and project evaluation. It provides direction for facility and infrastructure planning, service enhancements, budget, and capital improvement priorities.

City Council

A touchstone for consistent, long-range decision-making.

While the Plan does not forecast the future, it establishes a reliable reference point that helps decision makers evaluate proposals and align actions with Eufaula's long-term vision.

Boards, Committees, and Commissions

A tool for informed recommendations.

These bodies can draw on the Plan to guide their work, evaluate initiatives, and shape recommendations that support the community's broader goals.

Agencies and Partners

A roadmap for collaboration.

Nonprofits, businesses, educational institutions, and other partners can use the Plan to identify shared objectives and pursue initiatives that advance the vision for Eufaula and the surrounding region.

How will Charting the Course stay updated?

The Comprehensive Plan is not intended to be a static document. It is designed to be updated over time. By providing implementation strategies and success metrics, Eufaula can track progress. Every few years, a review and update process can ensure that Charting the Course remains relevant and valuable to decision makers. The process will likely involve assessing plan implementation, analyzing emergent economic, political, or environmental conditions, and engaging the public.

What topics does Charting the Course address?

The Comprehensive Plan is arranged into 10 chapters covering the following topics:



Community Snapshot



Economic Development



Community Visioning



Parks and Open Space



Land Use Plan



**Livability and
Community Character**



**Transportation and
Mobility**



**Utilities, Infrastructure,
and Community Facilities**



**Housing and
Neighborhoods**

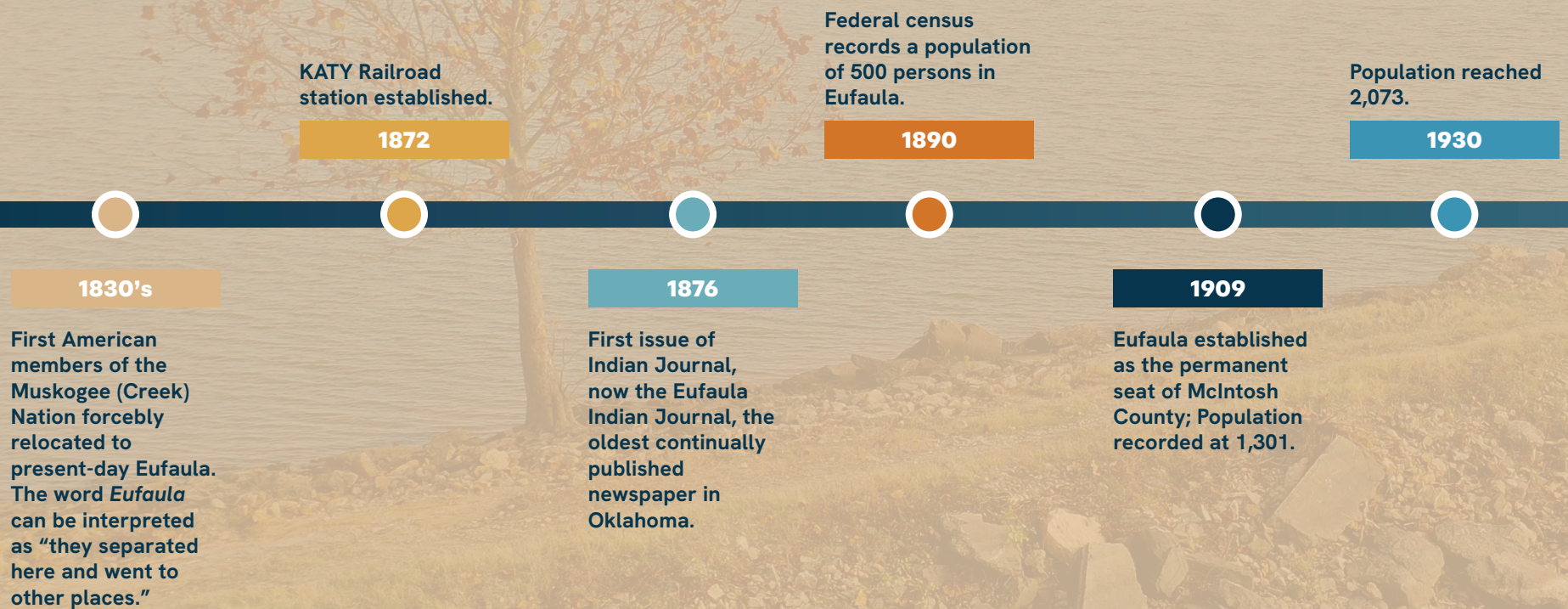


Implementation



Eufaula's History

To understand where Eufaula is headed, we must first understand its foundations. Eufaula's story is one of resilience, cooperation, and transformation. This Community Snapshot offers a narrative of the City's evolution.





Eufaula dam completed. Lyndon B. Johnson dedicated the dam on September 25.

1964

Population reached a recorded high of 3,159.

1980

Eufaula Business District is registered in the National Register of Historic Places for its late Victorian and Romanesque architectural styles.

1988

1946

Via the River and Harbor Act, the U.S. Army Corps of Engineers (USACE) received congressional funding for the McClellan-Kerr Arkansas River Navigation System, including Lake Eufaula and the dam.

1965

Eufaula municipal airport established for small aircraft, helicopters, and ultralight aircraft.

1983

KI BOIS Area Transit System (KATS), a low-cost public bus/van service established.

2020

Population of 2,766 recorded.

Planning Context

Existing Planning Documents

Charting the Course represents Eufaula's first comprehensive, long-range planning effort to establish a unified, citywide vision for growth and development.

While the City does not currently have a Comprehensive Plan, Neighborhood Plans, or Special Plans to guide development, it does maintain Water and Wastewater Master Plans that direct capital improvement investments across the community. These infrastructure plans are discussed in greater detail in Chapter 9, Utilities and Infrastructure.

The development of *Charting the Course* builds on this existing infrastructure planning and is shaped by extensive community engagement.

Regional, State, and National Guidance

Regional, state, and national organizations play an important role in shaping the local planning context by setting regulatory frameworks, providing technical guidance, and influencing funding priorities.

Regional entities help coordinate planning across jurisdictional boundaries. Their plans, data, and models inform local decisions, promote collaboration with other localities, and some programs assist residents directly.

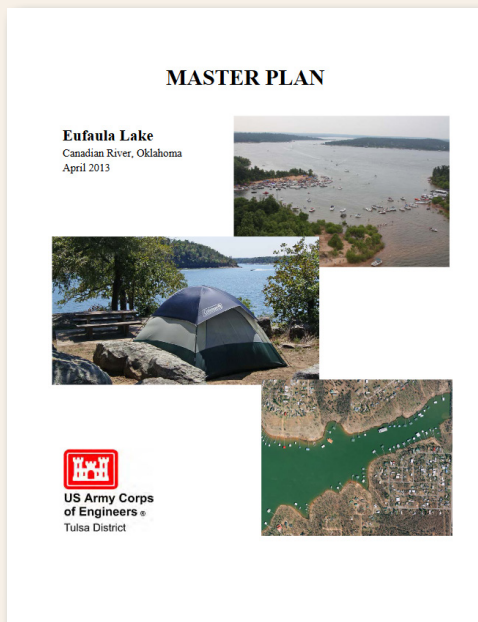
State agencies and initiatives influence the planning process through legislation, regulations, and funding. Coordination with state agencies helps ensure regulatory compliance, improves eligibility for funding, and supports consistent implementation of statewide priorities at the local level.

National organizations and federal initiatives influence local planning by shaping policy direction and funding priorities. Federal programs can significantly affect local investment decisions. Further, national professional organizations and research institutions provide guidance and data that help inform local policies and support effective plan implementation.



Eastern Oklahoma Development District

- The City of Eufaula is a member of the Eastern Oklahoma Development District (EODD) Council of Governments.
- EODD plans, data, and models inform local decisions and promote collaboration with other localities.
- EODD also offers programming that directly assists residents.



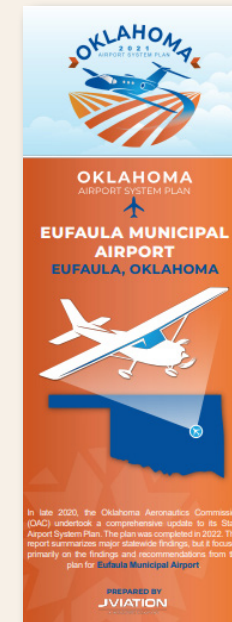
USACE Eufaula Lake Master Plan (2013)

- Provides a comprehensive review of the factors influencing lake management and development
- Outlines how to manage resources such as shoreline, wildlife and fisheries, and recreational assets.
- Refer to the existing municipalities with direct access to the lake, including the City of Eufaula
- Recommends implementing buffer zones, protecting endangered species, limiting dock density, and continuing recreation activities.



USACE Eufaula Lake Shoreline Management Plan (2013)

- Establishes the regulatory and environmental framework governing shoreline land use,
- Defines where private development is allowed, limited, or prohibited along the lake,
- Provides guidance on public access, environmental protection, and recreation, and
- Highlights the need to coordinate city planning decisions with USACE authority.



Oklahoma Airport System Plan (2021)

- Comprehensive guide for all 108 airports included in the Oklahoma state system.
- The Eufaula Municipal Airport (F08) report identifies a total of \$8.3 million in improvements over the next 20 years
- Improvements include: lengthening the runway, establishing non-precision instrument approach protocols with the FAA, increasing runway pavement strength, constructing a terminal building, and installing taxiway lighting.

Demographics

The City must understand who lives in the community and how the population is changing over time to ensure its engagement and communications are inclusive, to ensure its planning decisions meet the needs of all residents today, and to better anticipate how those needs will change in the future. Demographic trends shape demand for housing, transportation, parks, utilities, schools, and public services, and they influence how the community grows and evolves. This section provides an overview of key demographic characteristics, including population size and growth, age distribution, household composition, income, and educational attainment.

The following analysis highlights recent trends and long-term shifts that have implications for land use, infrastructure investment, and community services. By examining current conditions alongside projected changes, this section establishes a data-driven foundation for the goals, policies, and recommendations presented throughout the Comprehensive Plan.

Charting the Course uses a study period of 2017 to 2023 to perform most analyses. This means that data from the 2017 American Community Survey (ACS) 5-year estimates and data from the 2023 ACS 5-year estimates are the primary U.S. Census data. Note that, where used, 2020 Census data was collected from January to October of that year.

This section includes a look at the following demographic indicators:

- | | | |
|--|---|---|
|  Historical Population |  Age |  Future Population Projections |
|  Finance |  Commuting |  Housing |
|  Language |  Race and Ethnicity |  Healthcare and Accessibility |
|  Education |  Economics | |

Population Over Time

Since 1930, Eufaula has grown to a population of nearly 2,800. Reaching a recorded high of 3,159 persons in 1980, the population has remained stable since the turn of the century, between 2,600 and 2,800.

Although stable, there was a slight population peak in 2016, with 2,883 residents. Between this peak and 2020, Eufaula lost approximately 115 residents, representing a decline of nearly 4%. This decline was likely influenced by the COVID-19 pandemic.

Age

Eufaula's population has a median age of 43.7, higher than both state and national averages, reflecting a mature community rather than a fast-growing one. The population pyramid (Figure 2) shows a concentration of residents between ages 50 and 69, with younger age groups forming a comparatively narrower base.

This age structure aligns with Eufaula's role as both a rural service center and a retirement destination. The community attracts retirees drawn to its small-town character and natural amenities, while also serving as an employment hub for the surrounding rural area. As a result, many workers commute into the city each day, supporting local businesses and institutions without necessarily contributing to residential population growth within city limits.

Absent sustained in-migration of younger households, overall growth is likely to remain modest. As middle-aged cohorts move into retirement, Eufaula may face labor force constraints alongside increasing demand for healthcare, senior services, and age-appropriate housing. These trends highlight the importance of balancing support for an aging population with strategies that attract and retain working-age residents and families. Proactive planning will be essential to maintain economic vitality, strengthen the connection between jobs and housing, and ensure the city remains resilient and responsive to changing demographic conditions.

Figure 1. Eufaula Population, 2010-2023. U.S. Census Bureau

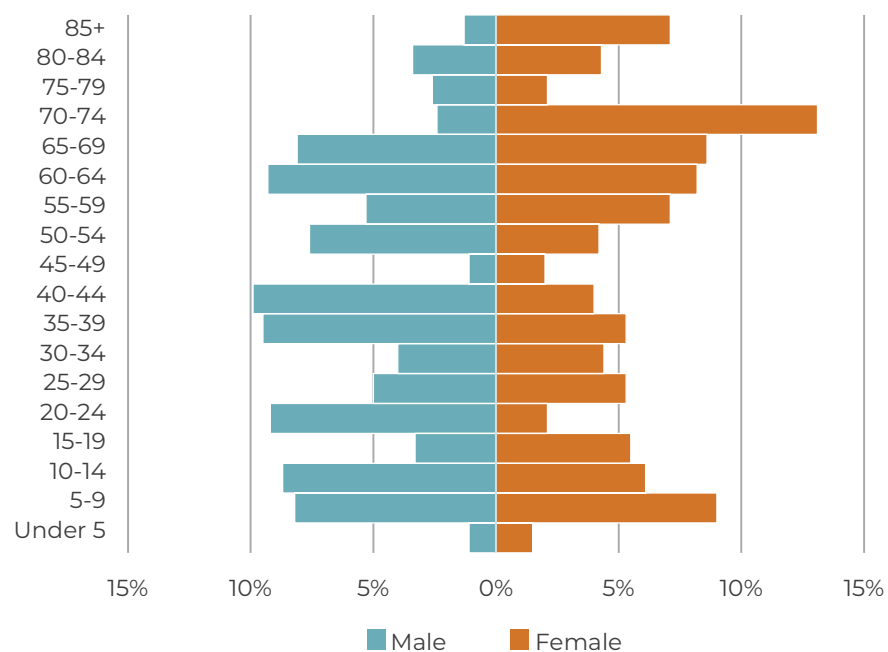
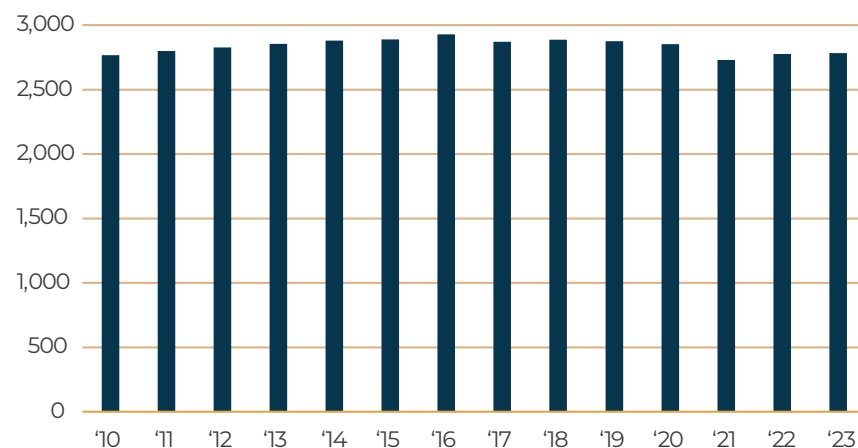


Figure 2. Eufaula Population, ACS 2023 5-Year Estimates

Future Population Projections

Population growth is directly linked to demand for housing, services, and employment. This means Eufaula’s projected future population will require places to live, work, and play. Whether existing or new, the City will have to meet the needs of residents and visitors alike.

Many factors will affect how and where Eufaula will grow, including:

- Market preferences
- City services
- City limits and growth management
- Environmental constraints and extreme weather events

By determining how many people could live in Eufaula by 2050, the land use planning process can anticipate what kind of community resources will be needed to support their needs.

Year	Low (+0.01%)	Historical (+0.04%)	Aspirational (+ 0.1%)
2023	2,783	2,783	2,783
2030	2,785	2,791	2,803
2040	2,788	2,802	2,831
2050	2,791	2,813	2,859

Figure 3. Eufaula Population Projections, Freese and Nichols, Inc.

Growth Scenarios

The population projections considered several possible scenarios, including:



The low growth scenario accounts for the recent, slow growth trend Eufaula has seen in recent years. This trend anticipates a steady number of Eufaula residents.



The historical growth scenario captures the growth seen between 2020 and 2025. This trend anticipates a consistent, moderate growth of roughly ten people annually.



The aspirational growth scenario plans for a Eufaula that expands generously, based on incentivizing new employment opportunities. This trend anticipates a more advanced growth rate, adding nearly eighty new residents by 2050.

Taken together, these projections suggest that Eufaula’s population is likely to remain relatively stable over the planning period, with only modest change under all scenarios. This stability provides important context for understanding how existing patterns of development, housing, and services may evolve over time.

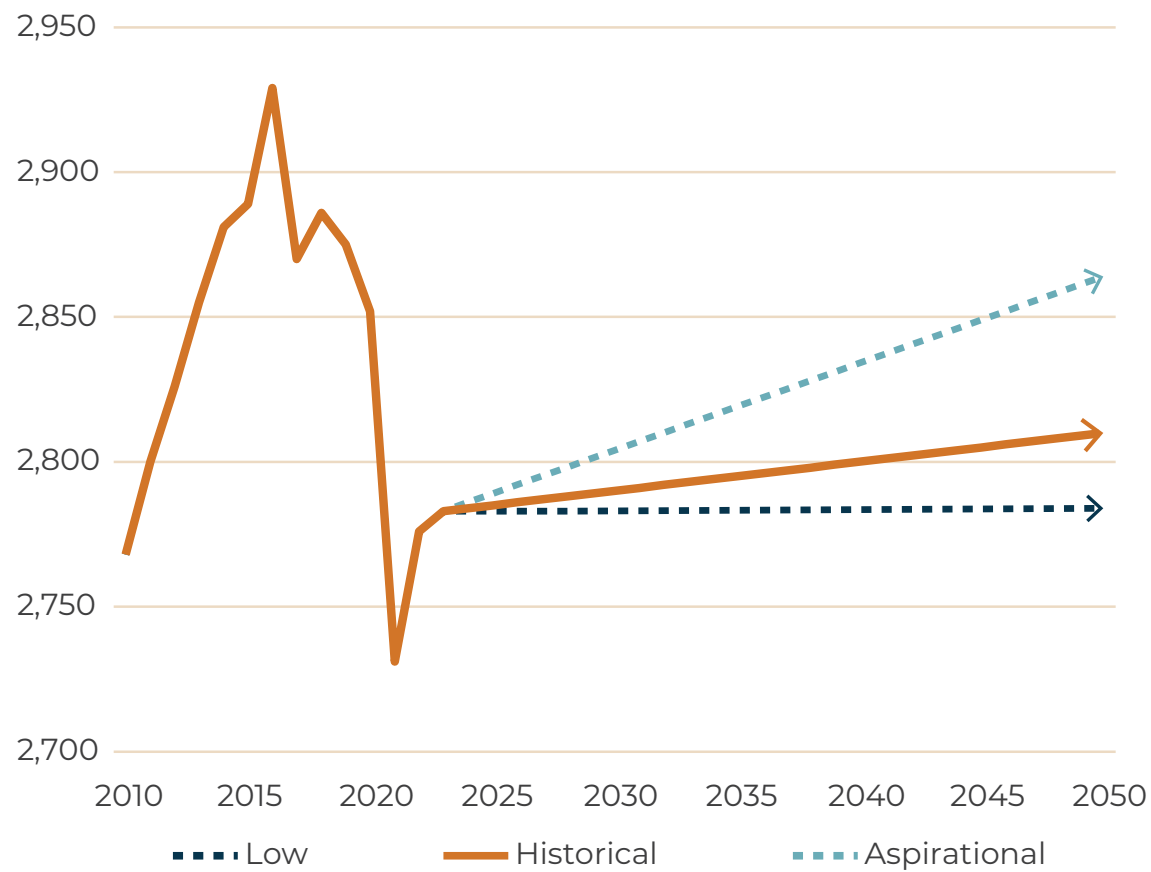


Figure 4. Eufaula Population Projections, Freese and Nichols, Inc.



Finance

Median household income in Eufaula was \$38,594 in 2023, up from \$36,306 in 2016. This is lower than both the County and the State median incomes. Paired with the desirable location by Lake Eufaula, this income may not fully meet the cost of living in the area.

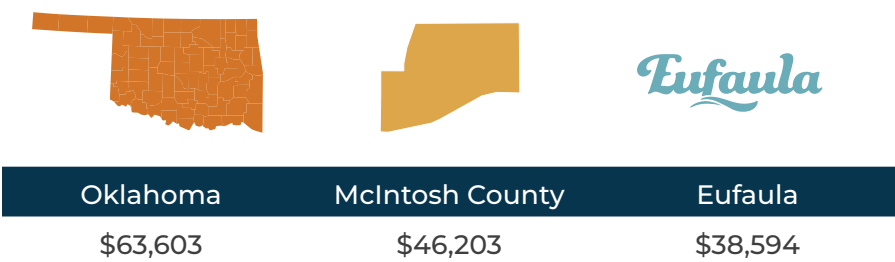


Figure 5. Comparison of Median Household Incomes, ACS 2023 5-Year Estimates

Commuting

The use of private vehicles remains the predominant mode of transportation for Eufaula’s residents to get to and from work. Residents also work from home and carpool to their workplaces. The average time it takes for Eufaula residents to get to work is 20 minutes, significantly lower than the national average.

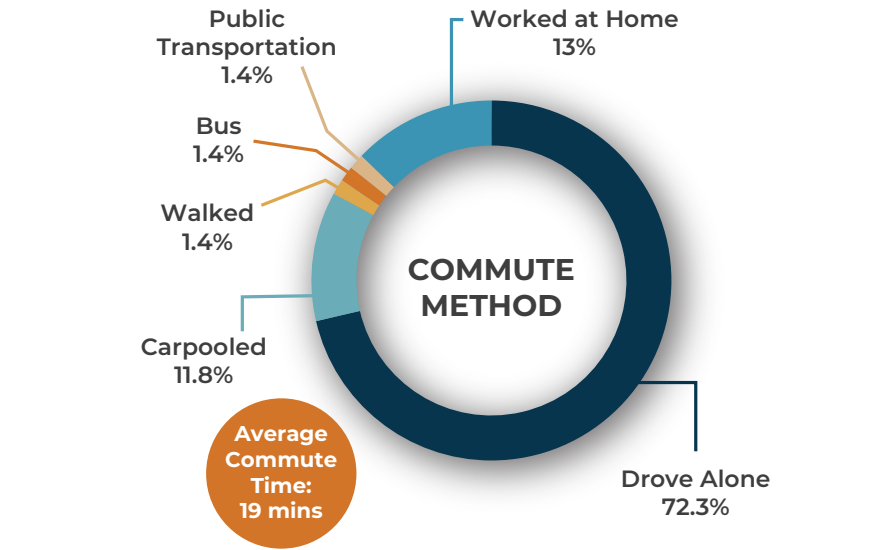


Figure 6. Commute Transportation Modes, ESRI Business Analyst (2025)



Housing

The percentage of homes occupied by owners and renters has consistently split 60/40, respectively. Vacant housing within Eufaula, which also includes short-term rental options, is higher than in many other Oklahoma municipalities, reflecting the impact of tourism on the City.

The average home value in Eufaula is \$193,000, but the average listing price of a home in 2025 was \$413,133. The large gap between median home values and median listing prices suggests that homes currently on the market are priced well above the value of much of the existing housing stock. This pattern is common in communities with tourism demand, second-home markets, or limited housing turnover, and can create affordability challenges for local residents.

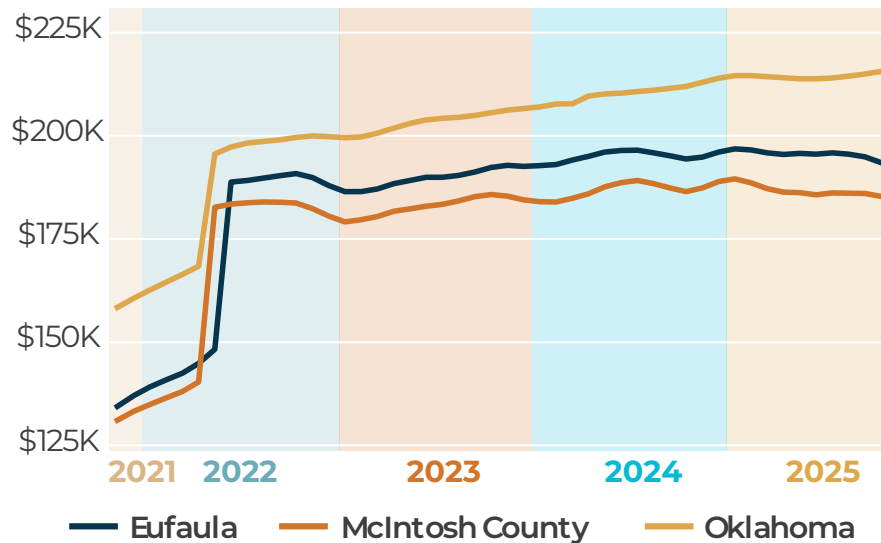


Figure 7. 5-Year Home Value Trend, Zillow Home Value Index (2025)

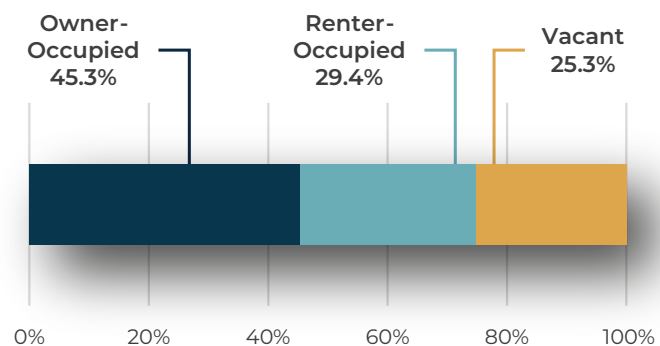


Figure 8. Housing Tenure, ESRI Business Analyst (2025)

Language

In Eufaula, the primary spoken language in nearly 98% of households is English. Other languages spoken in Eufaula include Spanish and other Indo-European languages.

This analysis is crucial for conducting effective and inclusive public outreach and for developing and disseminating information that may be important to public health and safety.

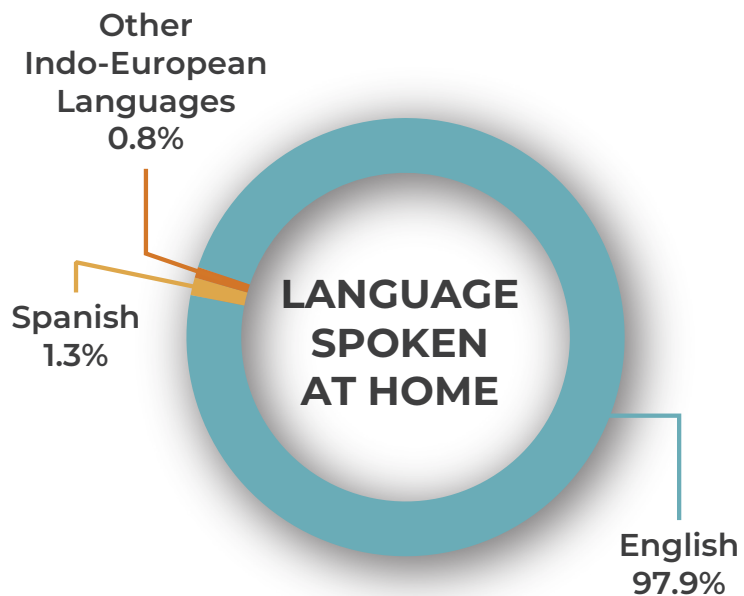


Figure 9. Spoken Language, ACS 2023 5-Year Estimates

Race and Ethnicity

Using U.S. Census racial categories, Eufaula has remained approximately 65% White between 2017 and 2023. American Indians remained roughly 15% of the population, and the Black population saw a slight increase. Less than one percent (0.8%) of the population identified as Hispanic or Latino.

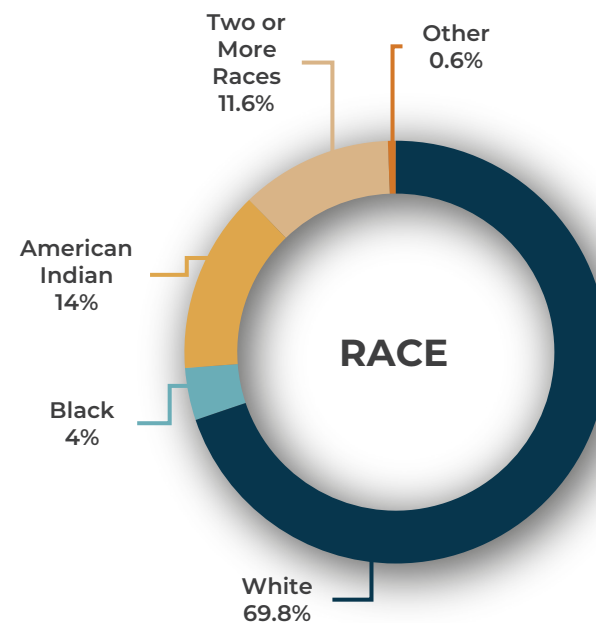


Figure 10. Race, ESRI Business Analyst (2025)

Healthcare and Accessibility

In 2023, ambulatory and hearing difficulties comprised the largest disability types as categorized by the ACS. Vision and cognitive difficulties followed, with self-care and independent living difficulties accounting for the smallest proportion of disabilities in Eufaula. McIntosh County has one primary care physician for every 3,920 residents. Out of the 77 Oklahoma counties, McIntosh is ranked 52nd in health outcomes and 72nd in health factors.

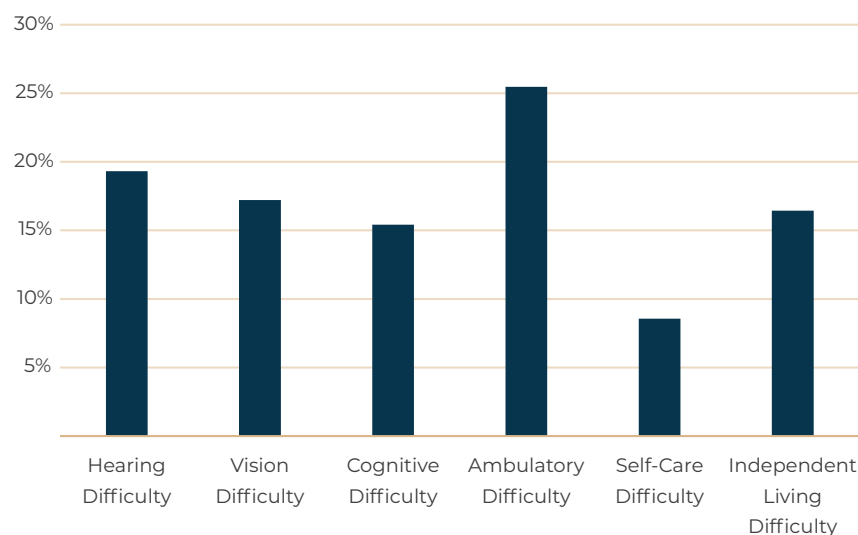


Figure 11. Disability as a percent of total population, ACS 2023 5-Year Estimates

Note: Individuals may have comorbidities, meaning that a single individual may have multiple difficulties.

Education

Nearly half of the residents over 25 years of age hold a high school diploma, with this figure increasing from 44% to 56% between 2016 and 2023. In contrast, the number of residents having some college or an associate's degree decreased from 39% to 34.5%.

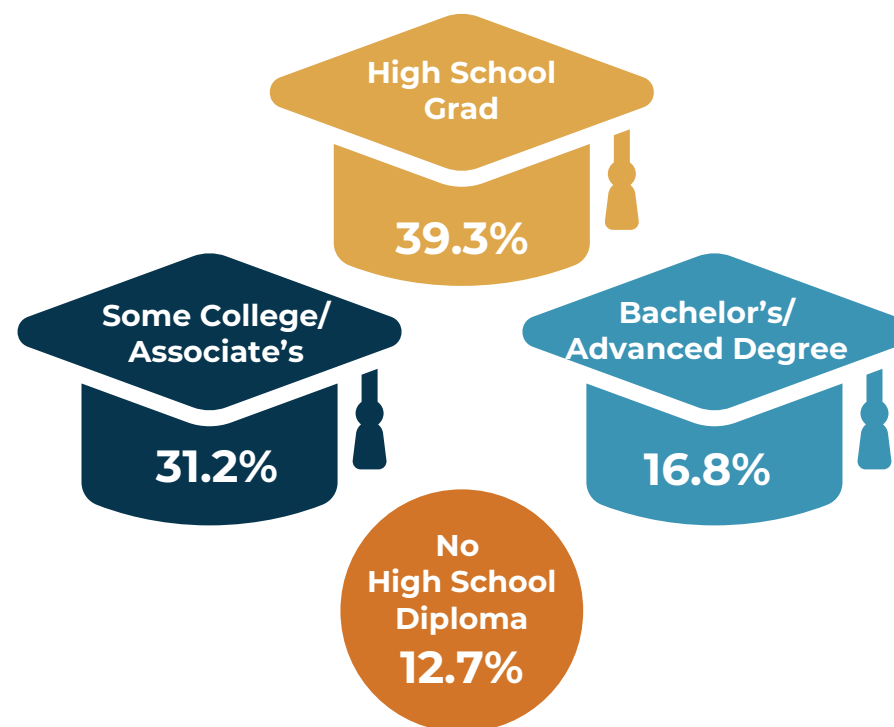


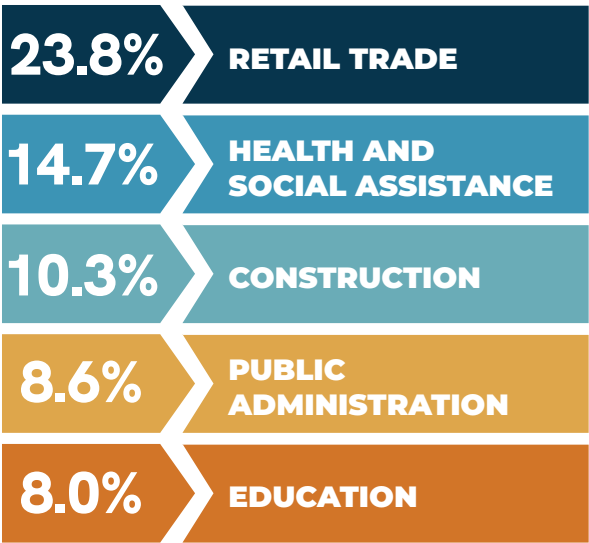
Figure 12. Eufaula Educational Attainment, ESRI Business Analyst (2025)

Economics

Employment Distribution

Employment patterns provide insight into a community’s economic base, stability, and role within the broader region. Eufaula’s mix of top industries reflects the city’s function as a regional service center, with businesses and institutions that support both local residents, surrounding rural populations, and lake visitors.

The top 5 employment industries in Eufaula include:

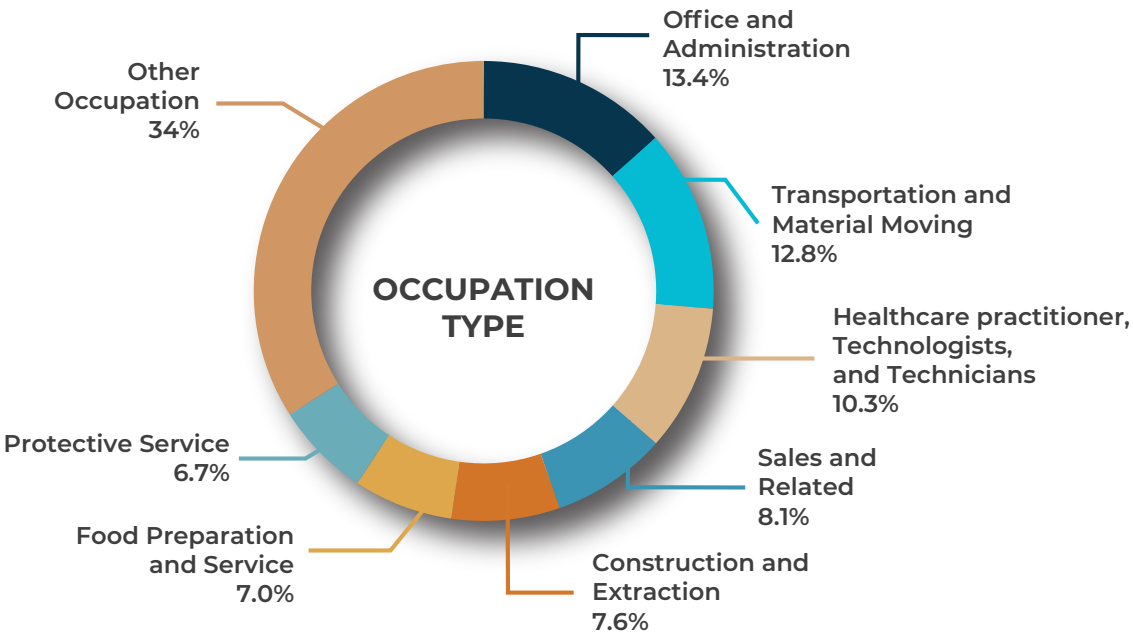


Occupations

Industries describe the types of businesses and economic sectors operating in a community, while occupations reflect the kinds of work residents actually perform within those sectors. Together, they provide a more complete picture of the local economy. Eufaula’s distribution reinforces the city’s service-oriented economic base and its role as a regional hub for commerce, government, and tourism-related activity.

Overall, Eufaula’s mix of occupations shows a workforce largely focused on providing services, moving goods, and supporting the day to day needs of residents and visitors. This has important implications for the types of job training, infrastructure improvements, and long term investments that will best support the community’s economic stability.

Figure 13. Occupation by Type, ESRI Business Analyst



Historical and Projected Economic Development

Eufaula has historically benefited from Lake tourism for much of its economic vitality, which leaves it vulnerable to cyclical tourist activity and competing lake communities.

Building a more resilient future will mean creating more professional job opportunities, accomodating more year-round retail, and encouraging growth for a year-round population with high-earning employment. Such growth will support the sales tax revenue necessary to provide essential services and support quality of life initiatives by the City.

What is the Lake's Role?

Located mainly in McIntosh and Pittsburg counties, with portions in Haskell and Okmulgee counties, the lake has 800 miles of shoreline and 105,000 surface acres of water. The City abuts a portion of Lake Eufaula, making it a popular destination for many of the estimated 2 million annual sportsmen and lake visitors. In 2012, the USACE stated the yearly economic impact of tourism in Lake Eufaula is \$93 million in visitor spending and nearly 800 jobs within 30 miles of the lake. Recreational options include dining, camping, fishing, boating, swimming, and festivals.



Lake Eufaula



Physical Characteristics

Housing Types

A majority of homes within Eufaula are single-family, detached homes with 2-3 bedrooms. The number of small-scale multi-family homes, including townhomes and small apartment buildings, increased roughly 4% between 2017 and 2023. Larger apartment buildings and mobile home housing types are scarce within the City.

Most homes were built between 1960 and 1999, and nearly all homes have complete plumbing and kitchen facilities. More information on housing is available in Chapter 5, Housing and Neighborhoods.



House Near the Lakeshore in Eufaula

Transportation System

As indicated by commuting statistics, Eufaula's transportation infrastructure currently prioritizes the safe movement of motorists. Investments in multimodal mobility, such as walking or biking, are more prevalent in areas along the lake shore, but less common in neighborhoods. Many neighborhoods lack sidewalks, and biking facilities are limited to unfinished shoulders in many locations. Eufaula is served by the KI BOIS Area Transit System (KATS) bus/van transit system shared by 10 counties. Eufaula's transportation system is discussed at length in Chapter 4, Transportation and Mobility.



Selmon Road (HWY 9) Entering Downtown Eufaula

Urban Design and Character

Eufaula is characterized by craftsman, late Victorian, and Romanesque styles in many neighborhoods and in the iconic Business District. In newer, more commercial areas of the City, classic middle-American suburban character is present. Eufaula has worked hard to preserve its historic character, and many new homes are designed with existing styles in mind. Balancing growth with the preservation and enhancement of historic character will remain an important priority for Eufaula. Chapter 8, Community Character devles more deeply into Eufaula's urban design and character.



Architectural Details Downtown