

FOX HOLLOW

Ponca City's Newest Subdivision · foxhollowpc.com

At a glance

Development	Fox Hollow, a City of Ponca City residential subdivision
Location	4619 LF Street, off North Pecan Road, Ponca City, Oklahoma. Bordered by Deer Place to the north and Homestead North to the northeast.
Size	23.5 acres · 77 platted residential lots
Significance	The first new subdivision built in Ponca City since 2008
Site features	Two interior streets, a central park, and a detention area to the south
Land	The Drake Property, acquired by the City of Ponca City on December 31, 2025
Phase I opens	January 2027

Phasing

Phase I	Lots 1–25 (25 lots). The smallest and most attainable lots, clustered around two cul-de-sacs just inside the Pecan Road entrance. Opens January 2027.
Phase II	Lots 26–39 and 62–70 (23 lots). Central blocks fronting the park and the main east–west street. Opens once Phase I is 75% sold.
Phase III	Lots 40–61 and 71–77 (29 lots). The east loop and the deep outer-ring lots — the largest in Fox Hollow, and the only phase where adjoining lots may be combined. Opens once Phase II is 75% sold.

Pricing and purchase

Lots are **heavily subsidized by the City of Ponca City** and sold at a deep discount against the cost of development, with the aim of getting homes built rather than generating revenue. Estimated starting price is **around \$10,000 per lot**, with larger lots priced higher. Final pricing is set by the Ponca City Commission.

- Open to anyone — buyers do not have to be Ponca City residents.
- When a phase opens, individual buyers building their own home get a 60-day first-pick window; remaining lots then open to approved builders and developers.
- Lots are purchased in person at Ponca City Hall. Buyers sign a development agreement, pay for the lot, and pull a building permit at the time of purchase.
- Construction must begin within six months and be substantially complete within 36 months of permit issuance.
- Lots may not be resold within 24 months without City approval.

How it was named

In spring 2026 the City of Ponca City ran a public naming contest for the development. Residents submitted **542 entries across 329 different names**. The five most-submitted names went to the Ponca City Commission, which selected **Fox Hollow**. It is believed to be the first subdivision in Ponca City to be named by public vote.

Housing context

Fox Hollow responds to a housing shortage affecting workforce retention, economic growth and quality of life in Ponca City. It is supported by the **Housing Incentive Program (HIP 2.0)**, re-established by the Ponca City Utilities Authority in June 2021 with \$300,000 set aside to spur new construction, lot development and residential rehabilitation.

Media contact

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Website	foxhollowpc.com — live lot availability map and wait list

Lot pricing, purchase terms and build deadlines are set by City of Ponca City policy and remain subject to City Commission approval. Figures in this sheet are current as of July 2026 and are provided for editorial use. Lot numbering follows Exhibit C, Conceptual Plat.