

LARIAT LANDING

Retail and Mixed Use Development at Will Rogers World Airport
Oklahoma City, Oklahoma

PROPERTY HIGHLIGHTS

- 1,000 Acre Development Site
- 123 Acres of Retail Development
- Excellent Visibility
- Big Box Parcels & Pad Sites
- Utilities Adjacent to Site
- Incentives Available



GIRMA MOANING, Retail Specialist
(405) 239-1244 / gmoaning@priceedwards.com
www.priceedwards.com



JACOB SIMON, Retail Specialist
(405) 239-1248 / jsimon@priceedwards.com
www.priceedwards.com

LARIAT LANDING

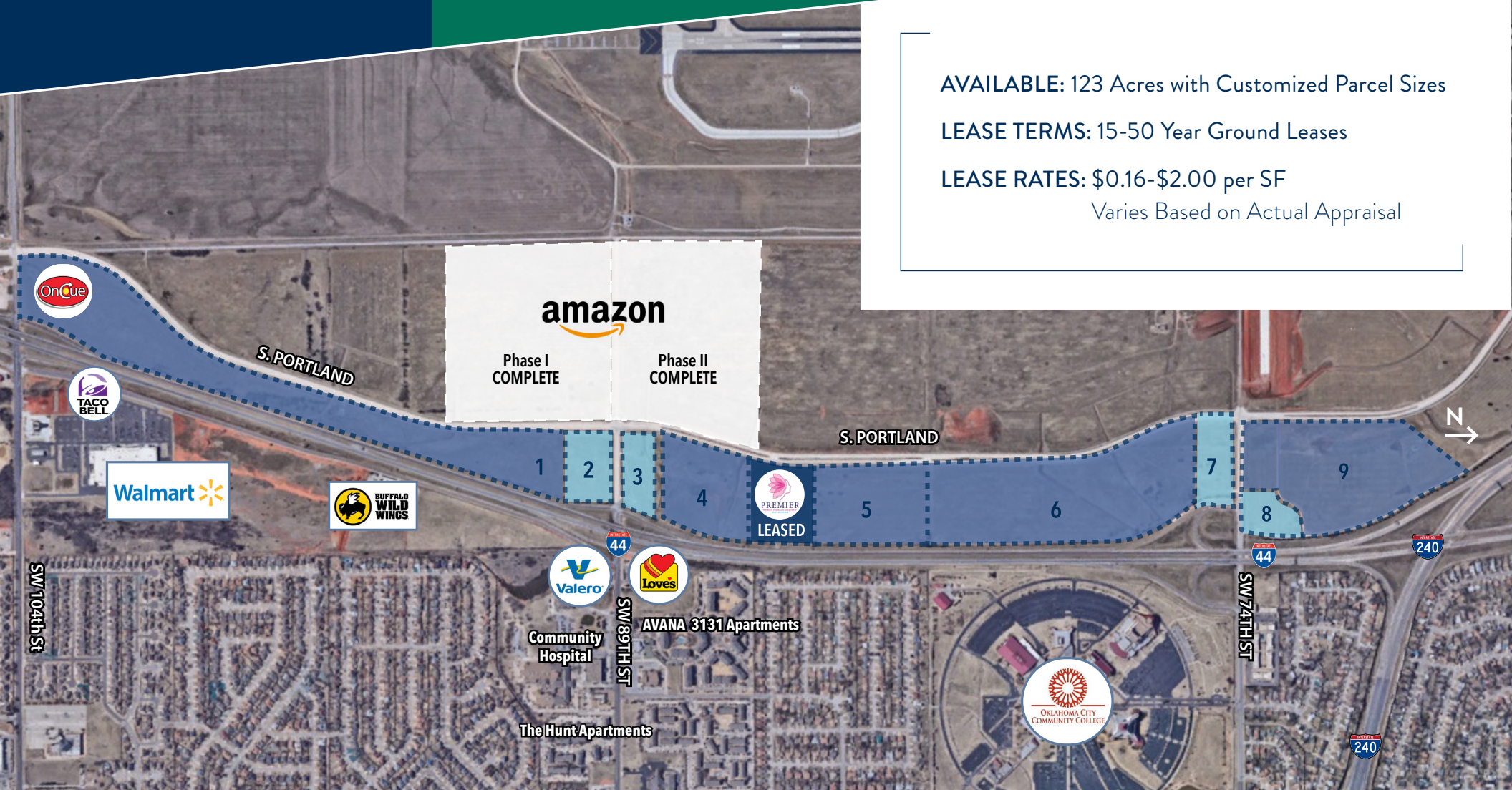
Development Map & Lease Terms

AVAILABLE: 123 Acres with Customized Parcel Sizes

LEASE TERMS: 15-50 Year Ground Leases

LEASE RATES: \$0.16-\$2.00 per SF

Varies Based on Actual Appraisal

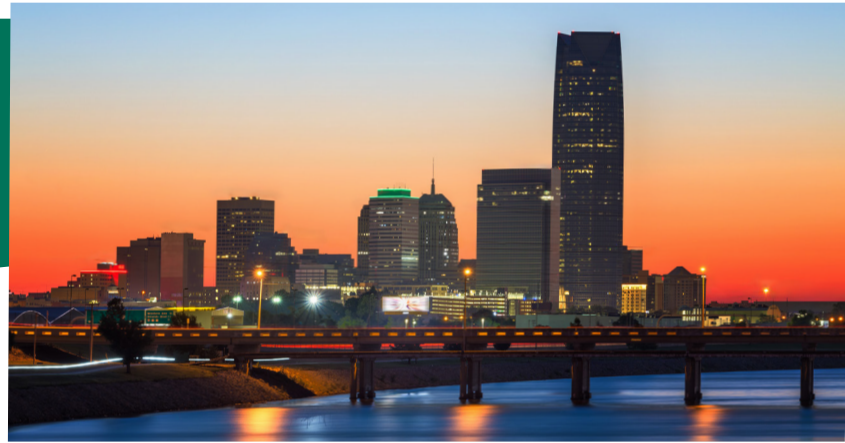


Lariat Landing's retail development area covers 123 acres from Will Rogers World Airport, east to I-44 and SW 54, south to SW 104.

Great interstate visibility and the Amazon Fulfillment Center make this an ideal area for retail spaces, hotels and office space.

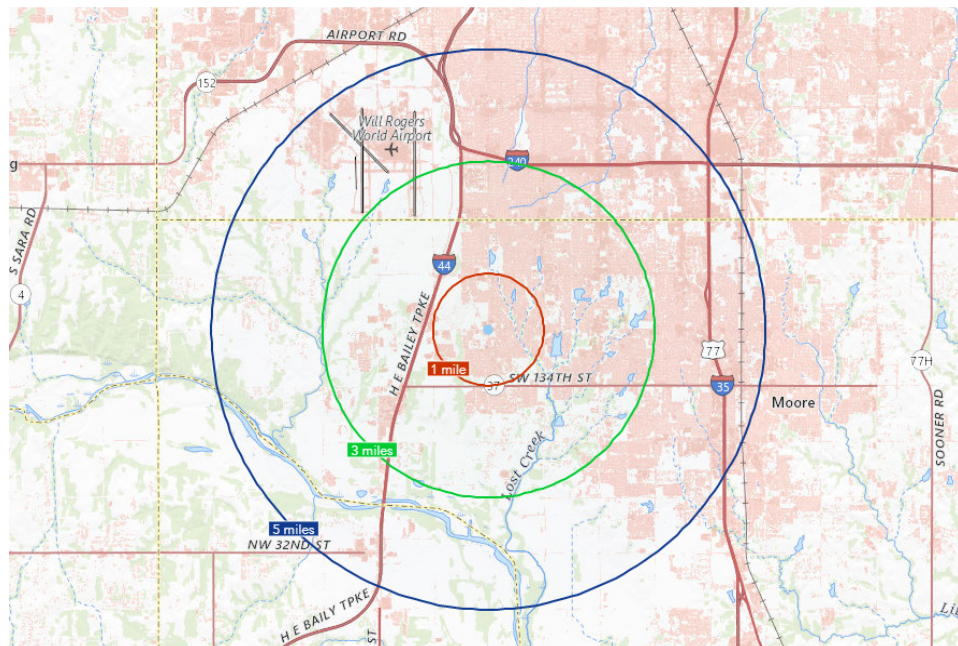
LARIAT LANDING

Development Area Demographics



DEMOGRAPHICS

1 & 3 Mile Radius



GIRMA MOANING, Retail Specialist

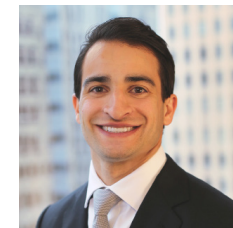
(405) 239-1244

gmoaning@priceedwards.com

Girma joined Price Edwards and Company as a Commercial Retail & Investment Specialist in 2018. His area of expertise is in Retail, which includes representing landlords and developers, working with

national and local tenants and leasing retail properties within the Price Edwards portfolio. Prior to joining Price Edwards and Company, Girma was at SVN where he brokered retail, investment and development deals. He also had the privilege of working on distressed assets with a national asset advisory group.

To learn more visit: www.priceedwards.com/Girma



JACOB SIMON, Retail Specialist

(405) 239-1248

jsimon@priceedwards.com

Jacob Simon joined Price Edwards and Company as a Retail Specialist in January of 2019. His primary focus is tenant and land-

lord representation for retail properties in Oklahoma. He is an OKC native who attended both Texas Tech University and Oklahoma City University, while playing collegiate golf. In May of 2013, he graduated with a Bachelor of Science in Business Finance and decided to play golf professionally on mini tours around the country. After three years, he switched career paths and started a career in commercial real estate.

To learn more visit: www.priceedwards.com/Jacob

Total Population
9,480 59,770
1 Mile 3 Mile

Male Population
48%

Female Population
52%

of Persons per HH
3.0

Median Age
44.9

Median Home Value
\$140,996

Total Households
3,388 23,567
1 Mile 3 Mile

Total Housing Units
2,046 17,015
1 Mile 3 Mile

Average HH Income
\$129,801 \$87,319
1 Mile 3 Mile

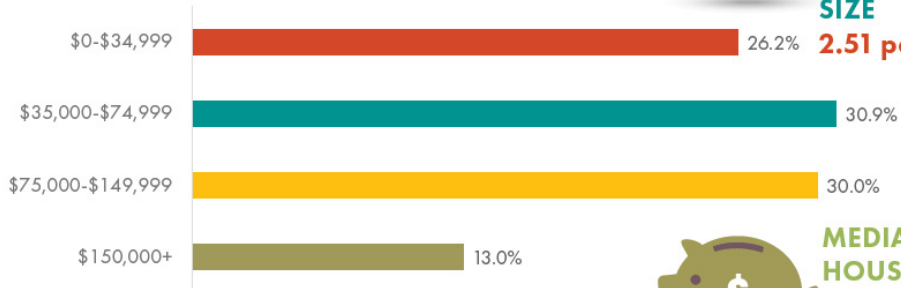
OKC MSA DEMOGRAPHICS

HOUSEHOLD INCOME



AVERAGE HOUSEHOLD SIZE

2.51 people



MEDIAN HOUSEHOLD INCOME

\$62,953

Source: Esri Business Analyst 2023, 2020 U.S. Census

OKC's median age is 37.1 years old which is a two full years younger than the nation (39.1).

ECONOMIC DRIVERS

The economy of the Greater Oklahoma City region is diverse. Aerospace makes up one of the fastest-growing sectors, employing more than 43,000 individuals and having experienced a 48% increase in goods & services output from 2015- 2020. A few of the key economic drivers include Government, Health Care, Retail Trade and Professional Services. Federal, state and local government account for approximately 20% of all jobs

primarily because of the presence of Tinker Air Force Base, the Federal Aviation Administration, tribal employment, and Oklahoma City is the state's capital. The largest number of establishments are found within the professional services sector and the oil and gas sector remains a major contributor to GDP and wages.



Source: BLS QCEW 2022 (Greater Oklahoma City Region; Lightcast 2023.3)

THE GREATER OKLAHOMA CITY REGION



POPULATION LEGEND

- <50,000
- 50,000 - 100,000
- >100,000

Source: U.S. Census, 2022

UNEMPLOYMENT RATE (2022)



- Oklahoma City MSA
- Oklahoma
- United States

Source: U.S. Census, BEA, BLS

SITE PLANS

LARIAT LANDING

SW 89th St & S Portland Avenue, Oklahoma City

