

LARIAT LANDING

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

PROPERTY HIGHLIGHTS

- 1,000 ACRE DEVELOPMENT SITE
- 125 ACRES OF RETAIL DEVELOPMENT
- EXCELLENT VISIBILITY
- BIG BOX PARCELS & PAD SITES
- UTILITIES ADJACENT TO SITE
- INCENTIVES AVAILABLE



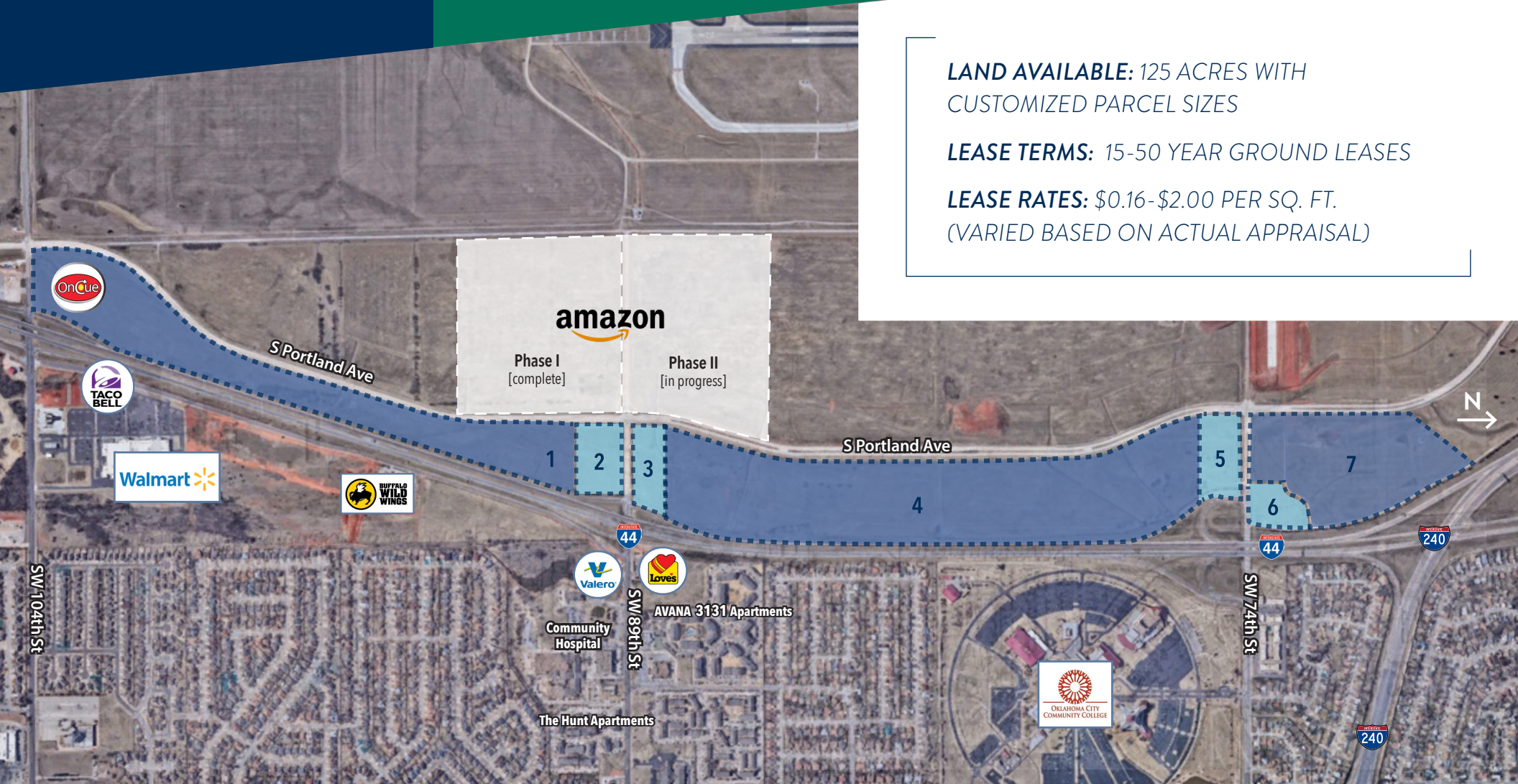
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Development Map & Lease Terms

LAND AVAILABLE: 125 ACRES WITH
CUSTOMIZED PARCEL SIZES

LEASE TERMS: 15-50 YEAR GROUND LEASES

LEASE RATES: \$0.16-\$2.00 PER SQ. FT.
(VARIED BASED ON ACTUAL APPRAISAL)

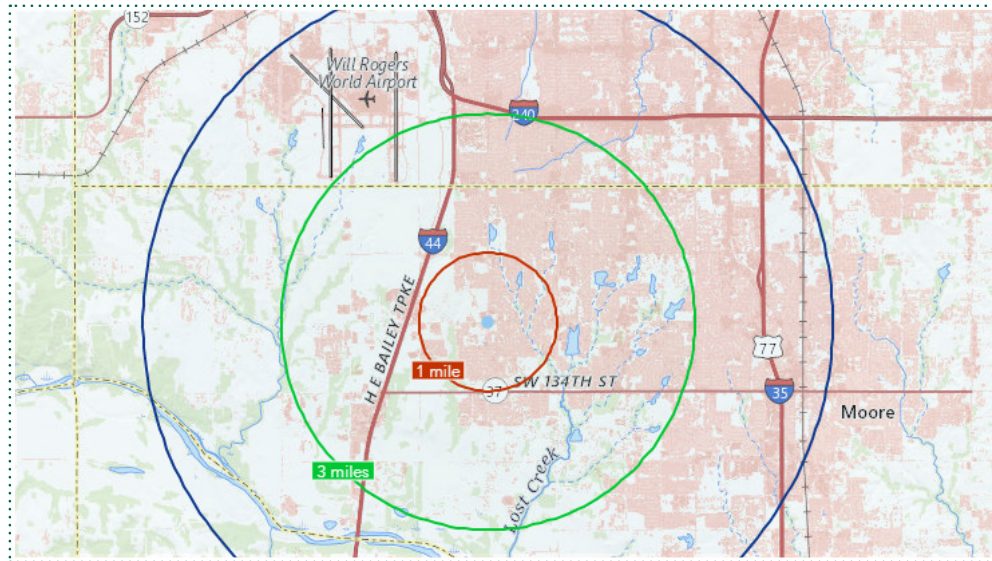


The Retail Development Area at Lariat Landing covers 125 acres from WRWA east to I-44 and SW 54 south to SW 104.

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

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Development Area Demographics



DEMOGRAPHICS – 1 & 3 MILE RADIUS – PER 2010 CENSUS

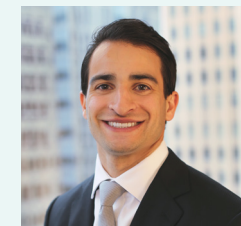
Total Population	Male Population	Female Population
9,480 59,770	48%	52%
1 Mile 3 Mile		
# of Persons per HH	Median Age	Median Home Value
3.0	44.9	\$140,996
Total Households	Total Housing Units	Average HH Income
3,388 23,567	2,046 17,015	\$129,801 \$87,319
1 Mile 3 Mile	1 Mile 3 Mile	1 Mile 3 Mile



GIRMA MOANING, Retail Specialist
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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 & 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 about Girma, visit www.priceedwards.com/Girma

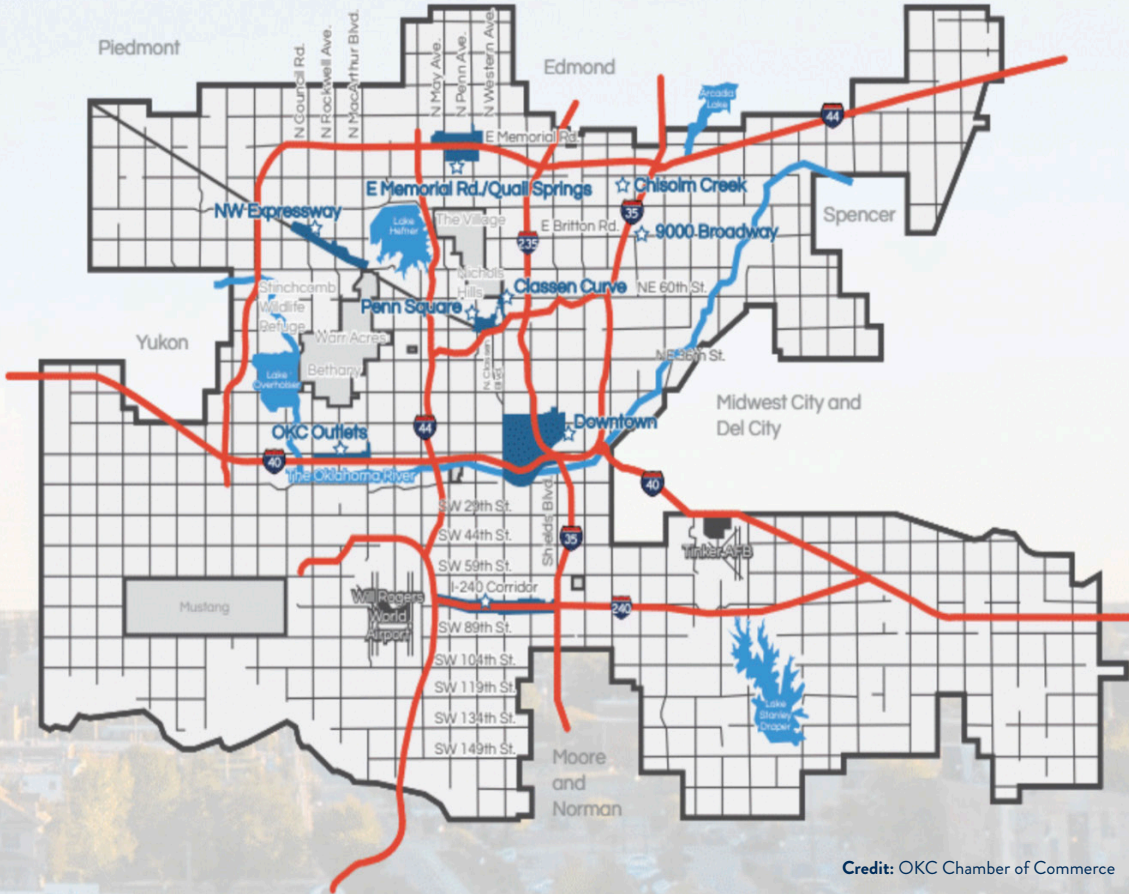


JACOB SIMON, Retail Specialist
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Jacob Simon joined Price Edwards and Company as a Retail Specialist in January of 2019. His primary focus is tenant and landlord representation for retail properties in Oklahoma. He is an Oklahoma City native who attended 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 about Jacob, visit www.priceedwards.com/Jacob

OKLAHOMA CITY'S REGIONAL RETAIL DISTRICTS

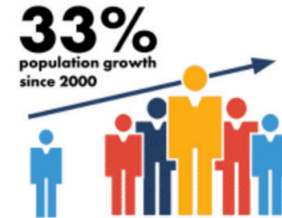


Credit: OKC Chamber of Commerce

OKC BY THE NUMBERS

- 3.2% unemployment (Feb. 2019)
- 2.0% annual population growth rate (2010-2018)
- 1.8% annual HH growth rate
- 2.4% annual income growth rate
- Cost of living index 84.6
- \$52,239 median HH income
- 129,414 households with > \$100,000 HH income*
- 30% college grads
- 15 colleges and universities+
- 136,530+ college students+
- Average commute time: 22 minutes*

* OKC MSA +10-County Region



PEOPLE POWER

Oklahoma City was recently cited as a top 10 location in the country for millennials by Forbes and the Huffington Post, among others.

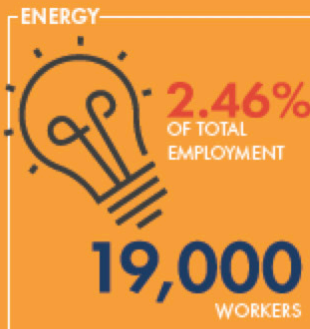
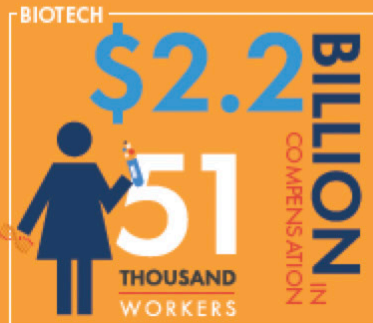
"No. 1 Best Large Cities to Start a Business for 2018"
-WalletHub

Credit: OKC Chamber of Commerce

OKC'S DIVERSE ECONOMY

Oklahoma City's diverse economy features multiple drivers powering our continued growth. Our largest industry sectors include aerospace, biotechnology, energy and government.

Credit: OKC Chamber of Commerce



Other major employers include diverse and well-known names like Hobby Lobby, AT&T, SONIC Corp, Dell, Hertz, UPS, Farmers Insurance, Great Plains Coca-Cola Bottling Company, Cox Communications, Johnson Controls, MidFirst Bank, American Fidelity, Love's Travel Stops, ATC Drivetrain and more.

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