

# 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



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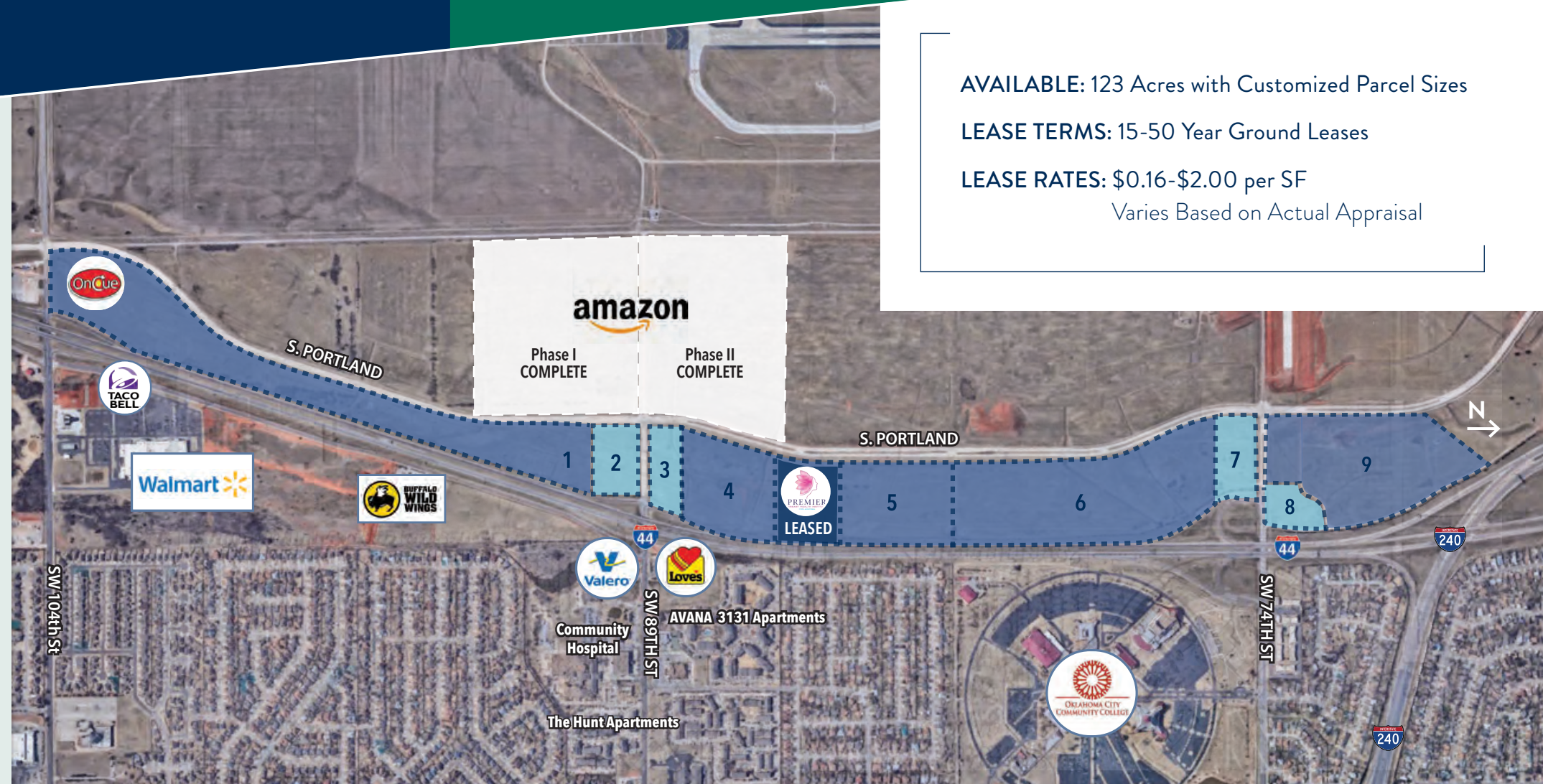
Development Map & Lease Terms

**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



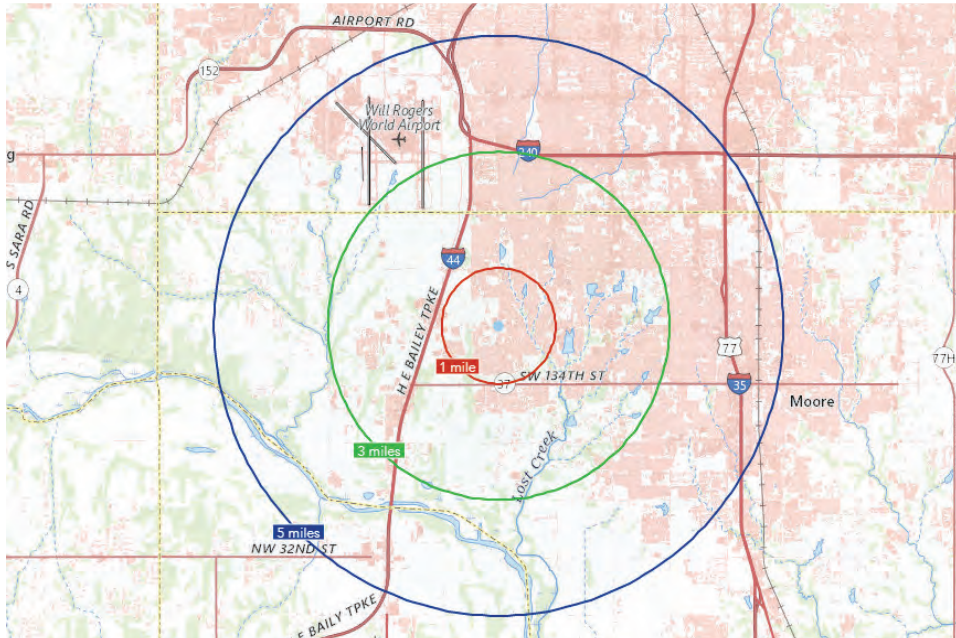
Lariat Landing's retail development area at covers 123 acres from Will Rogers World Airport, east to I-44 and SW 54 south to SW 104.

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



### AREA DEMOGRAPHICS

### 1 & 3 MILE RADIUS

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

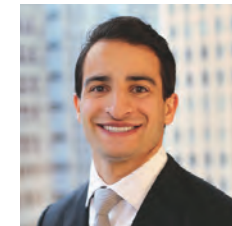


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Girma joined Price Edwards and Company as a Commercial Retail & Investment Specialist in 2018. His area of expertise is in Retail, which includes representing landlords and developers, working with national and local tenants and leasing retail properties within the Price Edwards portfolio. Prior to joining Price Edwards 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](http://www.priceedwards.com/Girma)



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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 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](http://www.priceedwards.com/Jacob)

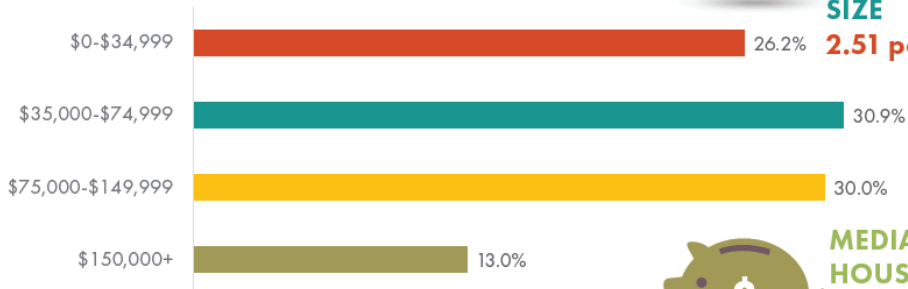
## OKC MSA DEMOGRAPHICS

### 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: BIS QCEW 2022 (Greater Oklahoma City Region; Lightcast 2023.3)

## THE GREATER OKLAHOMA CITY REGION

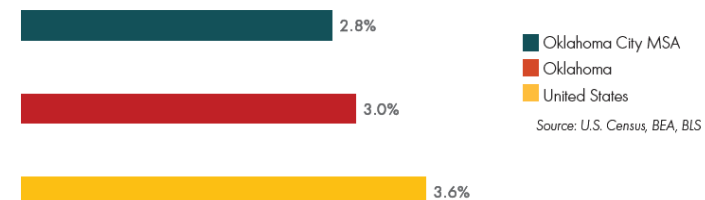


### POPULATION LEGEND

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

Source: U.S. Census, 2022

### UNEMPLOYMENT RATE (2022)



Source: U.S. Census, BEA, BIS



