



OFFERING SUMMARY

Sale Price:	\$4,600,000
Lot Size:	1.76 Acres
Price / SF:	\$60/sf
Market:	Oklahoma City Metro
Submarket:	CBD
Cross Streets:	S. Shields Boulevard & SW 7th Street

LOCATION OVERVIEW

The site is located just south of the new Omni Convention Center and Hotel expected to be completed in 2021. For meetings and events or a business travel home base, Omni Oklahoma City Hotel is the ideal location. Its meeting rooms feature 76,000 square feet of function space with a majority of the rooms conveniently located on the second floor including a 20,500-square-foot Oklahoma Station Ballroom, a 10,222-square-foot Five Moons Ballroom and 12 additional breakout rooms.

The Scissortail Park is located to the west of the 1.76 acres and the east side of the property is a large scale retail development. The property is located on at the south west corner of S. Shields Blvd and SW 7th Street in Downtown Oklahoma City.

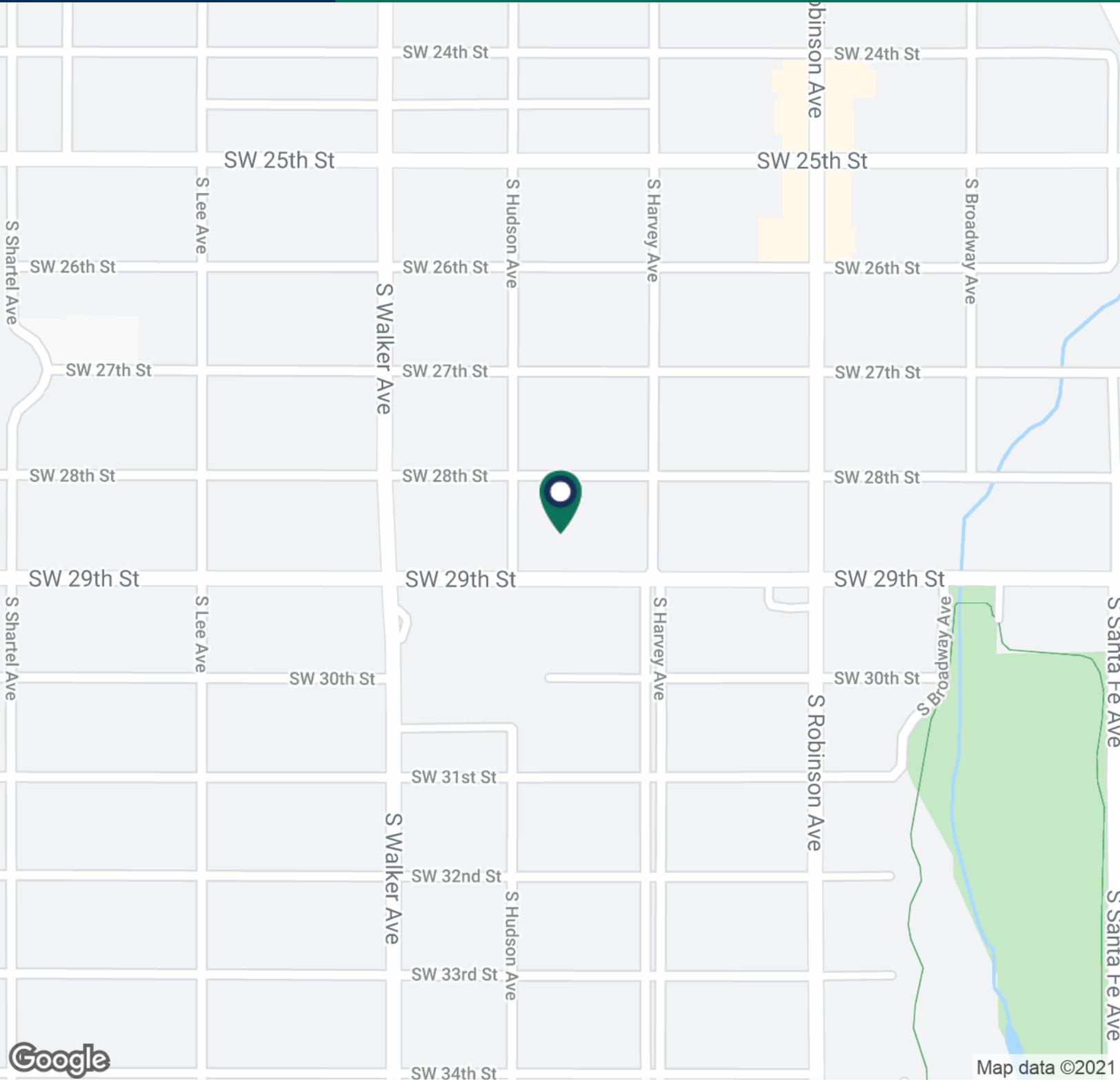
PROPERTY HIGHLIGHTS

- The \$288 million dollar development of Omni Hotel and Convention Center with 605 rooms & 200,000 square feet of meetings space.
- Chesapeake Arena nearby
- Ideal location for Multi-family or Hospitality development
- Scissortail Park within walking distance

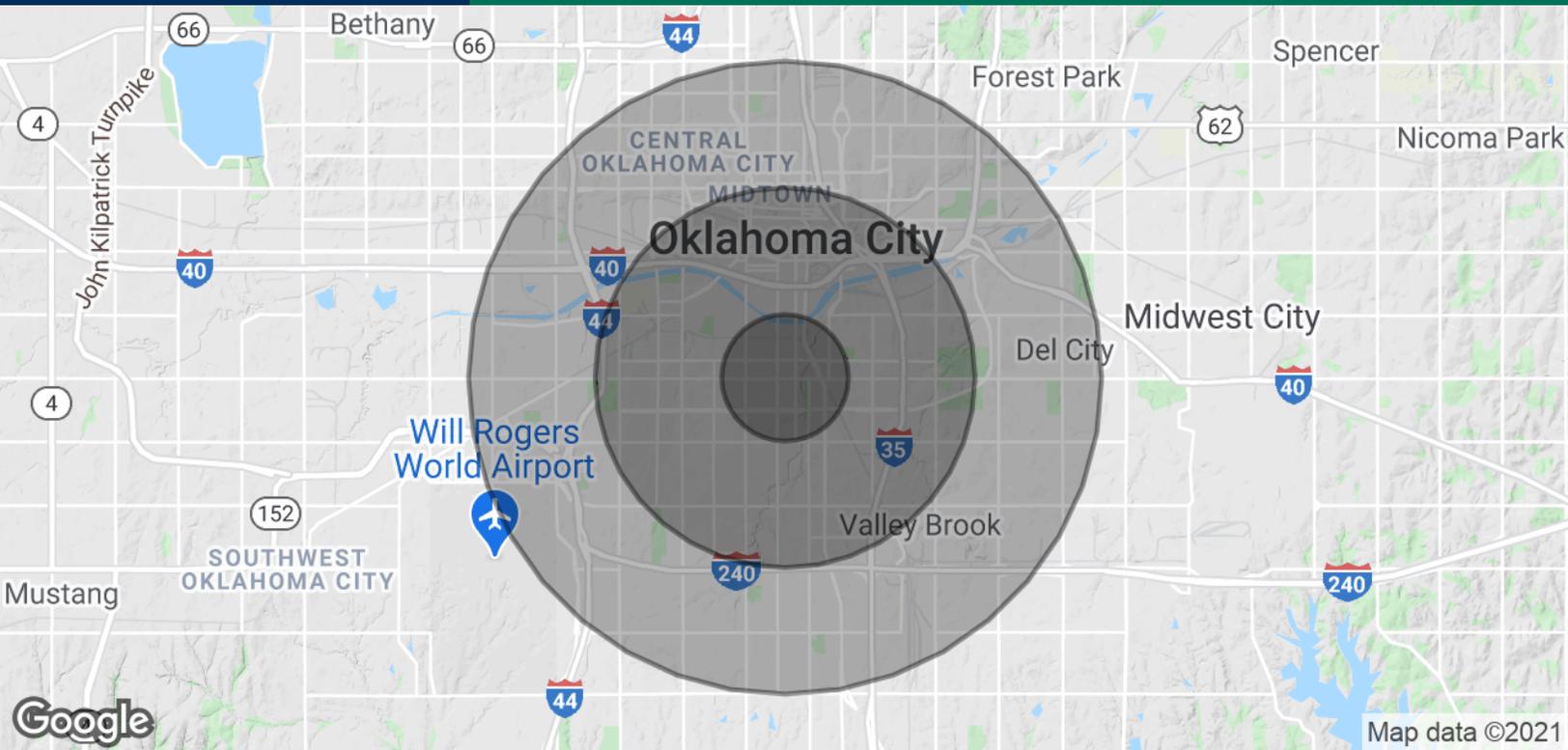
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Omni Convention Center Dev. Land

S. Shields Blvd. & S.W. 7th Street - Downtown OKC



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,119	88,680	217,455
Average age	28.8	30.2	31.9
Average age (Male)	29.6	30.2	31.5
Average age (Female)	30.2	30.7	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,067	30,504	82,254
# of persons per HH	3.0	2.9	2.6
Average HH income	\$33,182	\$33,605	\$40,269
Average house value	\$97,413	\$70,477	\$92,932

* Demographic data derived from 2010 US Census

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