



~5.4-Acre
Development Site

STRAWBERRY FIELDS

Oklahoma City, OK



Develop in the Land of Opportunity

Land Use Summary

- 370,000 SF of leaseable residential space
- 4-9 stories
- Min 472 parking spaces

Land Use Summary

- 180,000 SF of leaseable residential space
- 3 stories
- Min 230 parking spaces

2.78 Acres

2.66 Acres

The Opportunity

JLL is pleased to present this PREMIER DEVELOPMENT OPPORTUNITY in Oklahoma City, OK.

- 2 adjacent development sites in the Strawberry Fields master plan - approximately **2.66 acres and 2.78 acres**.
- Located walking distance to downtown Oklahoma City
- **Adjacent to the 70-acre Scissortail Park** where residents can enjoy ice skating, lounging, leisurely walks and siteseeing
- Oklahoma City residents enjoy culturally-rich experiences, outdoor adventures, the NBA, music venues, and a large variety of restaurants and craft breweries.
- Oklahoma City has a strong entrepreneurial culture, a diverse and growing workforce, and a thriving economy
- Oklahoma City has continued to invest in its own success and future growth with investments in transformational metro area projects totaling nearly \$5B. The City's commitment to growth is evident in programs like Priority Enterprise Zoning, The New Tourism Development Act, Core-to-Shore Reinvestment Act, and Strategic Investment Programs. These City incentives are in addition to Oklahoma state incentives, such as the Oklahoma Quality Jobs program and Investment and New Job Tax Credits.



**STRAWBERRY
FIELDS**

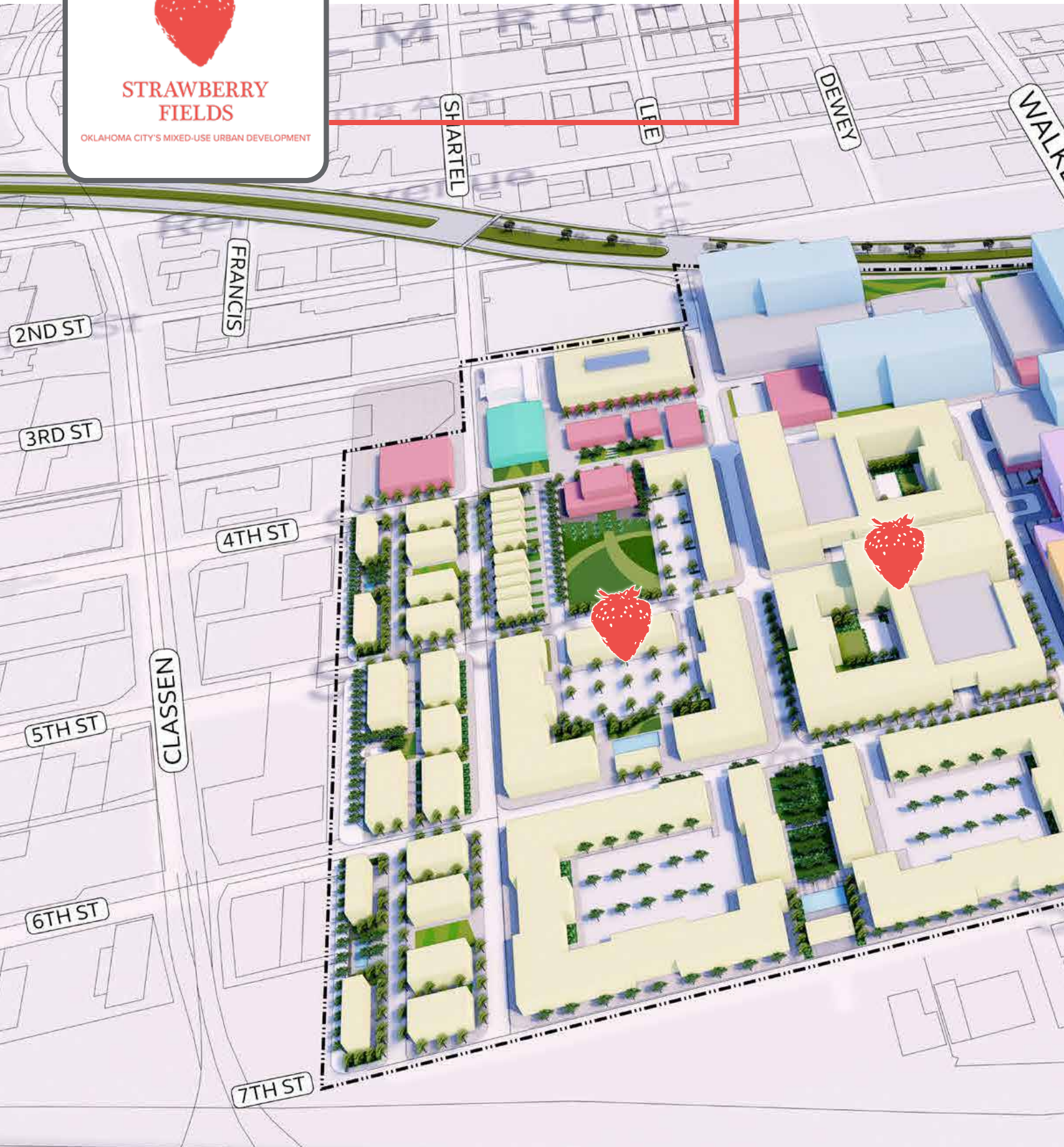
OKLAHOMA CITY'S MIXED-USE URBAN DEVELOPMENT

Master Plan



**STRAWBERRY
FIELDS**

OKLAHOMA CITY'S MIXED-USE URBAN DEVELOPMENT



-  HOTEL
-  OFFICE
-  CULTURAL
-  RESIDENTIAL



ENTERTAINMENT



RETAIL



PARKING



North View



Southeast View

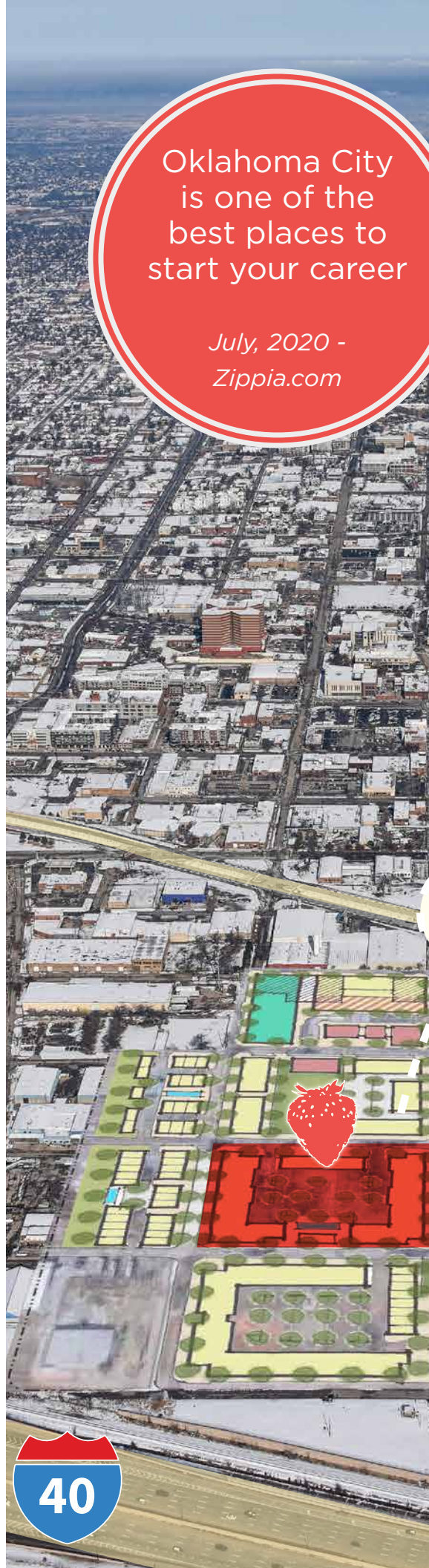


East View



Oklahoma City
is one of the
best places to
start your career

July, 2020 -
Zippia.com





**Oklahoma City
Business District**



OKLAHOMA CITY BLVD

18-min

14-min

12-min

10-min





Covering over 600 square miles across four counties, Oklahoma City is the capital and largest city in the state of Oklahoma. The Oklahoma City area consistently ranks as one of the top regions in the southwest in the aviation, aerospace, biotech, energy and logistics industries. OKC offers a dynamic combination of an accessible, educated workforce, a well below the national average cost of living and a diversified employment sector.



+1.2M
Metro Population



649,058
OKC Population



I-35, I-40 & I-44
130+ miles of federal
interstate and state
highways

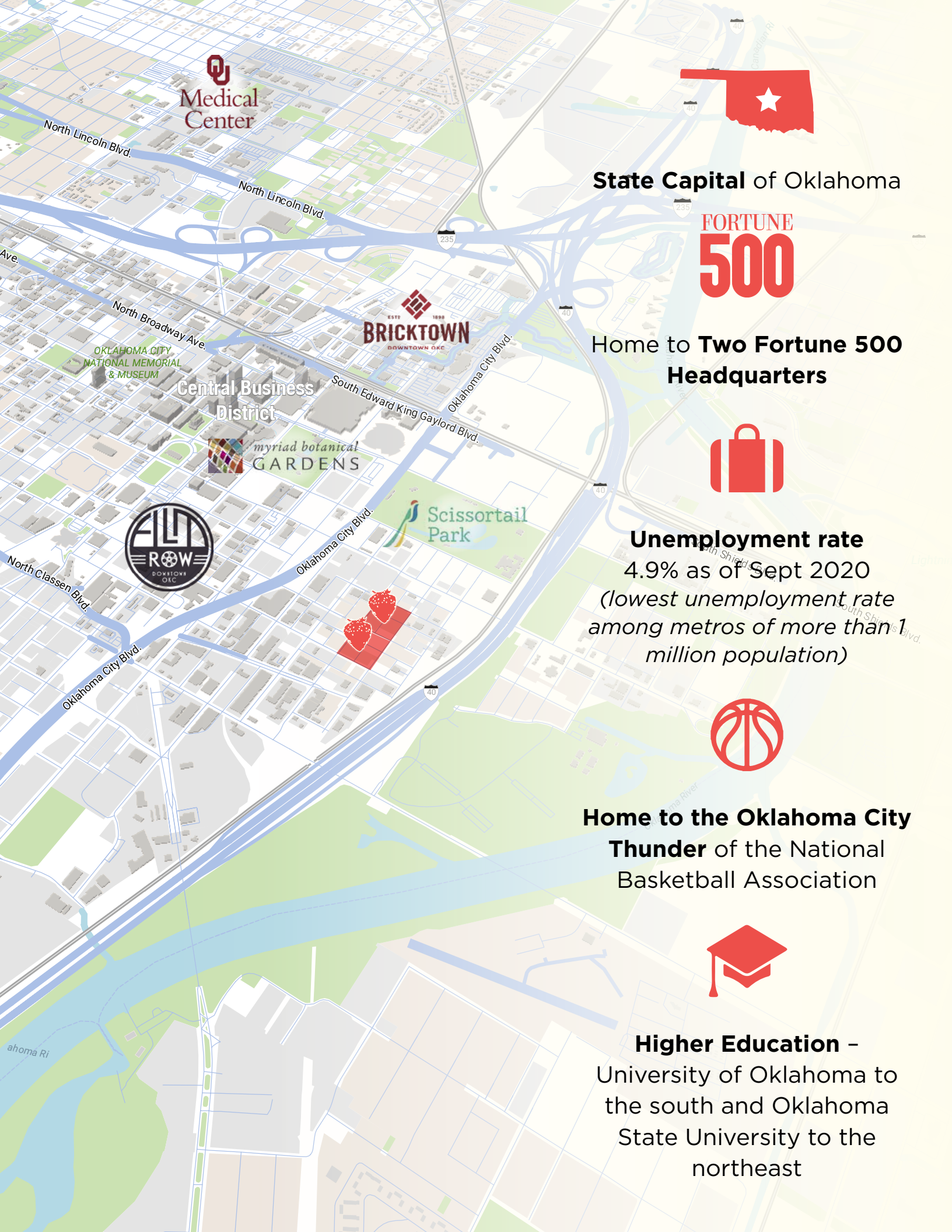


15.4%
Cost of Living is Lower
than the U.S. Average



Fun Fact
The state capitol building
at 23rd and Lincoln is the
only capitol in the nation
with a working oil well on its
grounds.





State Capital of Oklahoma

**FORTUNE
500**

Home to **Two Fortune 500
Headquarters**



Unemployment rate
4.9% as of Sept 2020
*(lowest unemployment rate
among metros of more than 1
million population)*



Home to the **Oklahoma City
Thunder** of the National
Basketball Association



Higher Education -
University of Oklahoma to
the south and Oklahoma
State University to the
northeast

North Lincoln Blvd.

North Lincoln Blvd.

Ave.

North Broadway Ave.

OKLAHOMA CITY
NATIONAL MEMORIAL
& MUSEUM

Central Business
District



myriad botanical
GARDENS

South Edward King Gaylord Blvd.

ESTD 1888
BRICKTOWN
DOWNTOWN OKC

Oklahoma City Blvd.



Scissortail
Park



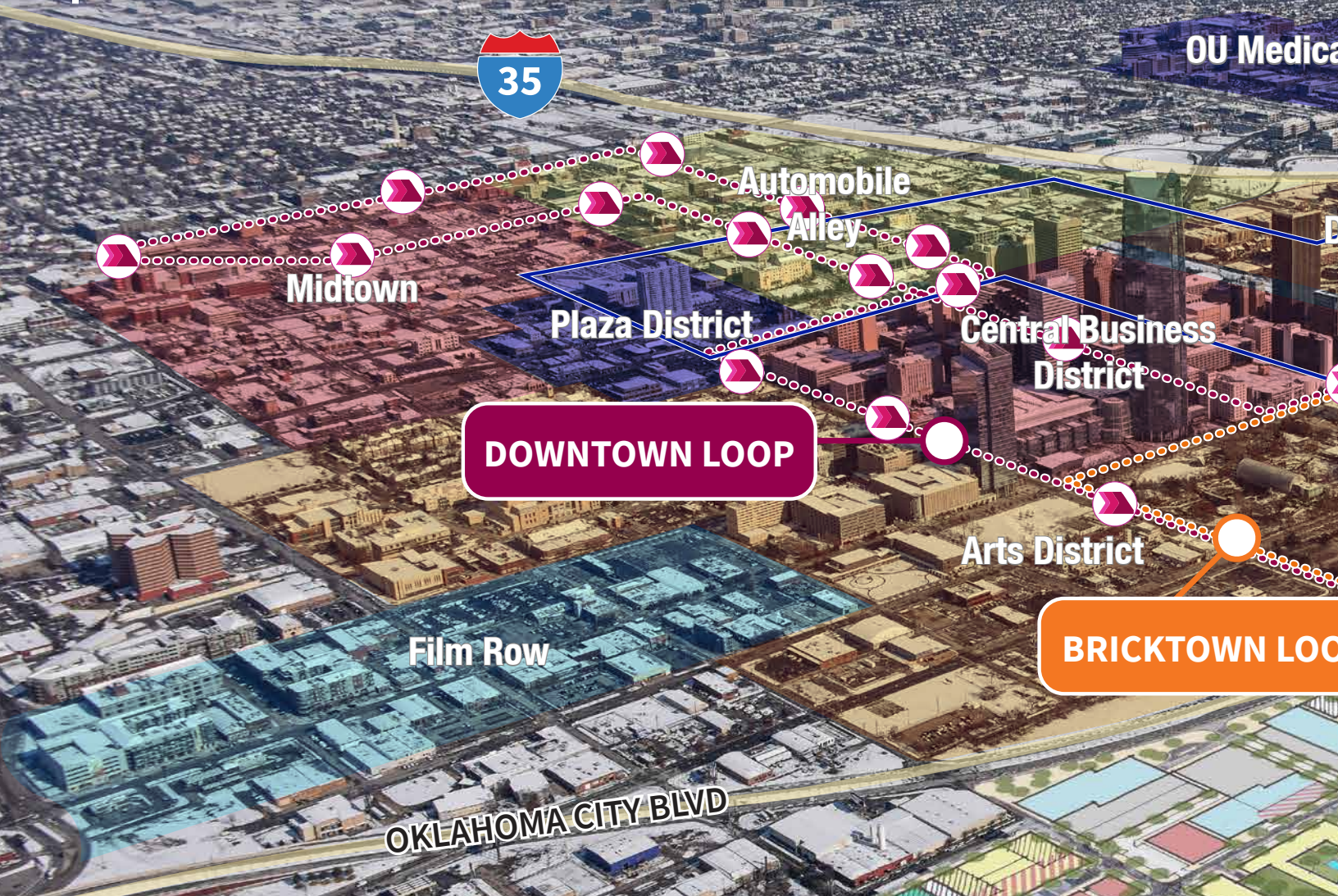
Oklahoma City Blvd.

North Classen Blvd.

Oklahoma City Blvd.

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Oklahoma City Streetcar and Districts



OKLAHOMA CITY
STREETCAR

OKLAHOMA CITY STREETCAR
\$135 million modern streetcar system and multimodal transportation hub.
Completed in 2017 the 4.8 mile system serves downtown Oklahoma City, Midtown. The system has a stop at the entrance gate of the Scissortail Park - a short walk from the site.

al District

Deep Deuce

P

CIRC BUS LOOP

Bricktown

Boat District

PARK ENTRANCE

Scissortail Park



STREETCAR STOPS





ARTS DISTRICT

Home to some of the city's top cultural offerings on the western edge of downtown.

BRICKTOWN

Once a busy warehouse area, Bricktown is Oklahoma City's hottest entertainment and dining district.

PLAZA DISTRICT

It's a little trendy, a little gritty and a lot of fun. If you're the sort that likes to check out the hip and happening, you'll find it in the Plaza District.



Oklahoma City



AUTOMOBILE ALLEY

Revitalized. Revamped. And really cool. Just north of downtown, what used to be the primary location for the city's car dealerships is now home to some of OKC's best local dining, specialty shops and more.

MIDTOWN

Midtown's mix of local restaurants, neighborhood pubs, unique shops and historic homes make it a great place to experience the best of OKC's recent urban renaissance.

BOATHOUSE DISTRICT

Whether you want to train like an Olympian or just burn off some energy, the Boathouse District along the Oklahoma River is a hotspot for outdoor recreation.



Districts






11-min

HOME TO NOTABLE FILM COMPANIES FROM THE 1930s-1980s.

Film Row is listed on the National Register of Historic places.
\$2.5M invested to revive the streetscape and celebrate the district's history
Now home to several film-oriented and design-focused businesses



myriad botanical
GARDENS

AWARDED 2015 ULI URBAN OPEN SPACE AWARD.

\$30M makeover completed in 2011
Features include the Crystal Bridge Tropical Conservatory, ice skating rink, carousel, amphitheater, children's play area and a dog park.

Oklahoma City Blvd






Medical Center
NATIONALLY RECOGNIZED.

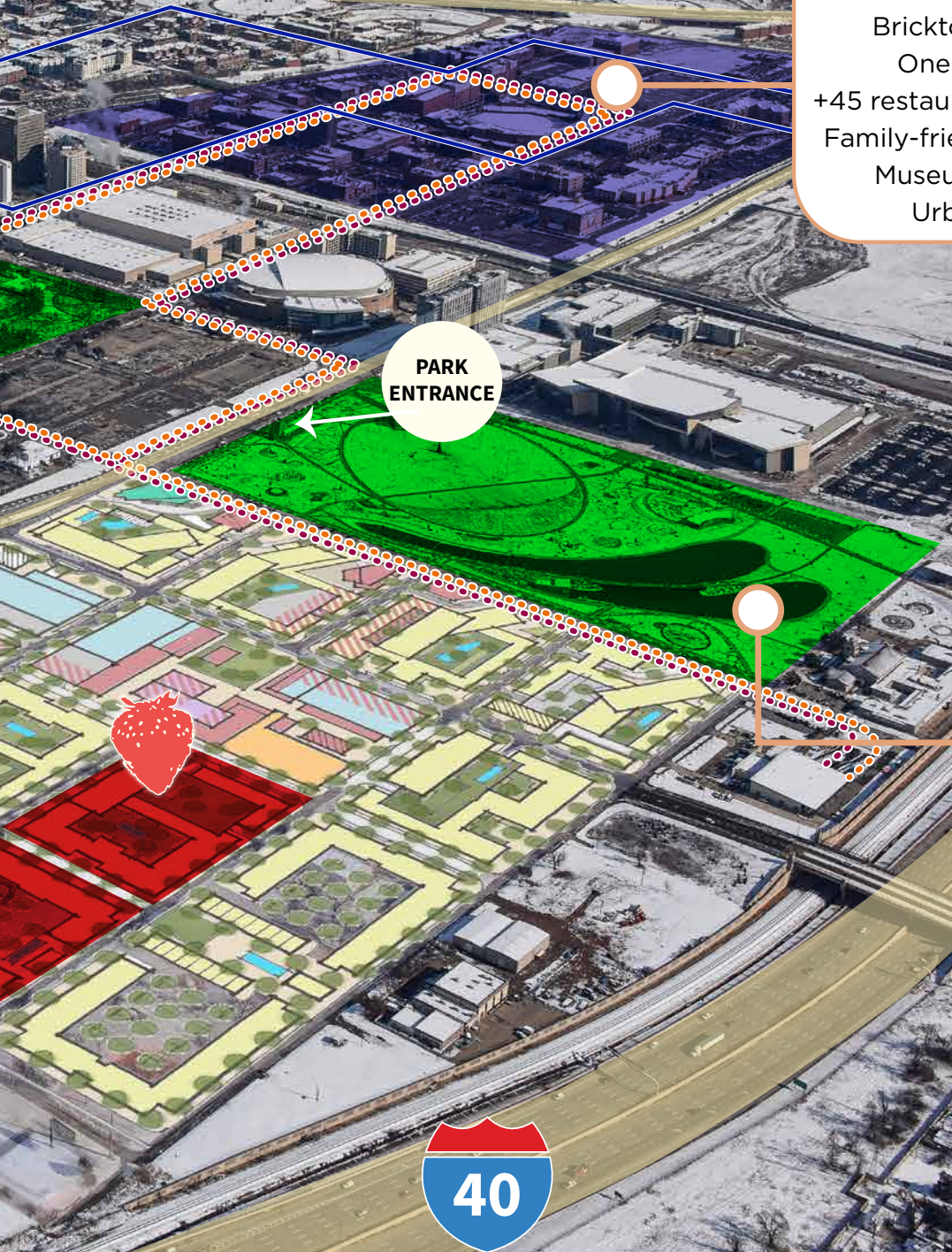
Listed as a Top 100 Hospital
by Becker's Hospital Review



BRICKTOWN
DOWNTOWN OKC

OKC'S PREMIER ENTERTAINMENT DISTRICT.

- Bricktown Ballpark
- One-mile canal
- +45 restaurants/retail shops
- Family-friendly attractions
- Museums/galleries
- Urban beach



PARK ENTRANCE



Scissortail Park

70-ACRE PUBLIC PARK.

- \$132M development
- 36 acres opened September 2019, the remaining 40 acres slated to open in 2022
- 1.2- acres of gardens
- 6 venues for hosting events
- 1-acre playground
- Sidewalks and seating along the 3.7-acre lake
- Open space dog run
- Boathouse with concession and paddle board rentals







Much of Oklahoma City's economic success can be attributed to the urban renaissance put forth by the MAPS 3 projects over the decade. MAPS 3, a \$777 million capital improvement program, was voted in at the end of 2009. This plan will improve the quality of life through several projects, including Oklahoma river improvements, sidewalk improvements, Fairgrounds Expo Building, and the Senior Health & Wellness Center. The project began construction in 2012 and will be completed in late 2020.

According to Oxford Economics, the cost of doing business in Oklahoma City is roughly 20% below the national average, which attracts helps facilitate the growth and relocation of back-office operations. The region has had several economic development wins, with Boeing, Continental Resources, Skydweller Aero, and Costco announcing relocations and expansions.



Oklahoma City ranked No. 3 for places business professionals to work and live

December 12, 2018 - BusinessStudent.com

Source: Costar.com



The implementation of the Modern Streetcar has improved transportation in and around downtown. In 2018, attention shifted to two significant developments: the Downtown Convention Center and Scissortail Park. Together, these projects are more than half the MAPS 3 budget, at a total of \$420 million. Scissortail Park, an area that extends 70 acres, will provide lakes and nature walks and serve as a getaway from everyday life. Located just east of the park will be the 200,000-SF Downtown Convention Center, which officially broke ground in June 2018.



Economy

For the last 30 years, Oklahoma Center for the Advancement of Science and Technology (“OCAST,” *hub of the Oklahoma Innovation Model (OIM)—a public-private partnership with i2E, the Oklahoma Manufacturing Alliance (OMA), the New Product Development Center at OSU, and the OK Catalyst programs at the Tom Love Innovation Hub at OU.*) has delivered on its mandate to grow and diversify Oklahoma’s economy by developing new products, new processes, and whole new industries in Oklahoma.



People from outside our state are surprised by what they find in Oklahoma. Our vision is that this state becomes recognized as a technology corridor by embracing partnerships and collaboration between our academic enterprises, our industrial complex, and supportive government programs and policies.

- OCAST Executive Director
C. Michael Carolina.

OCAST delivers \$22 in economic impact for every dollar invested. In addition, the OIM private-sector members created a total of 1,908 new jobs last year, including 250 jobs with \$92 million in payroll from i2E companies and more than \$97 million in sales from OMA-assisted manufacturing firms, \$6.7 billion in private and federal funding, and so much more.

collaborative culture of innovation

excellence in research support for startups and existing

support for startups and existing businesses



Oklahoma City
ranked No. 1
place for startups
to expand

February, 2020 -
Zillow



No. 1 Easiest place
in North America to
do Business

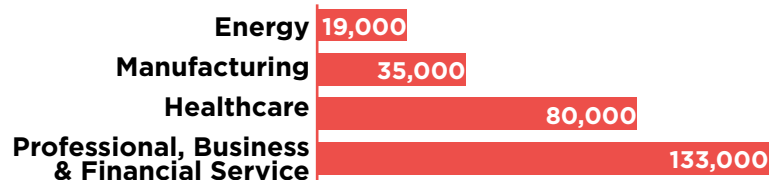
ASU Center for the study
of Economic Liberty

MAJOR INDUSTRIES:

The economy of the Greater Oklahoma City region is diverse. While federal, state and local government are the largest employers and the oil and natural gas sector generates the largest revenues, the area's major private-sector economic contributors include:

- » **Aviation & Aerospace:** With the largest concentration of aviation and aerospace firms in the state, the Greater Oklahoma City region's 236 firms employ 36,600 workers – and growing. Nearly 65% of the workforce at Tinker Air Force Base – the largest single-site employer in the state – consists of civilian contractors and service providers.
- » **Bioscience:** Oklahoma City's Bioscience presence is generating national and international attention. The sector employs more than 51,000 statewide. Companies within this industry are dedicated to providing Bioscience goods and services, as well as education and research testing.
- » **Energy:** Oklahoma City is the Energy capital of the state. Energy accounts for approximately 3% of metro employment but more than 8% of total compensation. The sector draws its strength from several Energy companies with headquarters in the city.
- » **Health Care:** As one of the nation's major centers of healthcare delivery, the Oklahoma City region employs more than 80,000 health care sector workers. Our 36 general medical and surgical hospitals and 9 specialized hospitals combine to offer outstanding healthcare.
- » **Manufacturing:** This broad category includes metals and machinery; building materials; food products; and medical devices and equipment. With more than 35,000 employed, the manufacturing sector represents approximately 5% of the Greater Oklahoma City's total nonagricultural labor force.
- » **Professional, Business & Financial Services:** Similar to the healthcare sector, the Greater Oklahoma City region provides business and financial services to a market that extends beyond state boundaries. This sector makes up 19% of the metro's total workforce with more than 133,000 employees.
- » **Wholesale and Retail Trade:** Oklahoma City's central location and accessibility has made it a vital crossroads for commerce. The convergence of I-35, a major north-south interstate, and I-40 and I-44, major east-west interstates, and numerous U.S. and State Highways position Oklahoma City as a major wholesale and retail trade center. For the year 2019, the Oklahoma City MSA had estimated total taxable retail sales of \$24.2 billion.
- » **International:** The Greater OKC metro area boasts a substantial international presence, with 36 countries represented by foreign based subsidiaries in the region. More than 40,000 are employed by these companies, which provide a broad range of products and services.

Total Employment by Sector - Greater OKC Region

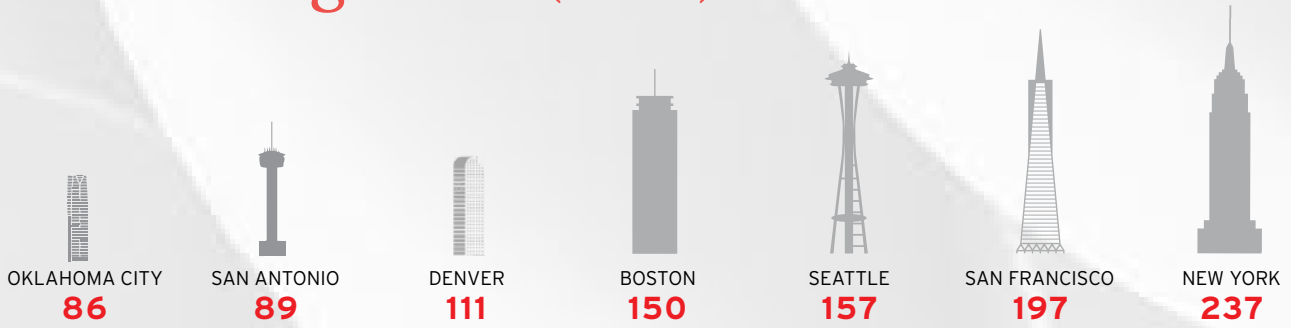


OKC Top Employers

112,556 employees within a 3-mile radius



Cost of Living Index (2019)



SOURCE: C2ER COST OF LIVING INDEX, Annual Average 2019

Demographics

1-mile

5,519



2020
Population

83,172

6,784



2025
Population

96,464

\$42,402



Median Household
Income

\$35,720

3-mile

Education

OKLAHOMA CITY HIGHER EDUCATION



Oklahoma City
UNIVERSITY



OKLAHOMA CITY
COMMUNITY COLLEGE



LANGSTON
UNIVERSITY



COLLEGE OF MEDICINE
The UNIVERSITY of OKLAHOMA



The UNIVERSITY of OKLAHOMA

Classen School
of advanced
studies high ranks
in the Top 100 in
the nation

- *U.S. News & World
Report*



Oklahoma
City ranked
most livable
community

November 12, 2018
- Livable

Multihousing Market



INVENTORY
91,279 UNITS



**UNDER
CONSTRUCTION**
1,844 UNITS



12 MO ABSORPTION
646 UNITS

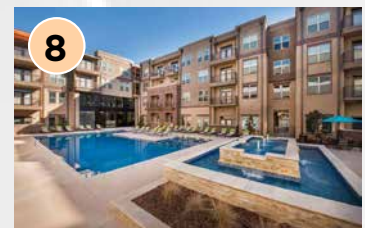


VACANCY RATE
10%

Nearby Multihousing Rent Comparables

	Property Name	Number Of Units	Year Built	Number Of Stories	Vacancy %	Avg Unit SF	Avg Asking/ Unit	Avg Asking/SF
1	The Steel Yard 505 E Sheridan Ave	250	2017	5	6.8	793	\$1,250	\$1.57
2	Level Urban Apartments 121-151 NE 2nd St	228	2012	4	6.6	701	\$1,061	\$1.51
3	The Maywood 100 NE 4th St	299	2014	4	9.4	848	\$1,282	\$1.51
4	Mosaic 321 N Oklahoma Ave	97	2015	6	11.3	988	\$1,436	\$1.45
5	Metropolitan Apartments 800 N Oklahoma Ave	329	2016	5	4.9	869	\$1,412	\$1.62
6	West Village 835 W Sheridan Ave	345	2019	5	7.5	781	\$1,314	\$1.68
7	Aviare Arts District 301-409 N Walker Ave	303	2007	4	6.9	936	\$1,198	\$1.28
8	The Edge at Midtown 1325 N Walker Ave	250	2014	5	7.2	1002	\$1,616	\$1.61

Source: Costar.com



Nearby Multihousing Projects



The Edge
at Midtown

250 UNITS

RENTAL RATES:
\$1,137 - \$1,791 per mth

SOLD: JAN 2021
\$55M
(\$220,000 PER UNIT)



Metropolitan
Apartments

329 UNITS

RENTAL RATES:
\$1,040 - \$2,245 per mth

SOLD: NOV 2017
\$64M
(\$194,666 PER UNIT)



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