

Lariat Landing

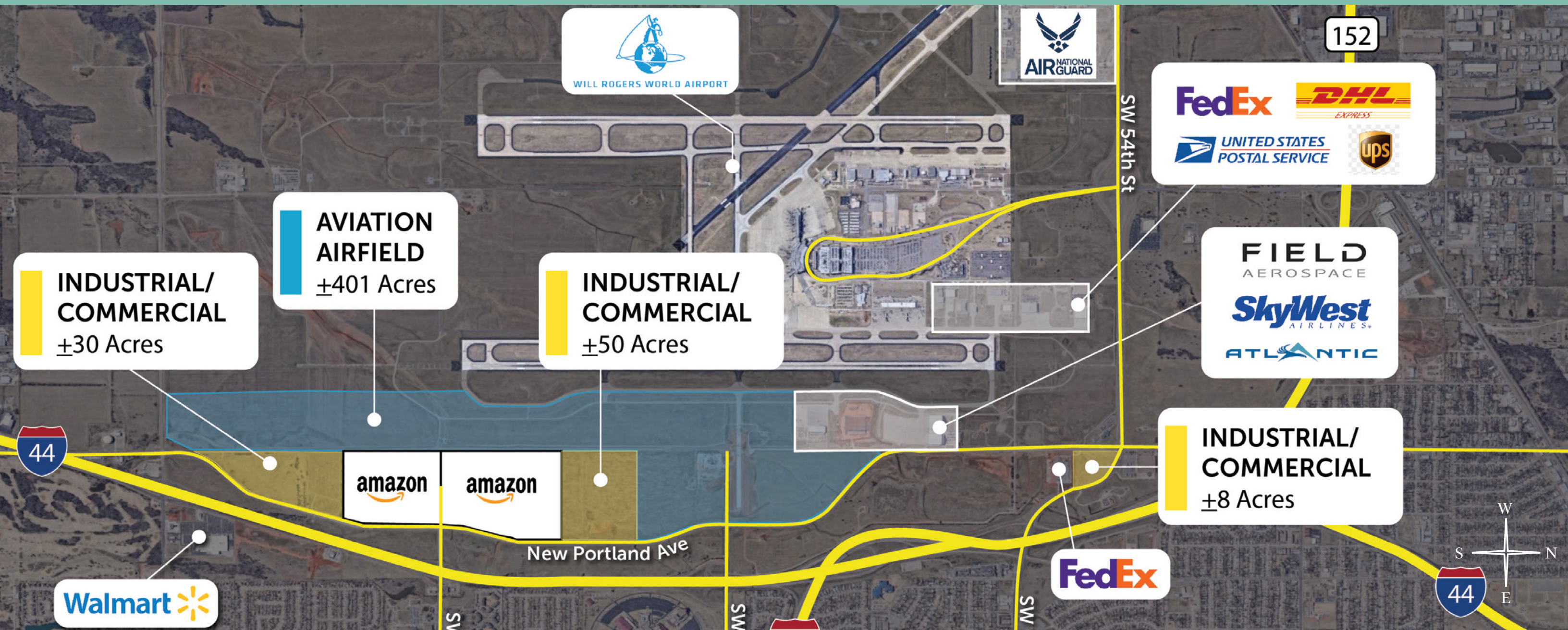
@ Will Rogers World Airport
Oklahoma City, OK

SW 59th & S Portland Ave
Oklahoma City, OK 73159
www.lariatlandingokc.com



LariatLanding

±489 Acres of Airfield Aviation and Industrial/Commercial Land Available



Lariat Landing

Will Rogers World Airport | Oklahoma City, OK 73159

For Lease

Lariat Landing

@ Will Rogers World Airport

CBRE is pleased to represent the Oklahoma City Airport Trust in the presentation of Lariat Landing, approximately 489 acres of prime industrial/commercial and aviation land directly east of Will Rogers World Airport. The site is shovel-ready and available for long-term ground lease only.

Offering more than 401 acres of Aviation Airfield Land and approximately 88 acres of Industrial/Commercial Land, Lariat Landing is strategically situated along I-44 and its intersections with I-240, US-62, SH-3, and SH -152.

The available land stretches down much of New S Portland Ave, which is a four- (4) laned thoroughfare with a center grass median, street lights, and turn lanes.

Property Boundaries

- + North: SW 59th Street
- + East: Portland Avenue
- + South: SW 104th Street
- + West: Will Rogers World Airport

Property Highlights:

- + Direct Access to I-44
- + Ready to Develop
- + Four-Lane Street with Turn Lanes
- + Signal Lights
- + Street Lighting
- + Utilities
- + Tax Benefits
- + Long-Term Ground Lease



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Will Rogers World Airport

Overview

Will Rogers World Airport - OKC is home to 60 companies with major tenants such as the FAA's Mike Monroney Aeronautical Center, AAR Aircraft Services, Field Aerospace, Atlantic Aviation, Skywest Airlines, the Federal Bureau of Prisons Transfer Center, and the U.S. Customs & Border Protection National Air Training Center. With two 10,000-ft. parallel runways and one 7,800-ft. crosswind runway, OKC Airport can accommodate any size aircraft and encompasses OKC's Foreign Trade Zone, providing cargo logistics and tariff-related advantages for companies who trade internationally. With its central location just minutes from I-35, I-40 and I-44, there is + 669 acres of land ready to be developed.

Major Tenants Include:

- + FAA's Mike Monroney Aeronautical Center
- + Southwest Airlines Reservation Center
- + AAR Aircraft Services - Oklahoma
- + Amazon
- + Field Aerospace
- + The Metro Tech Aviation Career Center
- + Atlantic Aviation
- + The Air National Guard
- + Skywest Airlines
- + FedEx
- + The Federal Bureau of Prisons Transfer Center
- + UPS
- + The U.S. Customs & Border Protection
- + United States Postal Service
- + National Air Training Center
- + DHL



Will Rogers World Airport: By the Numbers, 2021

Aircraft Operations	
Commercial	35,502
Civil	21,801
Military	35,044
Total	92,347
Landed Weights (in thousand pounds)	
Passenger Airlines Landed Weights	1,613,342
Passenger Traffic	
Enplanements	1,170,373
Deplanements	1,166,231
Total	2,336,604
Freight & Mail (in pounds)	
Enplaned	27,173,829
Deplaned	42,432,716
Total	69,606,545

Aviation & Aerospace in Greater OKC

290+

Aerospace Firms

43,250

Workers Employed

\$11.6B

In Goods & Services Produced Locally

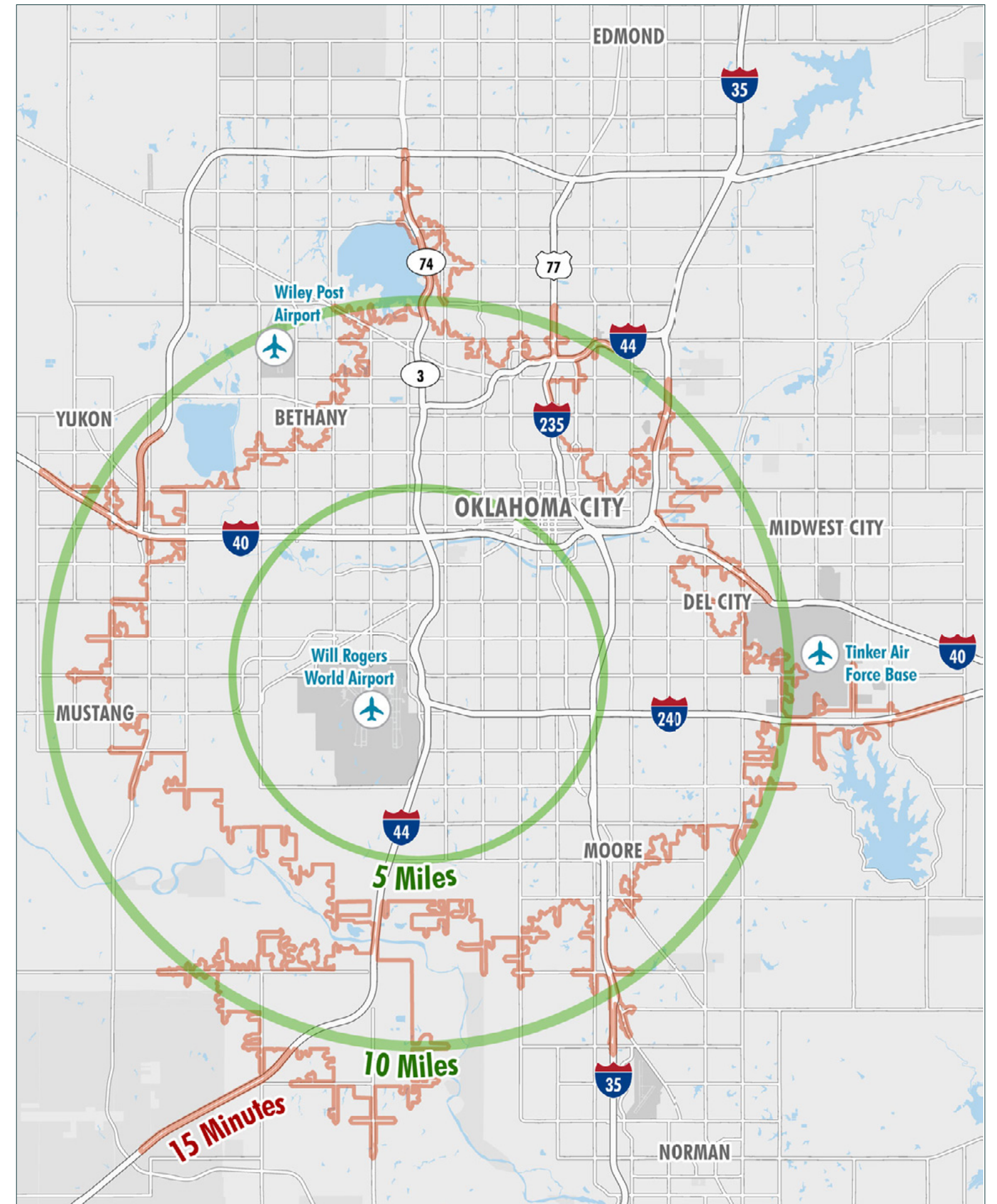
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Demographic Report

Category	5 Miles	10 Miles
Businesses (2021)	5,720	24,106
Employees (2021)	72,974	323,595
Population (2021)	167,312	548,947
Population (2026 Projection)	174,153	577,997
Annual Population Growth Rate (2010-2021)	0.94%	0.98%
Annual Population Growth Rate (2021-2026 Projection)	0.80%	1.04%
Median Age (2021)	34.2	35.2
Households (2021)	60,013	210,265
Households (2026 Projection)	62,275	221,314
Average Household Size (2021)	2.74	2.55
Average Household Income (2021)	\$64,344	\$69,958
Median Household Income (2021)	\$48,886	\$53,493
Average Value of Owner Occupied Housing Units (2021)	\$180,661	\$192,965
Median Value of Owner-Occupied Housing Units (2021)	\$137,993	\$154,899
Employed Civilian Population 16+ (2021)	77,422 (94.5%)	270,058 (94.6%)
Daytime Population (2021)	162,910	591,956

[Click Here to View CBRE's Comprehensive Demographic Report](#)



Why Oklahoma City?

ECONOMIC DEVELOPMENT

The City partners with the Greater Oklahoma City Chamber and the Alliance for Economic Development of Oklahoma City to create new job opportunities for OKC residents by promoting expansion of existing businesses and recruiting new business. The City's Economic Development Trust offers a number of job creation incentives to new businesses, and OKC also promotes community development through its tax increment financing (TIF) districts.

ENERGY

Oklahoma City is the heart of the US Mid Continent Oil region. However fossil fuels are not the states or city's only energy resource. Wind that blows across the open plains give City and state significant energy potential.

GOVERNMENT

Oklahoma City is the state capital of Oklahoma and houses most all of state government offices. Also Tinker Air force Base is an Air Logistics Center and an Air Force Sustainment Center in eastern Oklahoma county. Tinker is the largest single site employer in the State of Oklahoma with over 30,000 civilian and no-civilian jobs. Its total economic impact to the area is \$4.83 billion.

TOURISM

The Greater Oklahoma City area sees an impact of approximately \$2.1 billion in direct spending from more than 7.5 million tourists who visit each year. If you come to Oklahoma City you won't want to miss the National Cowboy Hall of Fame, The Oklahoma City Zoo, Bricktown, and the Oklahoma City National Memorial, just to name a few. For fun we have Frontier City Theme Park, Hurricane Harbor, and the Boathouse District. Our great city has dedicated a lot of money into community improvements over the last decade. Tourism has and will continue to have a great impact on Oklahoma City.

LIFE SCIENCES & HEALTHCARE

Downtown Oklahoma City is home to University Research Park a 27 acre, \$100 million dollar park with 37 science based companies as well as the University of Oklahoma Health Science Center. OUHSC has 4,000 students in more than 70 undergraduate and graduate degree programs. Also close by are the OU Medical Center, The Children's Hospital and the Veterans Affairs Medical Center. Oklahoma City's University Research Park is truly changing the face of medicine!



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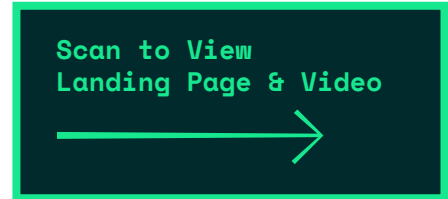


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