

Transportation Parkway Land Site - Shawnee, OK

Proposed Multifamily Development Site Transportation Parkway & I-40
Shawnee, OK 74804



3.39± acres | Multifamily Development Opportunity

The Offering

CBRE is pleased to present the Transportation Parkway Land Site, a 3.39 acre parcel ideally suited for multifamily development.

Investment Highlights

- Includes an additional 2.9 acres (Tract A)
- Immediate access to I-40 and Harrison Avenue (which is the main thoroughfare)
- Strong submarket as a part of metropolitan Oklahoma City
- Convenient access to the Shawnee Mall and The Black Hawk Casino
- All utilities are available to the site
- Attractive pricing for suburban multifamily development - \$299,000
- Located in a DDA

Desirable Location

- 30 minutes to Tinker Air Force Base
- 40 minutes from Downtown Oklahoma City
- Ideally situated in Shawnee along I-40 providing access to all major employers
- Close proximity to retail and restaurants
- It's minutes away from Oklahoma Baptist University and SSM Health St. Anthony's Hospital - Shawnee
- Lake Stanley Draper is nearby offering outdoor activities including hiking and cycling trails



3.39±
Acres

Multifamily Zoning - PUD
Zoning & Entitlement

Transportation Parkway Land Site - Shawnee, OK

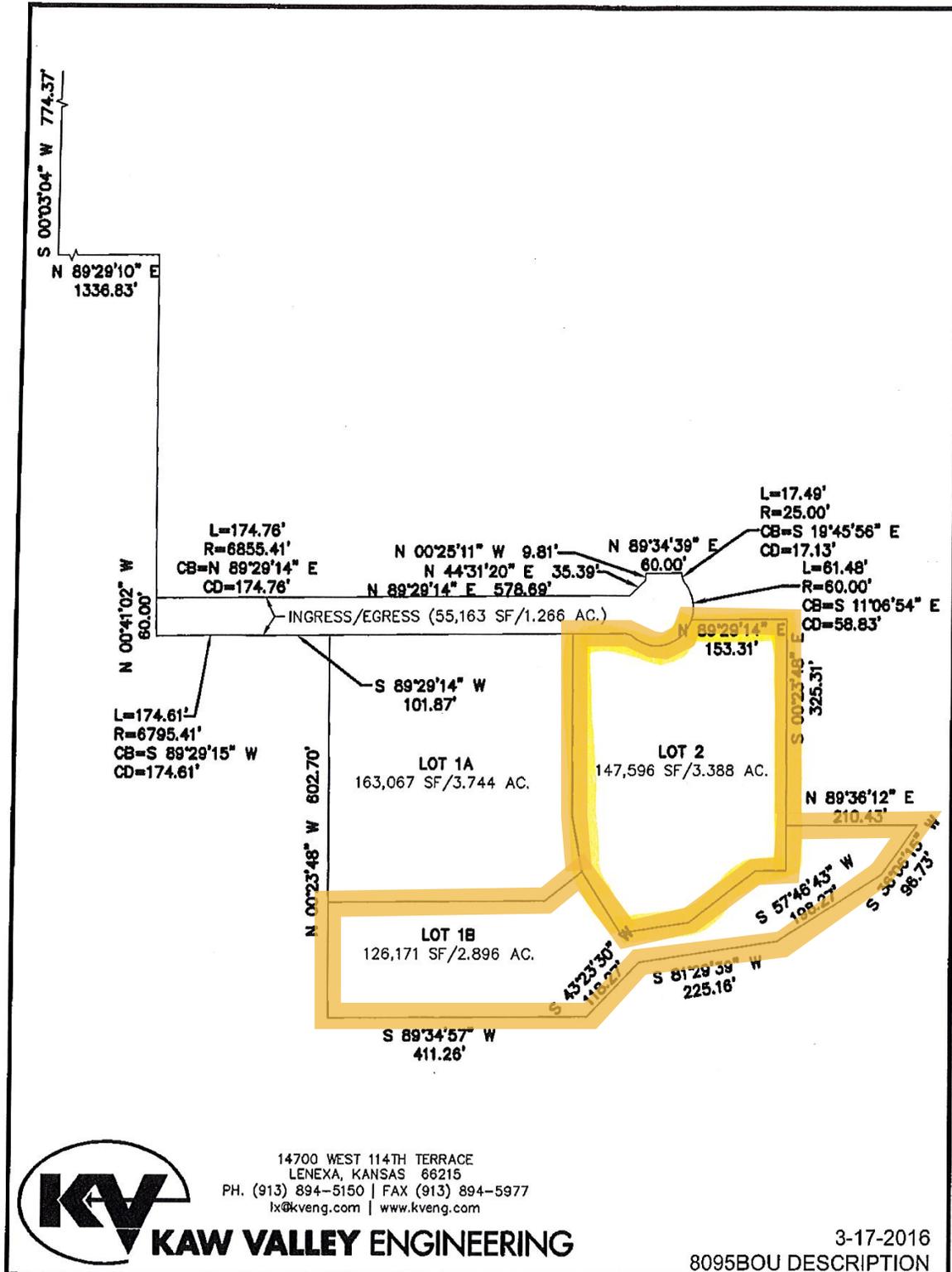
Transportation Parkway & I-40 | Shawnee, OK 74804

Transportation Parkway Aerial



Transportation Parkway Land Site

Revised Exhibit "A"



14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

3-17-2016
8095BOU DESCRIPTION

Transportation Parkway Land Site - Shawnee, OK

Transportation Parkway & I-40 | Shawnee, OK 74804

Market Overview

Shawnee, Oklahoma is 40 miles southeast of Oklahoma City located in Pottawatomie County.

Shawnee Overview

- Shawnee, Oklahoma is located in Pottawatomie County which is still a part of the Oklahoma City MSA with a population of nearly 72,000.
- Nearby towns include Tecumseh and McLoud each of which are in Pottawatomie County. Shawnee is more centrally located along I-40 giving it easy access to different employers and amenities.

Market Fundamentals

- Shawnee is where the seat of government sits for Pottawatomie County.
- Pottawatomie County has historically been known as a strong center for manufacturing and trade. This has led to Shawnee featuring some Fortune 500 companies and International corporate ownership.
- Since Shawnee is located on the edge of the Oklahoma City MSA, the region offers competitively priced and suitable land for developments of all types.

Employment and Economic Demand Drivers

- Shawnee is located along I-40 which gives it convenient access to major employers including Oklahoma Baptist University, Lowe's, Walmart, and SSM Health St. Anthony Hospital.
- The area continues to expand to meet the demands of the manufacturing in the area encouraging new capital investments in the area of healthcare, education, retail, employment, housing, and entertainment.
- The location offers accessibility to interstate, state, and federal highways, along with air and rail.

shawneeforward.com

Surrounding Demographics

Transportation Parkway Land Site - Shawnee, OK thrives in a strategic location, embraced by abundant job opportunities. Within a two-mile radius, residents boast an average income of \$81,941 and an average age of 40.5 years.

	2 MILES	3 MILES	5 MILES
2024 Population	6,482	17,871	36,280
2029 Projected Population	6,627	18,133	36,589
Average Age	40.5	37.6	36.5
Median Home Value	\$238,333	\$216,199	\$184,507

Area Map





Contact Us

William Forrest

First Vice President
+1 405 607 6095
william.forrest@cbre.com

Brian Donahue, CCIM

First Vice President
+1 918 633 2827
brian.donahue@cbre.com

Landen Peeler

Senior Associate
+1 405 659 6594
landen.peeler@cbre.com

Brody Masterson

Associate
+1 405 315 0745
brody.masterson@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.