



CHISHOLM
CREEK



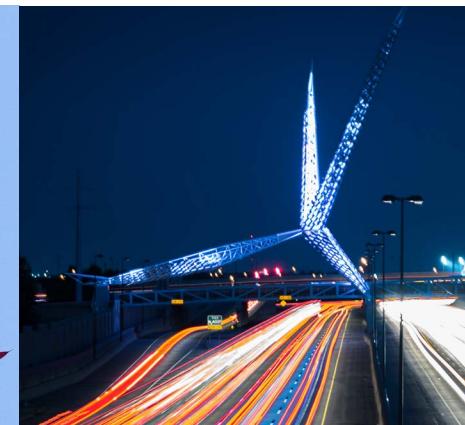
WHERE TRADITION MEETS TOMORROW



Like the iconic Land Run of 1889, Oklahoma City is seeing a resurgence. A city of effortless Southern charm, the metropolis is racking up best-of awards and hot-list nods.



Oklahoma City's position has never been better, and is rising as one of the top cities in America for its entrepreneurial spirit and thriving creative culture. The city boasts a robust startup scene, desirable housing market, major league sports, and ample breathing space with a hometown vibe. New residents are eager to trade in the big-city grind for a vibrant and affordable place to live, work, and play.



A MODERN CITY THAT'S ON THE MOVE

The numbers tell the story. In four years Oklahoma City has seen its ranking go from the 27th largest city in the U.S. to 20th. Great news for a city that requires more quality of life amenities than ever before, and continues to focus on economic performance, job preservation, and opportunities.



WEALTH & ECONOMICS

1.6 MILLION POPULATION¹

20TH LARGEST CITY IN AMERICA²

170K+ POPULATION GAIN IN 10 YEARS²

4TH BEST U.S. CITY TO LIVE IN³

Sources: ¹ OKC Chamber of Commerce, ² June 2022 U.S. Census, ³ August 2022 Bankrate, ⁴ 2023 Exploding Topics

19TH FASTEAST GROWING METRO IN AMERICA
(11% GROWTH RATE)⁴

35 MEDIAN AGE¹

2% UNEMPLOYMENT RATE¹

#1 CITY IN NORTH AMERICA FOR EASE
OF DOING BUSINESS²

#9 STATE WITH LOWEST TAX BURDEN³

#10 BEST U.S. CITY FOR COLLEGE GRADS⁴

BEST CITY FOR YOUNG FAMILIES⁵

773K WORKERS IN THE GREATER
OKLAHOMA CITY AREA

230K STUDENTS ATTENDING AREA
COLLEGES & UNIVERSITIES



Sources: ¹ OKC Chamber of Commerce, ² ASU Center for the Study of Economic Liberty, ³ 2022 WalletHub, ⁴ 2022 Zumper, ⁵ 2021 Unsurify

A CITY POISED FOR GROWTH FOR GENERATIONS TO COME

A REGIONAL POWERHOUSE

REGIONAL HQ FOR

FAA, AT&T, Dell EMC, Hertz,
Cox, Costco, Farmers, Sprint,
Southwest Airlines, AAA

\$11.6 BILLION PRODUCED ANNUALLY

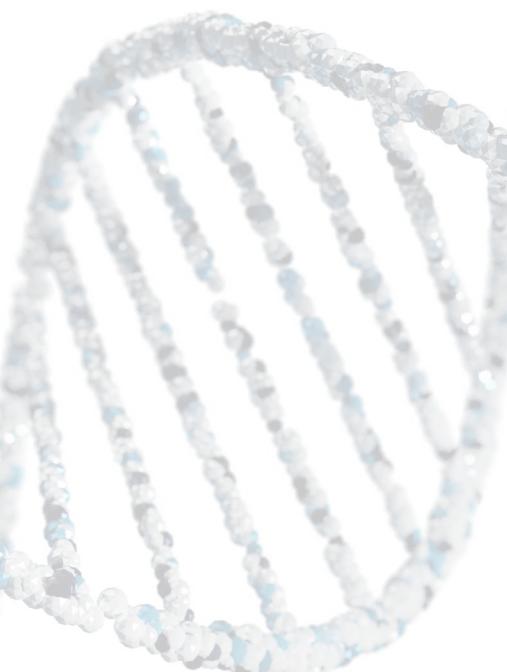
in aerospace goods and services

\$6.7 BILLION BIOTECH ANNUAL REVENUE

Sources: ¹ OKC Chamber of Commerce, ² June 2022 U.S. Census, ³ August 2022 Bankrate, ⁴ 2023 Exploding Topics

Greater Oklahoma City Economic Development

¹ OKC Chamber of Commerce, ² ASU Center for the Study of Economic Liberty, ³ 2022 WalletHub, ⁴ 2022 Zumper, ⁵ 2021 Unsurify



Oklahoma City is home to the headquarters of three Fortune 500 energy companies, and also has the largest concentration of aviation and aerospace firms in the region. The state's focus on growing a bioscience presence has OKC garnering national and international attention as one of the nation's major centers of health care delivery.

MAJOR GOVERNMENT AGENCIES

Tinker Air Force Base

7K MILITARY PERSONNEL,

15K CIVILIAN EMPLOYEES

FAA: Monroney Aeronautical Center

76K STUDENTS TRAINED ANNUALLY²

OKLAHOMA CITY IS KNOWN AS THE HORSE SHOW CAPITAL OF THE WORLD

Home to more equine events than any other city



MAJOR & MINOR LEAGUE SPORTS

OKLAHOMA CITY THUNDER // NBA

DODGERS // MILB

ENERGY FC // USL

NATIONAL HIGH PERFORMANCE CENTER

Official U.S. Olympic & Paralympic Rowing Training Site

MAJOR FILM PRODUCTION

PRairie Surf Media

1.3 million SF Hollywood Film Studio



UNMATCHED REGIONAL DRAW

North Oklahoma City is a dynamic region of its own, and is one of the most sought after retail trade areas in the city.

North OKC also features unmatched accessibility to the city of Edmond, which has the 2nd highest average household income in the region.

WITHIN A 15 MINUTE DRIVE OF CHISHOLM CREEK:

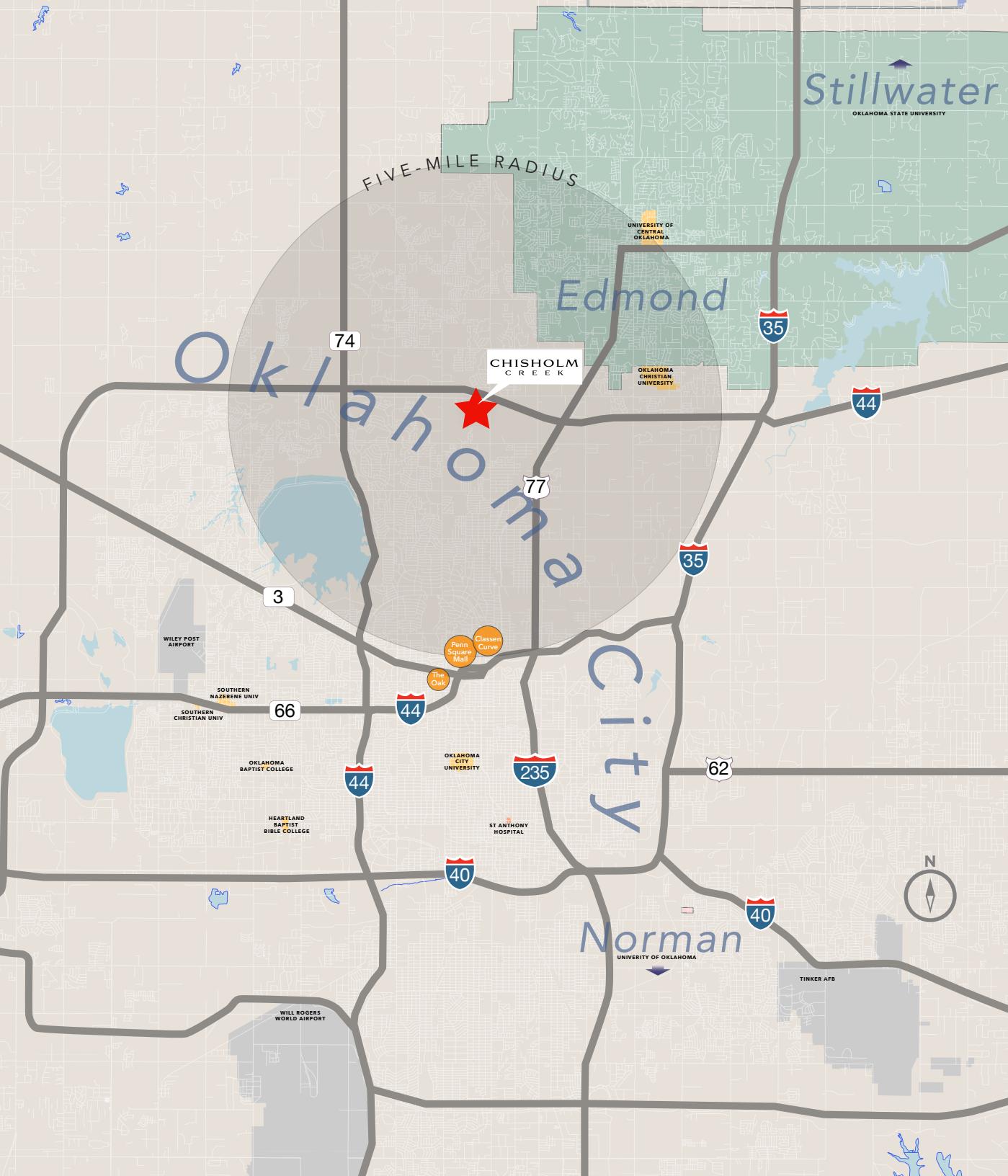
446K+
POPULATION

317K
DAYTIME POPULATION

53K HOUSEHOLDS
EARN \$100K+

10+ CORPORATE OFFICES W/
27K EMPLOYEES

Sources: traveltimel.com



WELCOME TO OUR NEIGHBORHOOD

CHISHOLM CREEK
NORTH OKC ADDRESS +
EDMOND SCHOOLS

RANKED #1
SCHOOL DISTRICT IN
THE STATE: A+ AVERAGE

AVERAGE HOUSEHOLD INCOME
\$135,862 | \$94,128

RESIDENTS W/BACHELOR'S DEGREE
33% | 21.6%

RESIDENTS W/GRADUATE OR
PROFESSIONAL DEGREE
22.9% | 12.9%

Source: Edmond Economic Development Authority

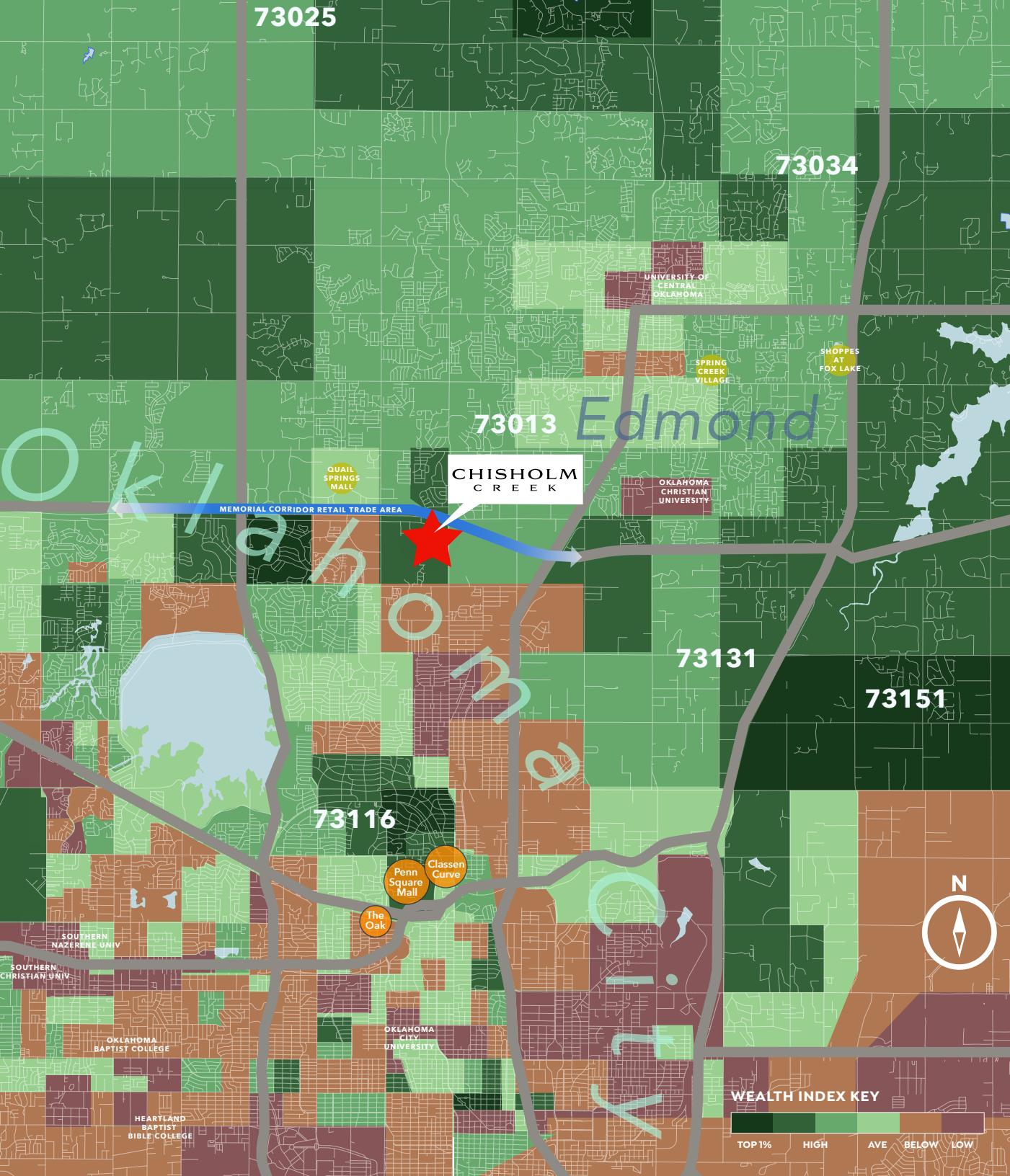
DRIVE TIMES TO TOP ZIP CODES			
RANK	ZIP CODE	CHISHOLM CREEK	PENN SQUARE, OAK, CLASSEN CURVE
#1	73151	15 MINS	19 MINS
#2	73025	13 MINS	23 MINS*
#3	73007	15 MINS	20 MINS
#4	73116	10 MINS	5 MINS
#5	73131	5 MINS	11 MINS
#9	73013	2 MINS	15 MINS*
#10	73034	9 MINS	19 MINS*

The table shows wealthiest zip codes in the state *.
Drive time comparison from each zip code is recorded.

*Drive time differences of 10+ minutes.

*Zip codes ranked #6-#8 are located outside our
comparison model (Tulsa + SE OKC Metro)

Sources: incomebyzipcode.com + traveltimes.com



COMPLETELY CONNECTED

ACCESS & VISIBILITY

Over 138,000 vehicles travel down the Memorial Road corridor per day. Memorial Road is home to Chisholm Creek as well as high-performing retail powerhouses like Costco, Walmart, Dick's House of Sport and Target.



LIFETIME
FITNESS

SUPER TARGET

Edmond

DAILY TRAFFIC COUNTS

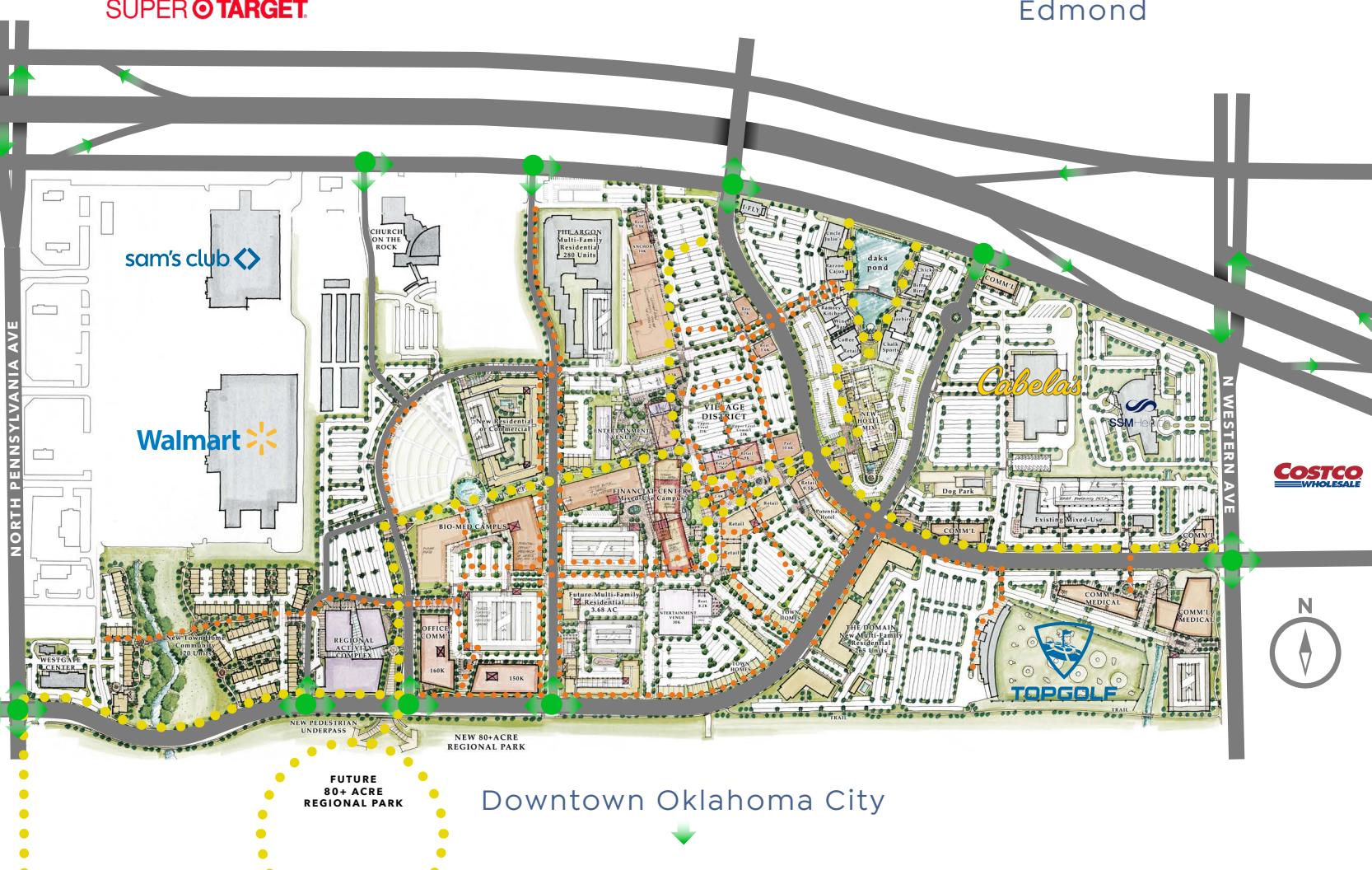
J Kilpatrick Turnpike	70,210
W Memorial Rd	24,973
N Western Ave	20,847
N Pennsylvania Ave	22,047

TOTAL 138,077 CARS PER DAY

Sources: Oklahoma Transportation + TrafficMetrix

EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
HOUSE OF SPORT

Roads
Main Walks/Linear Park
Primary Pedestrian Walkways





GROUND UP DEVELOPMENT

HOME TO OKLAHOMA CITY'S NEW PREMIER ENTERTAINMENT AND RETAIL DISTRICT



190

ACRE SITE

150K

SF OFFICE SPACE

200K

**SF SHOPPING, DINING
+ ENTERTAINMENT**

550

MULTI-FAMILY UNITS
***ADDITIONAL 1.2K PLANNED**

7K

CAPACITY AMPHITHEATER PLANNING

140K

SF KEY UPPER-UPSCALE BOUTIQUE HOTEL

800K

SF LIFE SCIENCE,
BIO TECH. HEALTH PLANNED

INTENTIONAL & INSPIRED DESIGN

A DESTINATION TO LIVE, WORK AND HAVE FUN

Chisholm Creek will infuse OKC with artistry, technology, innovation, and undeniable momentum.



National brands Topgolf, iFLY, and Cabela's are open for business. As is Tract 30, an 85K square foot mixed-use building containing local and national restaurants, office and retail tenants. The Pointe is an existing curation of national and local dining mixed with retail merchants that welcome community functions around a stunning water feature.

WHAT'S TO COME:

1 HOTEL MIX

Autograph Collection by Marriott boutique hotel featuring 180 rooms and suites.

2 RETAIL VILLAGE

Contemporary mix of national and local shops.

3 TOWNHOMES

A community of stately single-family brownstones.

4 THE DOMAIN

Opening summer 2023 +/- 250 modern multi-family dwellings featuring EV charging stations, clubhouse and pool.

5 LIVE MUSIC VENUE

6 FOOD HALL + REC

Local and national food options alongside pickleball courts and recreation areas.

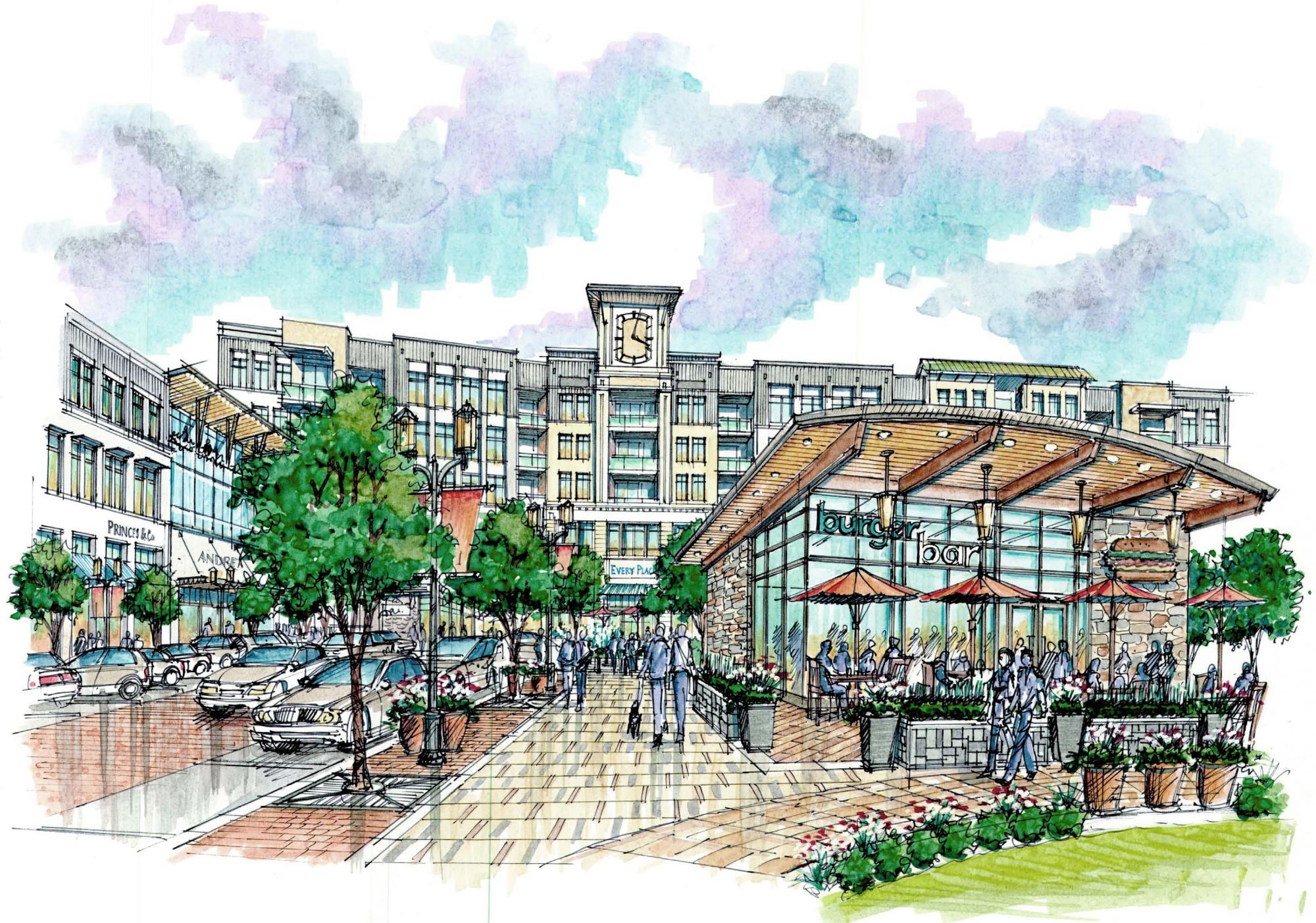
7 AMPHITHEATER

8,000 seat outdoor venue for concerts and events.





CHISHOLM CREEK









FINANCIAL CNTR

SMART & SENSIBLE





OPEN AND IN THE NEIGHBORHOOD

A 190-ACRE DESTINATION FOR THE NEXT GENERATION

IN GOOD COMPANY

Chisholm Creek will be a place to gather, socialize, and unwind.

Already home to popular local, national, and international brands such as Gordon Ramsay, Cabela's, iFly, and Top Golf, you are sure to be in good company at Chisholm Creek.

Cabela's

TOPGOLF

RAMSAY'S KITCHEN
BY GORDON RAMSAY

SSMHealth

Surf Bar

crumbl
cookies

HATCH
Early Mood Food

FUZZY'S
TACO SHOP

BURN
by Rocky Patel

birro birro
CRAFT PIZZERIA

TORCHY'S
TACOS

Solo's
Park & Pub

iFLY
INDOOR SKYDIVING

SPARK

SCISSORS & SCOTCH

UNCLE JULIO'S
MEXICAN
from Scratch

CYCLEBAR

Gp
GANACHE PATISSERIE

STARBUCKS
COFFEE

RIGHT NEXT DOOR

COSTCO
WHOLESALE

DICK'S
SPORTING GOODS | **HOUSE** OF **SPORT**

Walmart

LIFETIME
FITNESS

sam's club

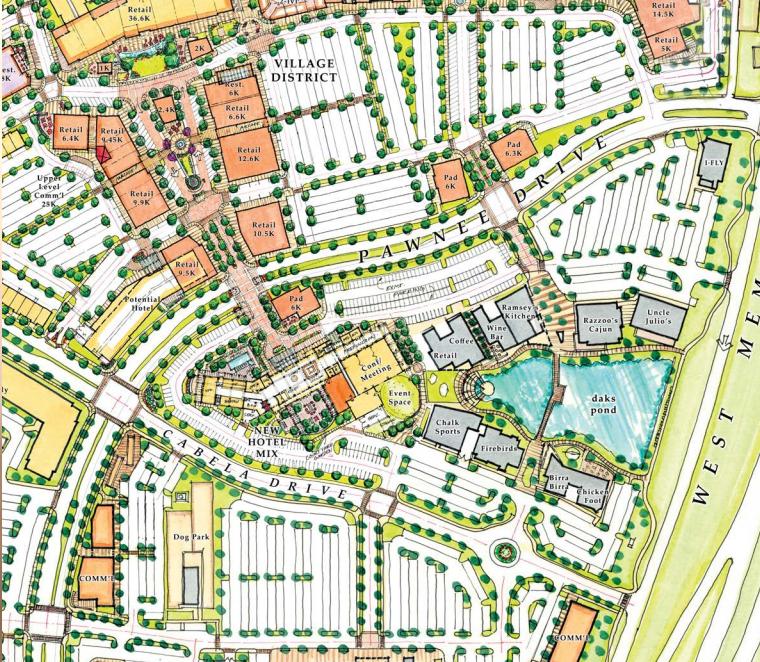
SUPER **TARGET**





RETAIL REMIX

FROM BOOTS TO SUITS AND EVERYTHING
IN BETWEEN. FLAGSHIP ANCHORS,
HEALTH & WELLNESS CONCEPTS + LOCAL
ARTISANS ALL IN AN ESTABLISHED, FUN
WALKABLE, AND THRIVING RETAIL HUB.



Plans for our 190-acre site include additional retail, restaurants, hospitality, multi-family residences, and entertainment venues. All destinations are connected through miles of immaculate, interconnected paths and walkways – comfortable for strollers, runners, walkers and shoppers of all ages.





THE NEW F&B FRONTIER



**LOCAL AND SOUTHERN INFUSED WITH
NATIONALLY RECOGNIZED BRANDS.
MASTERS OF THE CRAFT CATER TO THE
REGION'S EVOLVING PALATE.**

The food scene is on the rise, and top-tier culinary talent is flourishing. As one of the fastest growing cities in the nation, Oklahoma City's restaurant and bar scene is booming. Chisholm Creek is curating some of the best local and national concepts.



BOUTIQUE IS IN THE MIX

ELEVATED,
UPSCALE &
FULL OF SERVICE

Travelers who care about first class service, design, and attention to detail are those who care about staying here. Those who don't? Well, they will still enjoy our supple leather lounge chairs.



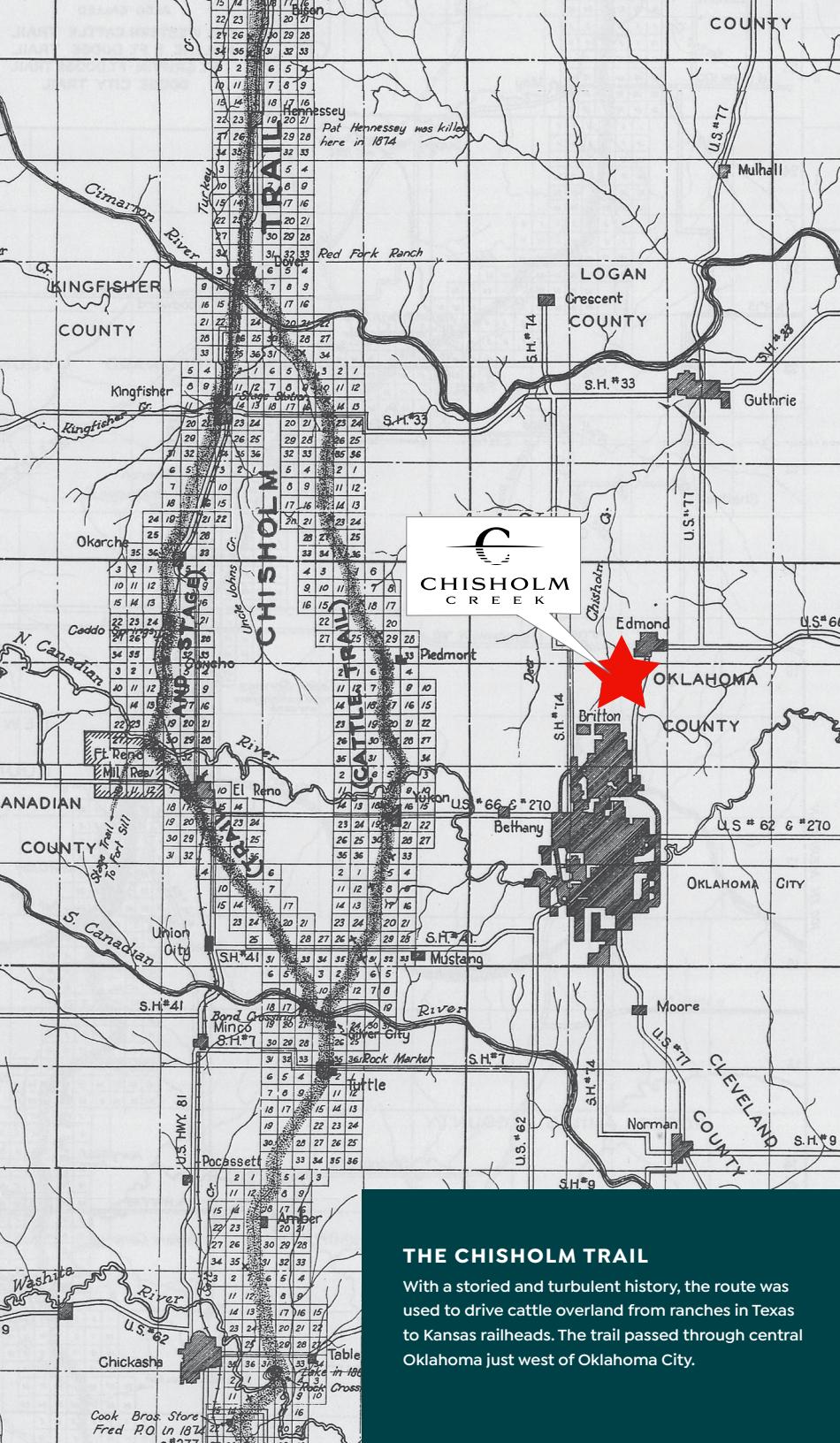
+/- 140K SQUARE FOOT (1.69 ACRE) SITE

OPENING 2025

180 ROOMS AND SUITES

+/- 9K SQUARE FEET OF MEETING SPACE





At Open Realty Advisors, it starts and ends with relationships – with each other, with our clients, with people in our industry. Our passion is concepts. Our currency is ideas. We are obsessed with results and relentless in our pursuit for the perfect deal. We are selective about clients and uncompromising about possibilities. We are committed to understanding your strategy and growing your business.

Our mission is to bring ideas to life. Brilliantly.

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We are the Medallion Group, a real estate development team bringing a full-service experience to our lease holders with internal construction management, property management and leasing services. Founded in 1972, our company remains family-owned and operated with a specific vision for introducing extraordinary and impactful concepts to the Oklahoma landscape.

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