



900 S. Eastern Avenue

Oklahoma City, Oklahoma 73129

PROPERTY HIGHLIGHTS

- 33 Acres MOL, Zoned Industrial I-2 (Allows for Mixed Use Development)
- Ideal Location for Entertainment Development including Master Developments of Hotels, Restaurants and Recreational Usage
- Across the Street from First Americans Museum
- 2.4 Miles to Riversport Adventures
- 2.5 Miles from Bricktown Entertainment District
- 3.1 Miles from Scissortail Park

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Downtown Oklahoma City Development Opportunity

NAI Sullivan is pleased to present 900 S. Eastern Avenue, a 33-acre mixed-use development opportunity. Located across the street from the new First American's Museum and OKANA Resort and Waterpark. This parcel is ideal for a Master Development for hospitality-related projects such as hotels, restaurants, entertainment and retail. Situated near downtown Oklahoma City, the site is within 3 miles of Scissortail Park, the Bricktown entertainment district, Riversport Adventures, the Oklahoma City Convention Center and Omni Hotel.



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First Americans Museum and OKANA Resort and Waterpark



First Americans Museum (FAM) celebrates our shared American history through the collective stories of 39 distinct Tribal Nations in Oklahoma today. The 175,000 square foot museum is located at 659 First Americans Boulevard in Oklahoma City, Oklahoma, and showcases state-of-the-art exhibitions in First American history, culture and art; live public and educational programs; a full-service restaurant and an express café offering unique Native-inspired cuisine; and a museum store featuring exclusive items created by premiere First American artists that can only be found at FAM. There is also an amazing selection of one-of-a-kind jewelry, basketry, pottery, textiles and Native inspired products.

Situated along the Oklahoma River near downtown Oklahoma City, OKANA Resort & Indoor Waterpark will be a \$300+ million tourist destination designed to continue the momentum of economic development in Oklahoma City. The OKANA Resort includes riverfront hotel, spa, outdoor adventure lagoon, amphitheater, indoor waterpark, restaurants, Native American Marketplace and retail outlets. The development is expected to be complete in the late spring of 2024.

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OKC Convention Center and Omni Hotel



The stunning new Oklahoma City Convention Center is a \$288 million publicly funded project that opened January 2021. The state-of-the-art building is located east of Scissortail Park along Robinson Blvd.

This center is 500,000 square feet and includes a 200,730 square foot exhibit hall, which is divisible into four halls. The 29,874 sq. ft. ballroom has 5,000 sq. ft pre-function space and terrace overlooking Scissortail Park. There are 27 meeting rooms and nearly 45,000 sq. ft. of meeting space that includes 9,726 square foot Junior Ballroom.

The Convention Center's design was heavily influenced by its relationship to the surrounding environment. Level 1 relates to the warm earth, Level 2 connects to the horizon line, and Level 3 takes cues from the colorful Oklahoma Sky. Strategic use of color and materiality supported this concept throughout the interior design.

The Omni Oklahoma City Hotel is a true entertainment and culinary-forward destination while paying homage to the heritage and modern progress of the city. The hotel features 605 luxurious guest rooms, inclusive of 29 suites, with dramatic views of the 70-acre Scissortail Park and the downtown skyline. The hotel is across the street from Bricktown and is conveniently nestled between Paycom Center and the Oklahoma City Convention Center.

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Scissortail Park



Scissortail Park is a 70-acre urban oasis extending from the core of downtown Oklahoma City to the shore of the Oklahoma River. The 40-acre Upper Park is open now, with the 30-acre Lower Park scheduled to open in September 2022. The Skydance Bridge connects the upper and lower sections. The park features native prairie grasses, flower gardens, tree-lined walkways, paddle boats, Concerts on the 6-acre Great Lawn, a Night Market and a Farmer's Market.

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Riversport Adventures



Riversport OKC is a project of the RIVERSPORT Foundation, a 501(c)(3) nonprofit foundation that gives people the opportunity to do more, to be more, than they thought possible. The focus is on outdoor adventure, fitness and encouraging people to take on new challenges – whether they are totally novice or training as an Olympic hopeful!

Riversport believes enjoying the outdoors is at the center of living a healthy, active lifestyle and have developed RIVERSPORT Adventures and programs to get people out of the ordinary and into experiences that are extraordinary.

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Bricktown Entertainment District



Located in the heart of Downtown OKC, Bricktown was once a warehouse neighborhood that has been magnificently restored into a vibrant entertainment district. There is a mile long canal linking Bricktown with downtown and the Oklahoma River. This thriving urban district is home to more than 45 restaurants, bars, and retail shops, along with family-friendly attractions, public art, museums, galleries, and even an urban beach for summer fun. The diversity of businesses, educational institutions, housing and leisure activities in this area make it a true 24/7 destination, one of the most distinct and historic in OKC.

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Oklahoma City Thunder and Paycom Center



Oklahoma City's NBA basketball team, the Thunder, has its home downtown at the Paycom Center. Since opening its doors, Paycom Center has hosted more than 1,200 events and over 10 million fans. Home to the Oklahoma City Thunder (beginning with the 2008-09 NBA season), the arena has also served as home to the Oklahoma City Blazers (Central Hockey League), Oklahoma City Yard Dawgz (arenafootball2), and the New Orleans Hornets (during the 2005-06 and 2006-07 NBA Seasons). The facility also plays host to major concerts (Paul McCartney, Rolling Stones, Justin Bieber, Jay-Z), sporting events, family shows and world-class entertainment.

Paycom arena was funded by MAPS, Oklahoma City's visionary capital improvement program to finance new and upgraded sports, entertainment, cultural and convention facilities with a one-cent sales tax. The 581,000-square-foot facility was designed to meet National Hockey League requirements. The state-of-the-art venue was completed at a cost of \$89.2 million and opened its doors on June 8, 2002.

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Oklahoma City's transformative MAPS program

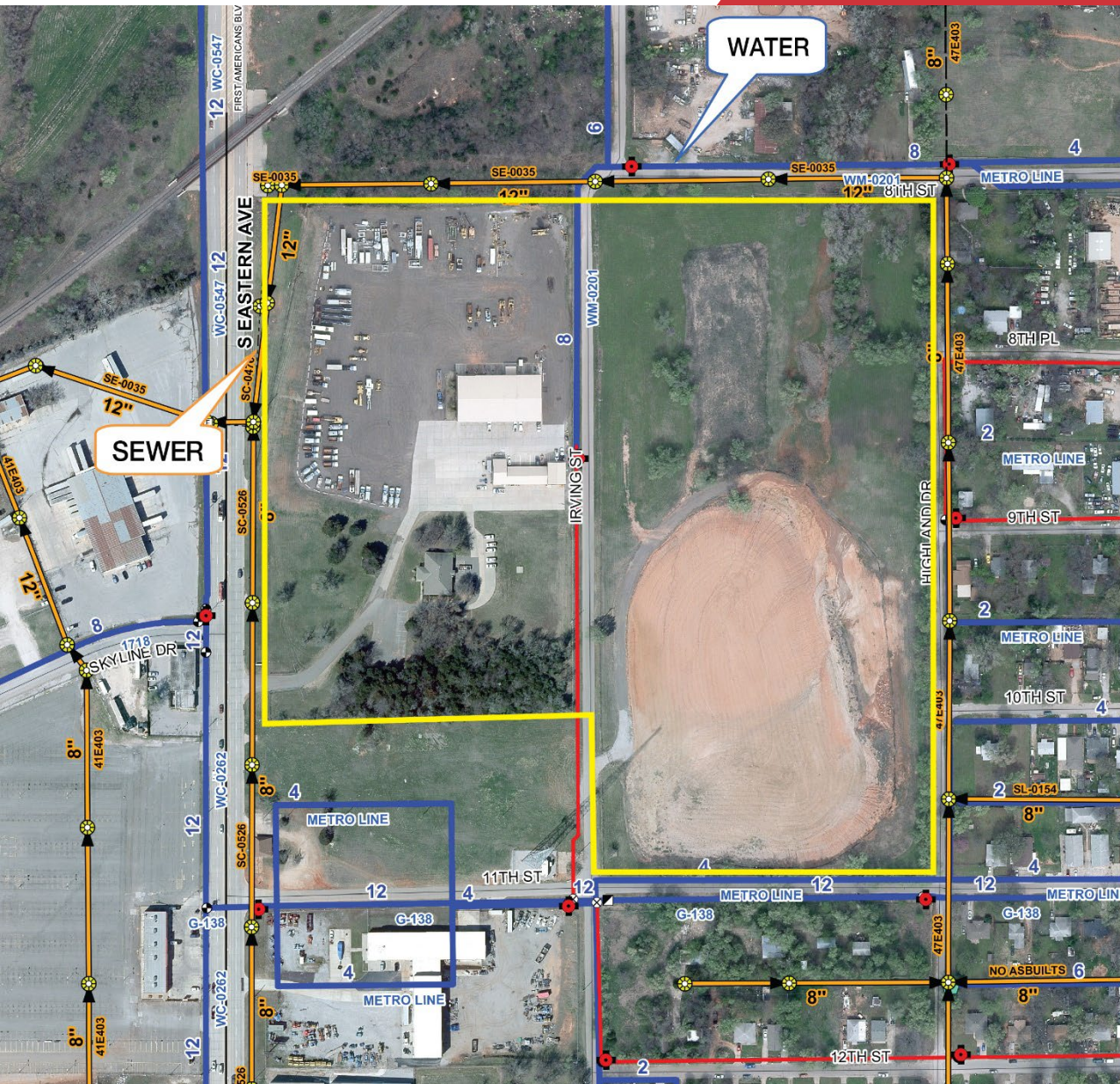


In December of 1993, Oklahoma City voters charted a new course for their city by approving the first MAPS program. MAPS (Metropolitan Area Projects) is Oklahoma City's visionary capital improvement program for new and upgraded sports, recreation, entertainment, cultural and convention facilities. The resulting projects have led to an impressive revitalization of downtown Oklahoma City.

MAPS projects are funded by a temporary one-cent sales tax. By funding the projects with a limited term, one-cent sales tax, the projects are built debt free. The U.S. Conference of Mayors noted, "Using a pay-as-you-go structure allowed Oklahoma City to build world-class facilities without the burden of debt for future generations and city leaders. Oklahoma City citizens made the historic decision to invest their own money in the city they called home."

Oklahoma City voters have approved the \$978-million, 16-project MAPS 4 which includes the following projects:

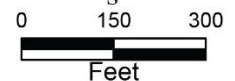
- Investment in Oklahoma City's Innovation District
- Multipurpose outdoor stadium
- Beautification of key corridors
- 70% of package will be dedicated to neighborhood and human needs



Legend

- Sewer Manhole
- Abandoned WWM
- Wastewater Main
- Removed WWM
- Hydrant
- Water Meter
- Abandoned WM
- Water Main

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Created by: Rick Kyle Melson II

Population	1 Mile: 1,565	3 Miles: 63,340	5 Miles: 199,298
Average Household Income	1 Mile: \$41,047	3 Miles: \$53,705	5 Miles: \$57,048
Total Households	1 Mile: 613	3 Miles: 24,691	5 Miles: 76,859

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