

Liberty Villas Site

Proposed Multifamily Development Site

S Air Depot Blvd & I-240
Oklahoma City, OK 73135



15.49± acres | Proposed Multifamily Development Opportunity

Liberty Villas Site

S Air Depot & I-240 | Oklahoma City, OK 73135

The Offering

CBRE is pleased to present the Liberty Villas Site, a 15.49 acre parcel ideally suited for multifamily development.

Investment Highlights

- Immediate access to I-240 and major employers
- Ability to build scale in attractive submarket
- Convenient access to Downtown Oklahoma City
- All utilities are available to the site
- Attractive pricing for suburban multifamily development
- Ideal combination of Oklahoma City address and Moore Public Schools

Desirable Location

- New construction demand remains strong within the Moore submarket
- Conveniently situated with immediate access to I-240 and Air Depot Blvd, the site is a short drive to many employers and 15 minutes from downtown Oklahoma City
- Within a mile of Tinker Air Force Base (Oklahoma City's Largest Employer)
- Across the street from Pratt and Whitney, convenient to Boeing, and other supporting employers associated with Tinker Air Force Base
- Close proximity to retail and restaurants
- Heart Hospital South and other medical facilities are within a mile
- Lake Stanley Draper is nearby offering outdoor activities including hiking and cycling trails



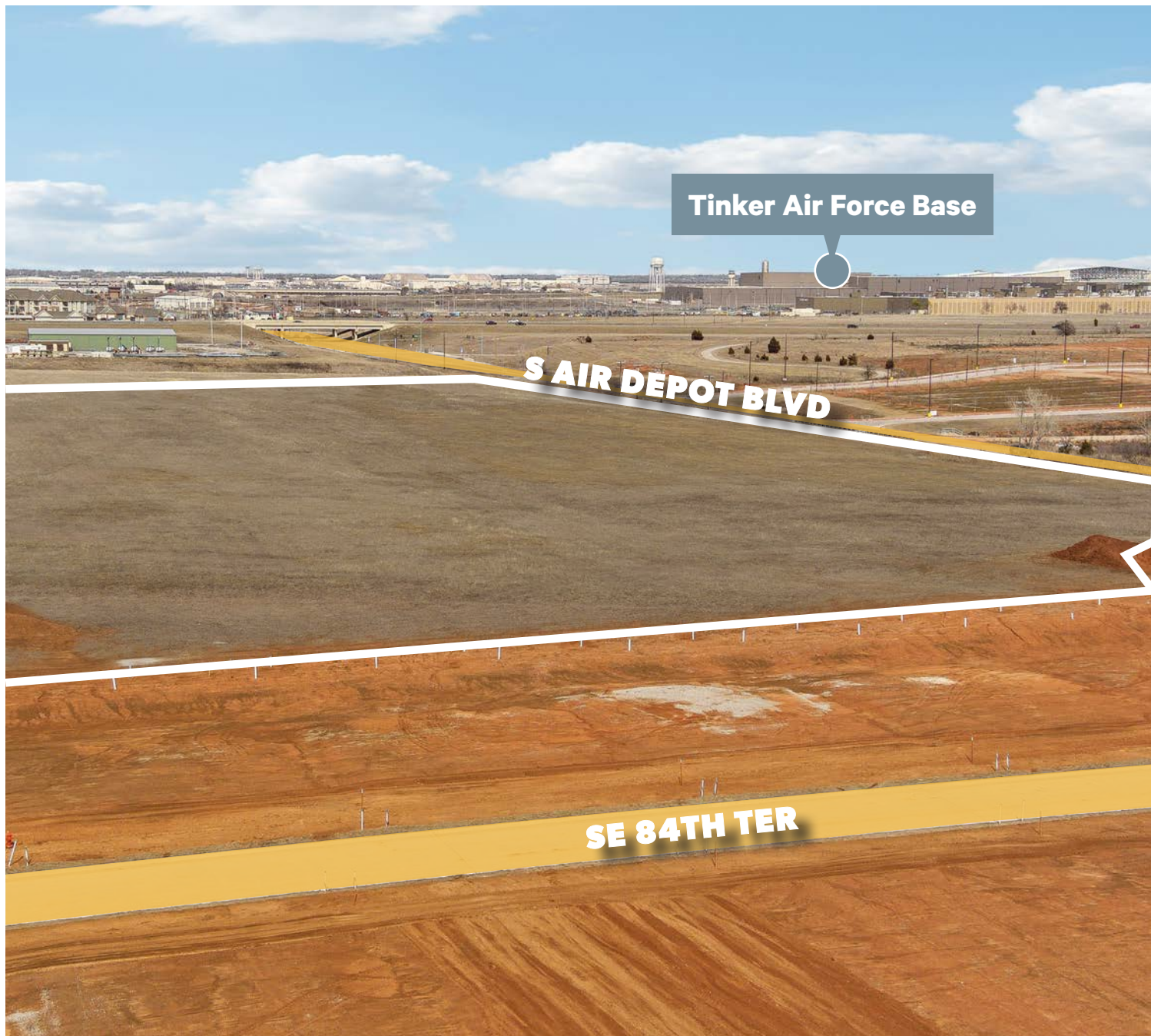
15.49±
Acres

R4 within PUD-1729
Zoning & Entitlement

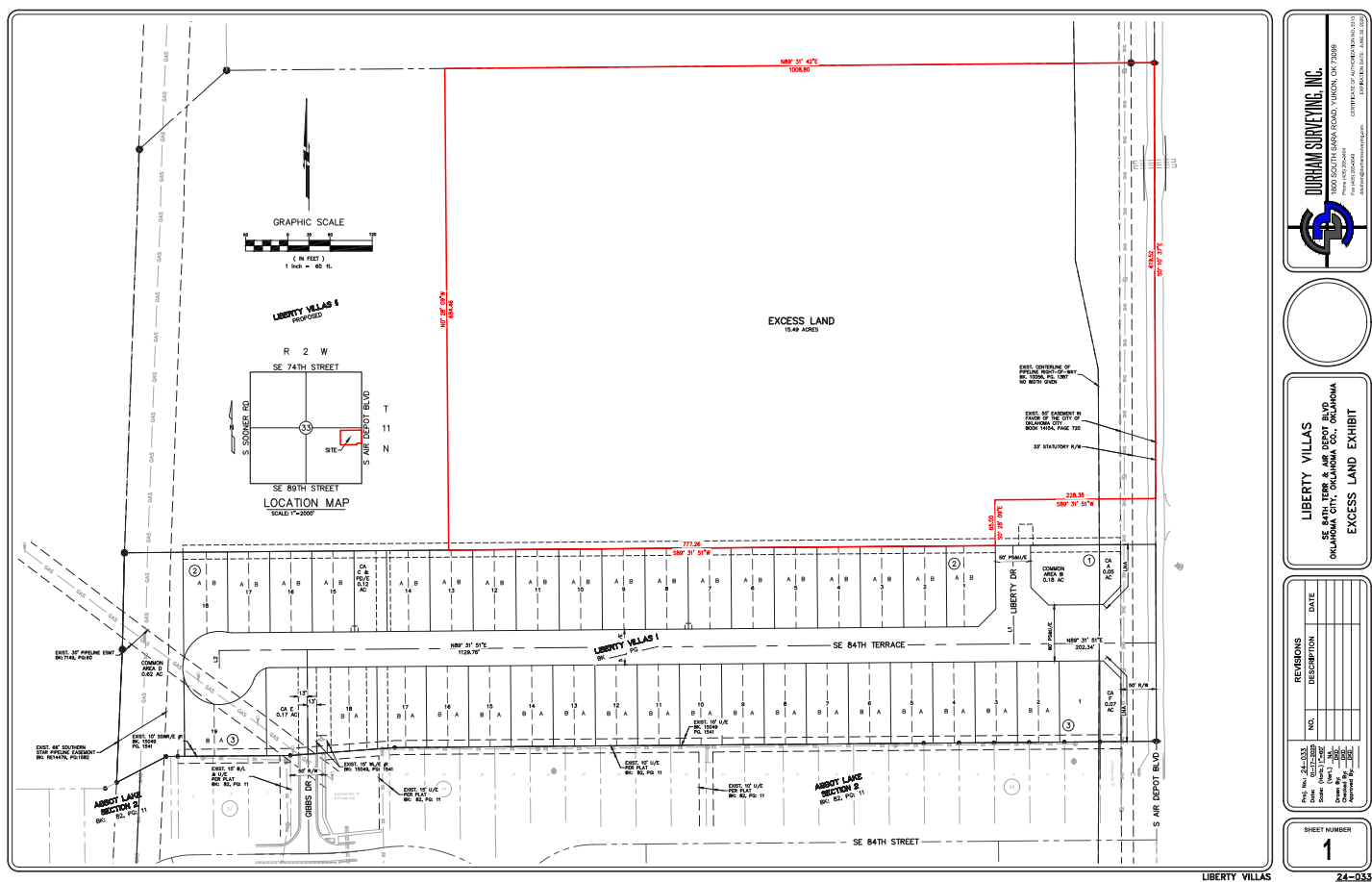
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Liberty Villas Property Aerial



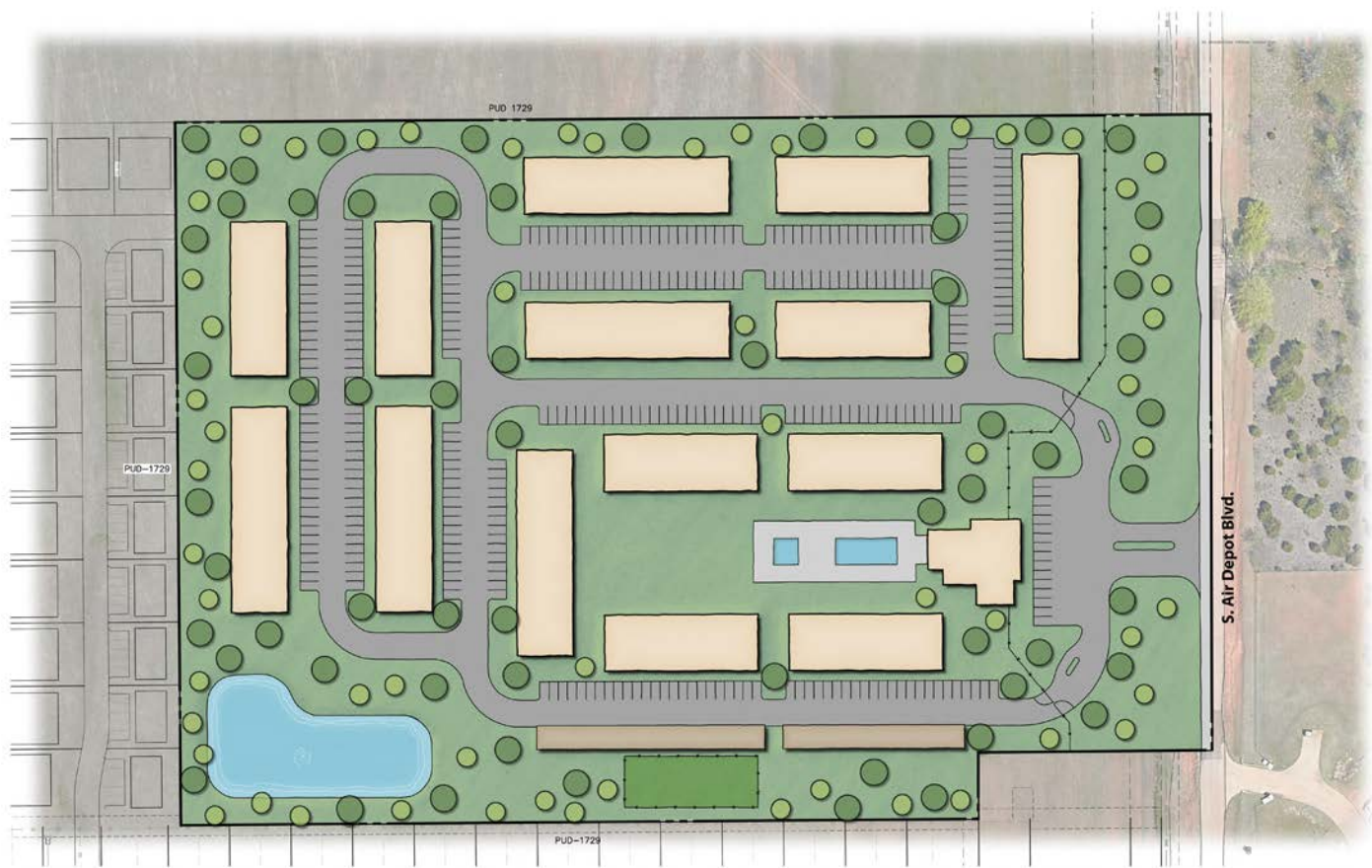
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Liberty Villas Site Plan



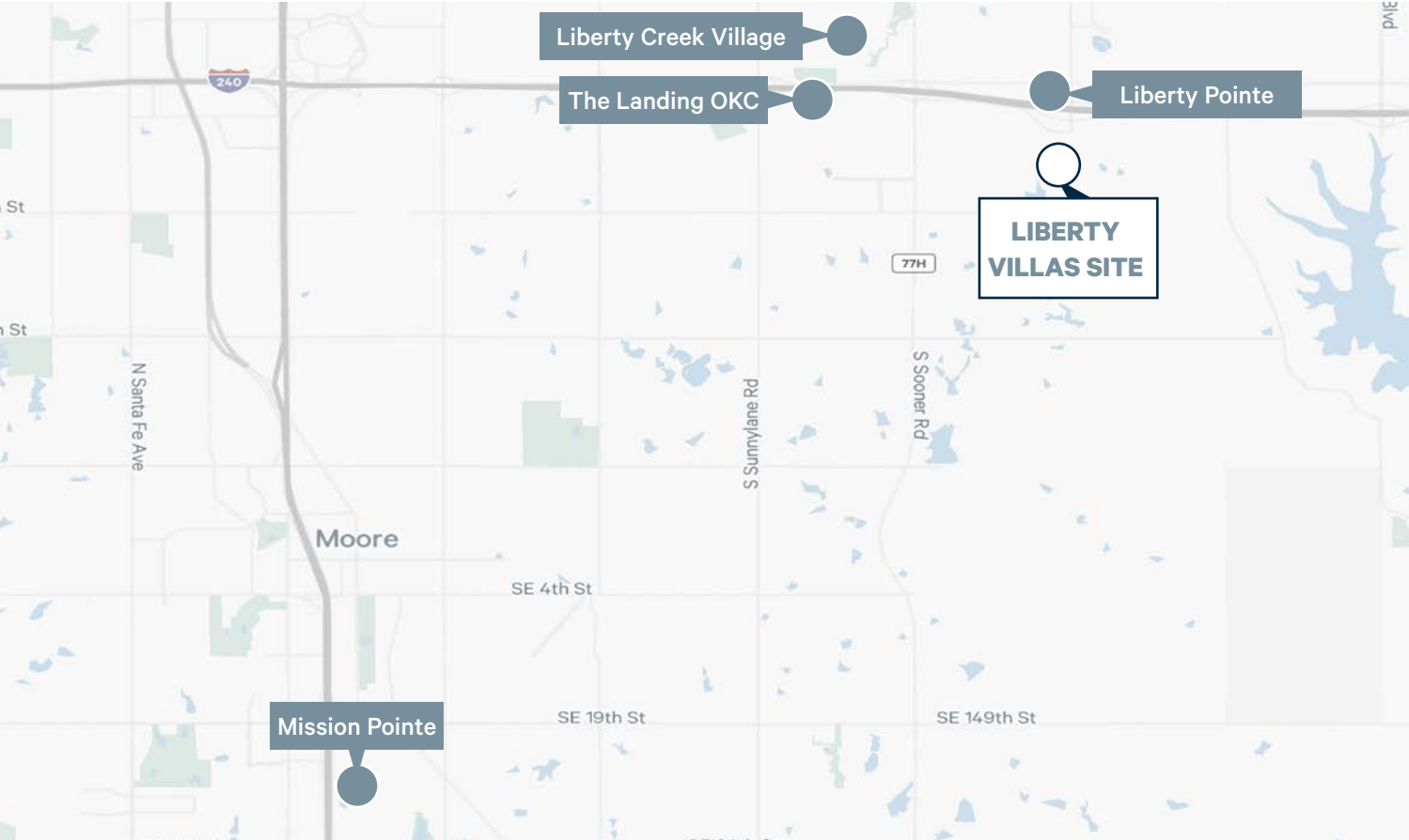
Liberty Villas - Concept Site Plan

Project No. 24391
17 February 2025



Tanner Consulting LLC
LANDSCAPE ARCHITECTURE | LAND PLANNING
2116 HAWTHORNE | 2ND FLOOR | OKLAHOMA CITY, OK 73105
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Market Rent Comps



PROPERTY NAME	ADDRESS	CITY, STATE	UNITS	OCCUPANCY	YOC	MANAGEMENT	RENT/SF	RENT
The Landing OKC	4800 E I-240 Service Rd	Oklahoma City, OK	252	94.4%	2018	RPM Living	\$1.41	\$1,275
Liberty Pointe	6600 SE 74th St	Oklahoma City, OK	324	88.6%	2013	Weidner Apartment Homes	\$1.55	\$1,314
Liberty Creek Village	6929 S Sooner Rd	Oklahoma City, OK	516	95.9%	2022	Gardner Tanenbaum Holdings	\$1.39	\$1,389
Mission Pointe	2900 S Service Rd	Moore, OK	628	96.3%	2016	Case & Associates	\$1.36	\$1,281

Market Overview

Oklahoma City (OKC), the state capital of Oklahoma, is the largest city within the state and the 25th-largest metro in the U.S.

Oklahoma City Overview

- Oklahoma City’s recent success can be attributed to a transformative urban renaissance fueled by a decade-long series of projects.
- The late 2020 completion of MAPS 3, a \$777 million capital improvement program, significantly enhanced Oklahoma City’s quality of life by reshaping the city’s future through improvements in infrastructure, transportation, parks, and greenspaces, sparking positive growth for years ahead.

Market Fundamentals

- While energy remains a stronghold, OKC’s true resilience lies in diversification. The city has successfully attracted non-energy companies, exemplified by Heartland Payments Systems’ recent \$40 million headquarters expansion.
- The Oklahoma City metro area continues to expand providing more job opportunities. This expansion includes a \$50 million plan to boost the University of Oklahoma’s top ranked meteorology program.

Employment and Economic Demand Drivers

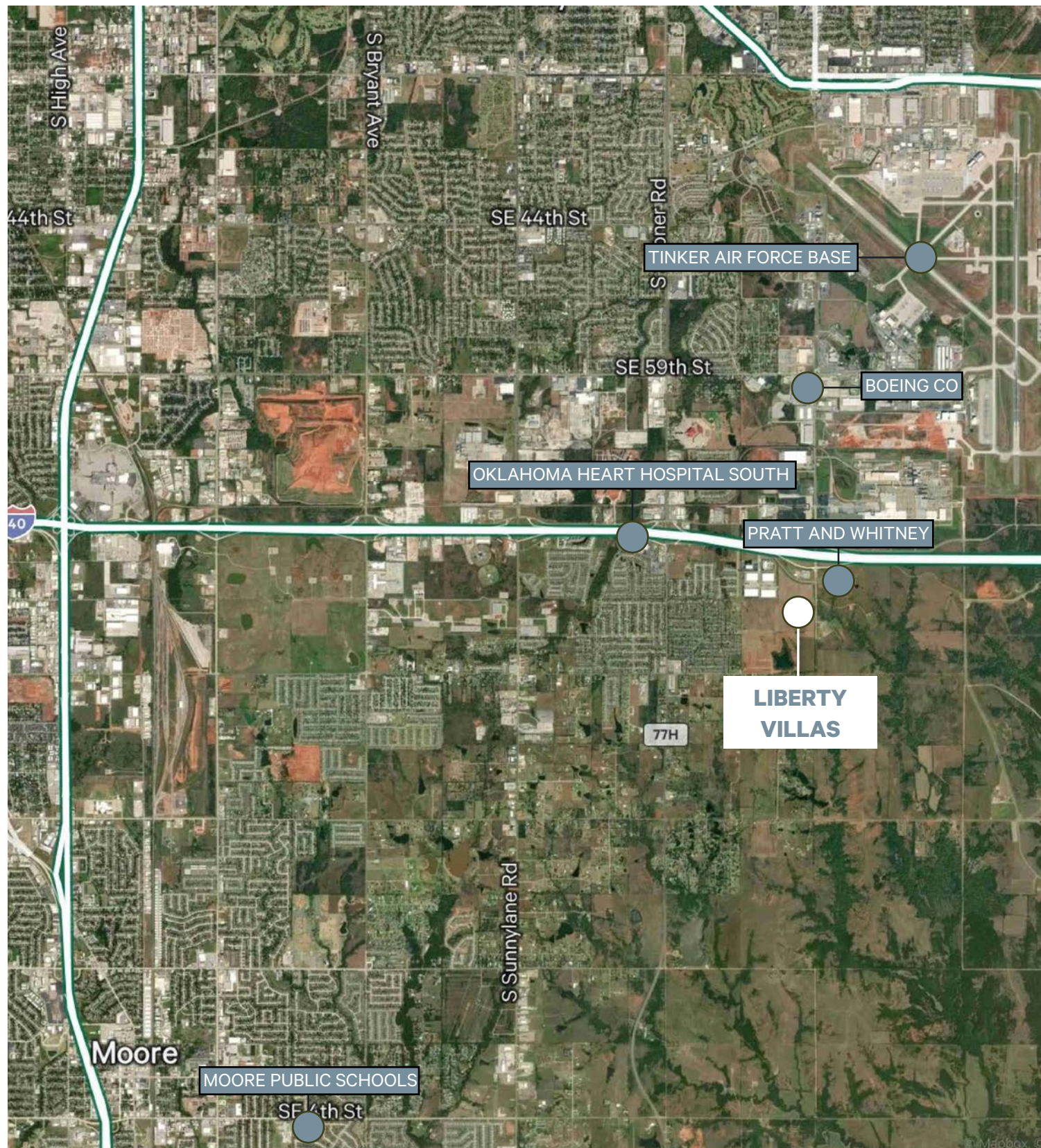
- Tinker Air Force Base located 9 miles southeast of downtown OKC is one of the largest and most important military institutions in the country and provides employment to more than 26,000 people in the Oklahoma City area.
- Healthcare, oil and gas, and technology have played significant roles in this drive forward and the entire Oklahoma City MSA continues to increase in population, employment opportunities, and real estate developments.
- Oklahoma City’s strategic position as a major interstate interchange is due to I-35, I-40, and I-44 convergence.

Surrounding Demographics

Liberty Villas Site thrives in a strategic location, embraced by abundant job opportunities. Within a two-mile radius, residents boast an average income of \$103,724 and an average age of 35.0 years.

	2 MILES	3 MILES	5 MILES
2024 Population	19,419	38,689	125,418
2029 Projected Population	20,555	40,063	128,591
Average Age	35.0	35.2	34.3
Median Home Value	\$221,097	\$216,375	\$203,704

Area Map



Oklahoma City Economy



Aviation & Aerospace

290+ aerospace firms in the region

43,250 employed by the aerospace industry

\$11.6 billion in goods and services produced locally each year

5-10% tax credit offered to employers based on salary of engineers hired from local universities and colleges



Bioscience

\$6.7 Billion in combined annual revenue from the area's biotech firms

180,000 employed by the bioscience industry

41% growth in life science program studies since 2010

1.3 Square miles of state-of-the art, cross-industry collaborative work space in the District

\$35 Million Grant to bolster emerging Biotech hub



Energy

Well known for being a **Global Energy Capital**. The state capitol building even has a working oil well on its grounds

100s of energy companies are in rapid-expansion mode, responding to the extraordinary opportunity the industry offers today

Alternative Energy As the certified "Wind Corridor", no other location offers the powerful and sustainable combination of workforce, manufacturing, location and earth-friendly ingredients to produce clean energy



Transportation & Logistics

36,511 Employed by the transportation and logistics industry

3,458 Establishments in the sector

\$2.5 Billion in annual wages paid to transportation & logistics workers



Shared Services

Ideal Location for Regional HQs and Service Centers by national companies and government organizations looking to partner and strategize with industry peers and partners, e.g., AT&T, Dell, Farmers, & Southwest Airlines

Numerous Corporate HQs including Hobby Lobby, OG&E, Devon, Paycom, Sonic, Midfirst Bank, Love's, Bancfirst, Enable Midstream, American Fidelity, Continental Resources and Dolese Bros

9% Oklahoma City consistently ranks in the lower 20% of all states in business tax

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For Sale



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