



OFFERING SUMMARY

3-8 ACRES
TOTAL

HOTEL / HOSPITALITY
TARGET USE

TRANSIENT, LEISURE, BUSINESS
END USER

\$8.00 / SF
RATE

THE OFFERING

This hotel development opportunity includes **two strategically located pads** within Oklahoma City's growing **Airport Corridor**, just minutes from **Will Rogers World Airport**, the state's busiest airport. With immediate access to **Interstate 40**, **Interstate 240**, and **Interstate 44**, the site offers outstanding regional and national connectivity, as well as **quick access to Downtown Oklahoma City**, just 10 minutes to the northeast.

The location allows hoteliers to capture a **balanced mix of demand segments**:

- **Transient travelers** passing through Will Rogers Airport
- **Business travelers** tied to nearby aerospace, logistics, and industrial employers
- **Leisure guests** visiting Downtown OKC, nearby attractions, and event venues

A key driver of hotel nights in this submarket is the **Oklahoma State Fairgrounds**, located just minutes from the site. The Fairgrounds host one of the country's most active **equine event calendars**, with multi-week shows that draw large traveling crews, trainers, vendors, and spectators. The equine industry is the **single largest generator of hotel stays in Oklahoma City**, producing steady, extended-stay demand throughout the year.

The site can support **one or two hotel flags**, providing flexibility for developers to pursue **dual-brand or complementary product strategies**. A shared access drive and unified site plan allow for **cross-access parking**, enhancing both operational efficiency and guest experience.

With strong visibility, direct infrastructure access, proximity to Downtown OKC, and year-round demand drivers, this offering represents a rare opportunity to develop a **high-performing hotel asset** in one of the city's most well-positioned and underbuilt lodging corridors.



4.6 Million Passengers
in 2024



Over 200 events per year and
2.15 million annual visitors



High traffic volumes and signifi-
cant infrastructure investment

PROPERTY HIGHLIGHTS



LOCATION

Minutes from Will Roger World Airport

Immediate access to major interstates: I-40, I-240,
and I-44

Surrounded by national hotel brands, restaurants,
and retail

Only 7 miles from Downtown Oklahoma City

Steady year-round demand from a balanced
guest mix

Surrounded by key economic drivers, including
aerospace companies, Amazon, Hobby
Lobby's corporate headquarters, and major
distribution centers

Scarce land supply in this corridor



INVESTMENT

Two pads available for hotel development

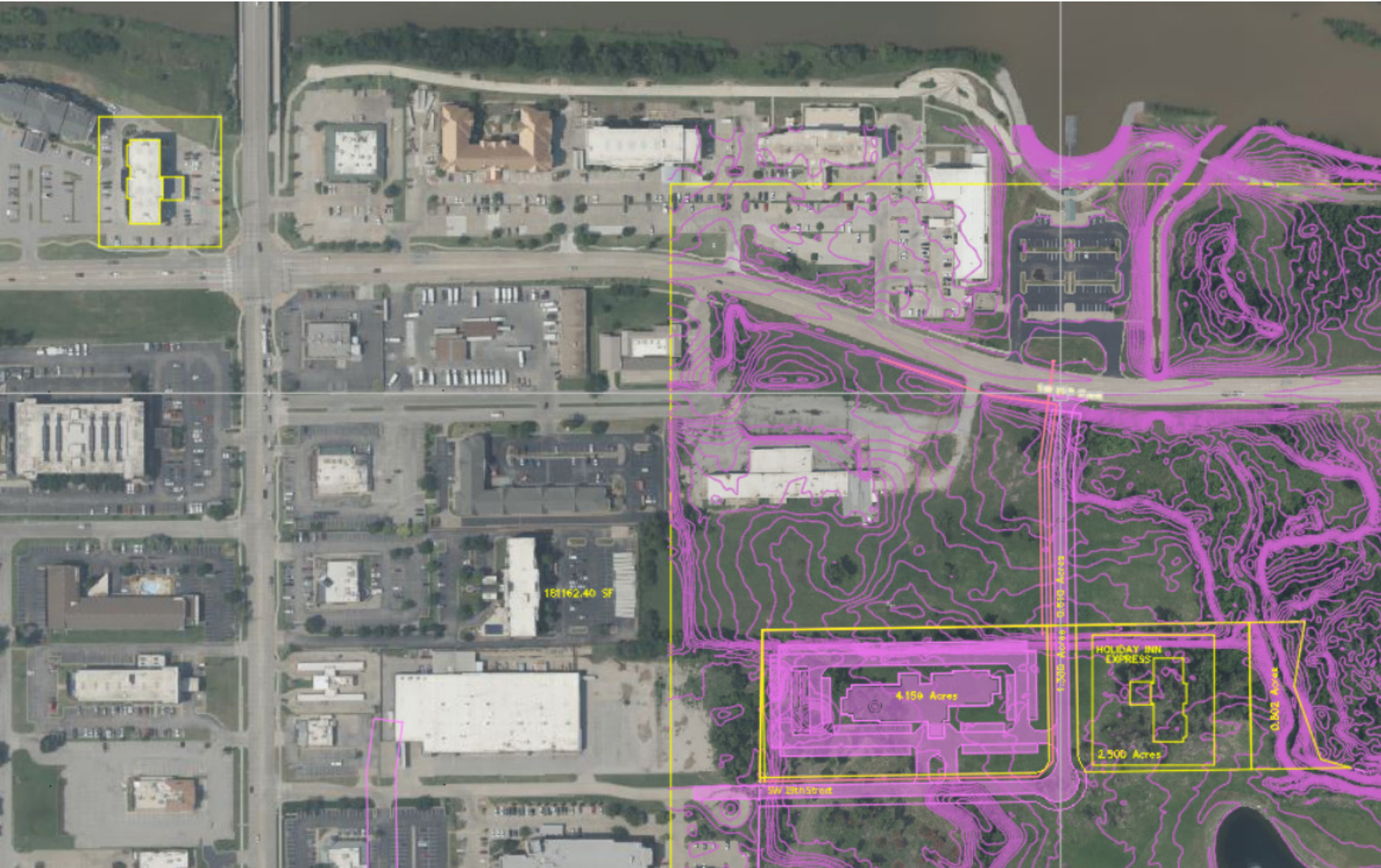
Suitable for complementary hotel
concepts

Unified site plan with shared access drive
and cross-access parking



DEVELOPMENT

THE SITE PLAN



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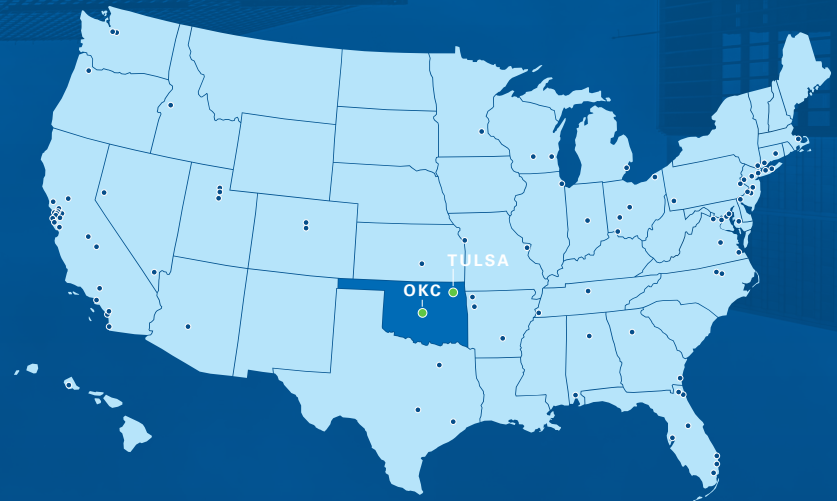
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NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

7,600 PROFESSIONALS
170 OFFICES WORLDWIDE
FOUNDED IN 1929

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