

MORGAN ROAD DEVELOPMENT SITE

Oklahoma City, OK
±35.06 Acres

Commercial and Multifamily Development
Opportunity in Thriving OKC



SW 8th St.

MORGAN ROAD



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INVESTMENT SUMMARY 01

LOCATION OVERVIEW 15

APARTMENT MARKET 29

OFFERING DETAILS /

TERMS

Property is offered on an all-cash basis.

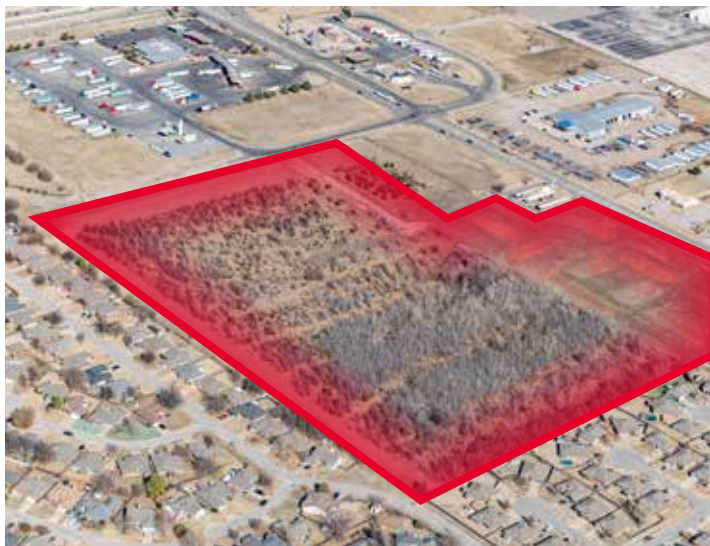
DATA ACCESS

Property Information available at <https://multifamily.cushwake.com>

PROCESS

Send offers to alex.phillips@cushwake.com

Offers should be in the form of a Letter of Intent (LOI) and at minimum include: Price, Earnest Money, Due Diligence Time Period, and Closing Period.



INVESTMENT SUMMARY



INVESTMENT OFFERING & HIGHLIGHTS

The Cushman & Wakefield Sunbelt Multifamily Advisory Group is pleased to present the exclusive listing of a ±35.06-acre mixed-use development opportunity in the Oklahoma City metro, Canadian County, Oklahoma, ideally located in the rapidly expanding west Oklahoma City submarket near the intersection of SW 8th Street and South Morgan Road. The offering includes ±25.39 acres designated for multifamily development and ±9.67 acres for commercial use, creating a compelling opportunity for a large-scale mixed-use project with zoning in place allowing up to 812 multifamily units. Positioned within a high-growth corridor, the site benefits from strong population and income growth, substantial surrounding industrial, retail, and residential development, and convenient access to major regional employment centers including Hobby Lobby Headquarters, Mike Monroney Aeronautical Center, Will Rogers International Airport, Tinker Air Force Base, Amazon, The Boeing Company, and INTEGRIS Health.



±35.06
ACRES



25.39
MULTIFAMILY ACRES
ZONED PUD-1716/ PUD-1799



812
ALLOWED UNITS



9.67
COMMERCIAL ACRES
ZONED C-3



Oklahoma City, OK
SWQ OF SW 8TH ST & MORGAN RD, 73128



1

MULTIFAMILY AND COMMERCIAL SITE

The site is well positioned for a large-scale mixed-use development, with zoning in place that supports both multifamily and commercial uses, offering flexibility to execute a variety of residential and retail concepts.

2

STRATEGIC GROWTH CORRIDOR

The property is strategically located within west Oklahoma City, providing strong regional connectivity, access to a diverse employment base, and long-term demand drivers supported by sustained population and commercial growth.

3

SUSTAINED POPULATION GROWTH

The site is located in Canadian County, which has consistently been the #1 ranked fastest growing county in Oklahoma.

4

MAJOR ECONOMIC DEVELOPMENT

OKC is anchored by an increasingly diversified economy spanning aerospace, biotechnology, government, and healthcare. The region's aerospace cluster alone now supports \$8.8 billion in output and more than 80,000 jobs.



1 MULTIFAMILY AND COMMERCIAL SITE

The site is well positioned for a large-scale mixed-use development, with zoning in place that supports both multifamily and commercial uses, offering flexibility to execute a variety of residential and retail concepts.

UDO ZONING

The ±35.06-acre site is partially zoned PUD-1716/PUD-1799, allowing multifamily development across approximately 25.39 acres with a maximum density of 514 units, or roughly 32 units per acre. The remaining ~9.67 acres are zoned C-3 through the City of Oklahoma City, providing additional optionality for complementary commercial development.

DEVELOPMENT-EFFICIENT SITE CHARACTERISTICS

The property features level topography, full utility availability, and is located outside of the 500-year floodplain (Flood Zone X), supporting efficient site planning and reducing the potential for unforeseen development costs. No adverse easements or physical constraints were identified in third-party review, further enhancing execution certainty.

PUD-1716 PUD-1799

Multifamily
Zoning

C-3

Commercial
Zoning



1 MULTIFAMILY AND COMMERCIAL SITE /

DUE DILIGENCE COMPLETED

A significant amount of technical and entitlement-related due diligence has already been completed, allowing an incoming developer to shorten the pre-construction timeline.

Available materials include:

- Site Plan
- Zoning & Density Verification
- Highest & Best Use Analysis
- Survey & Acreage Review
- Floodplain Determination
- Utilities Availability Review
- Access & Traffic Review

812

Allowed Units

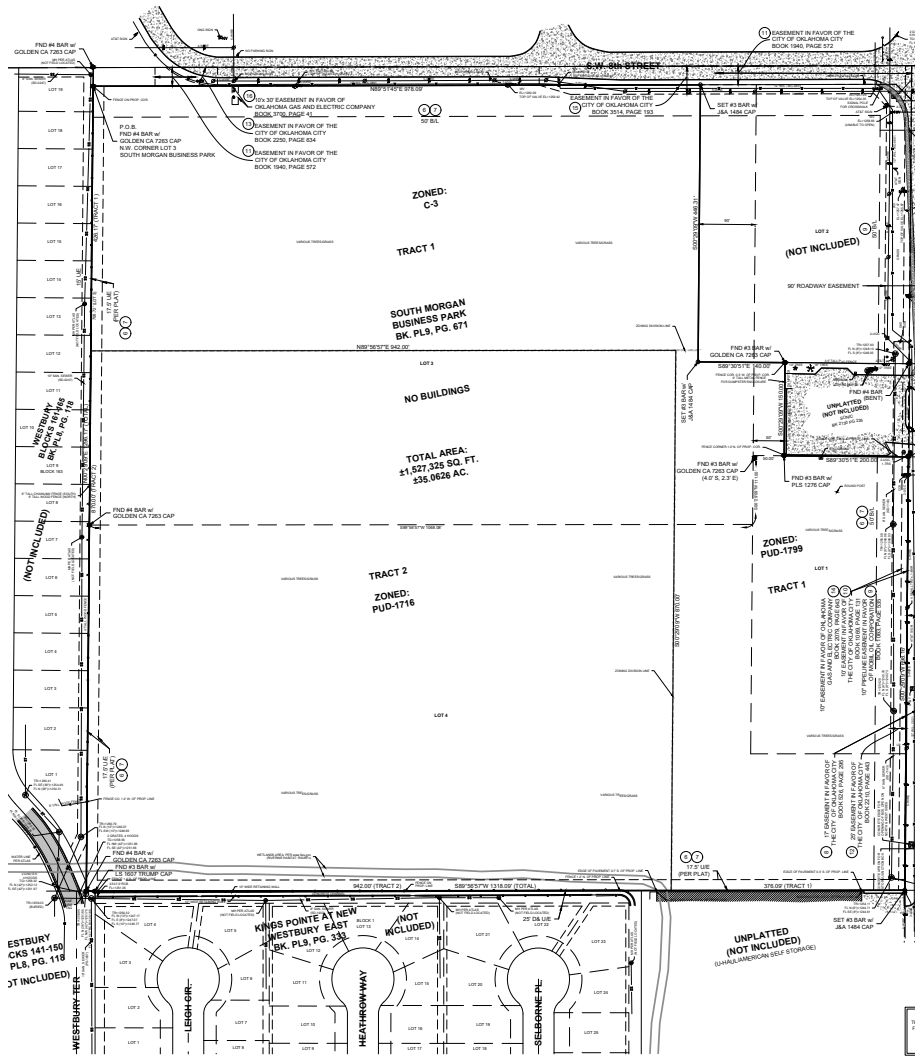
35.06

Acres



1 ENTITLED MULTIFAMILY SITE

SITE DESCRIPTION:





2 STRATEGIC GROWTH CORRIDOR

The property is strategically located within west Oklahoma City, providing strong regional connectivity, access to a diverse employment base, and long-term demand drivers supported by sustained population and commercial growth.

CRUCIAL CONNECTIVITY

The site benefits from proximity to Interstate 40 and frontage along South Morgan Road, offering efficient east-west and north-south connectivity across the Oklahoma City metro. This positioning provides convenient access to major employment centers, logistics corridors, and retail nodes, supporting both commuter accessibility and long-term residential demand. Hobby Lobby HQ (8,000 workers), FAA Mike Maroney Aeronautical Center and Will Rogers Airport and surrounding ecosystem of 12,000 workers.



EMPLOYMENT DENSITY & REGIONAL GROWTH

The surrounding submarket is supported by a diverse and expanding employment base anchored by government, aerospace, healthcare, logistics, and advanced manufacturing uses. Continued industrial and commercial development in the west Oklahoma City corridor has driven steady job growth and population inflows, reinforcing the area's appeal for new multifamily development.

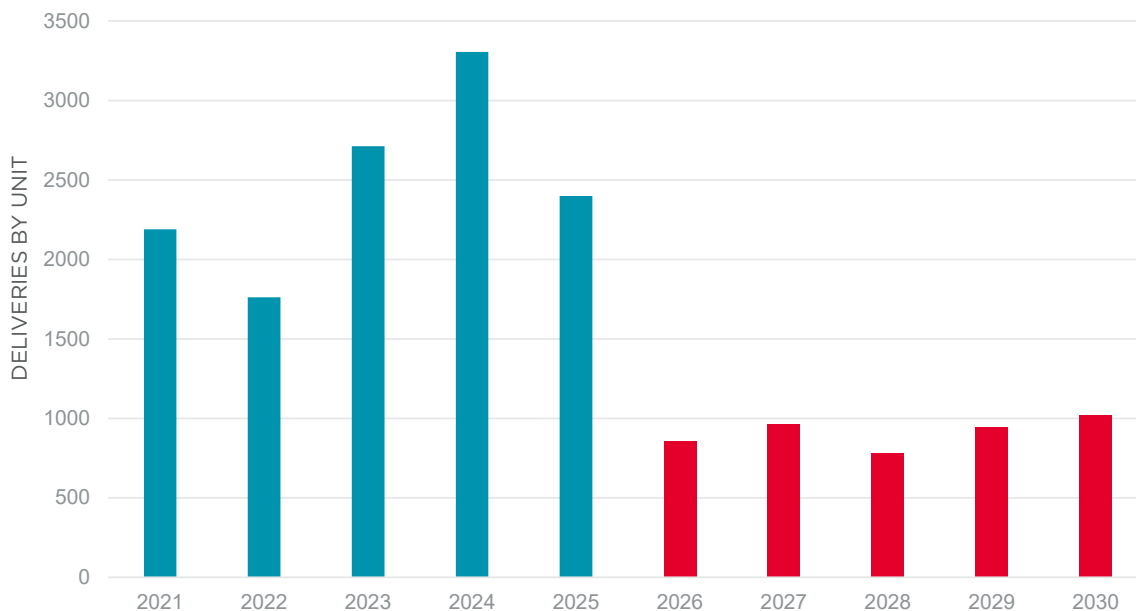
SURROUNDING COMMERCIAL & INDUSTRIAL USES

The immediate area features a dense concentration of industrial, warehouse, and service-oriented commercial uses, creating a strong employment-to-housing dynamic. Ongoing capital investment and new development activity in the surrounding area further support long-term demand for residential communities located near major job centers. Hobby Lobby HQ (8,000 workers), and the Will Rogers Airport which is home to 70 companies that have an employment ecosystem of 12,000 workers, including FAA Mike Monroney Aeronautical Center and its 7,000 workers.

METRO-LEVEL ECONOMIC STABILITY

The Oklahoma City MSA benefits from a diversified economy with major employers spanning defense, healthcare, energy, logistics, and public sector institutions. This economic diversity has contributed to stable employment trends and positions the submarket as a resilient location for long-term multifamily investment.

OKC MSA DELIVERIES



2 STRATEGIC GROWTH CORRIDOR /

This site sits at the highly trafficked intersection of Interstate 40 and Morgan Road, where four established truck stops anchor all four corners, creating nonstop vehicular activity and visibility. The concentration of truck traffic, regional commuters, and interstate travelers makes this a premier, high exposure location with exceptional daily traffic counts and demand drivers. Interstate 40 provides a direct corridor to Tinker Air Force Base (27,000 workers on-site) and it's ecosystem of 45,000 workers that direct support aerospace industry.



3 SUSTAINED POPULATION GROWTH

The site is located in Canadian County, which has consistently been the #1 ranked fastest growing county in Oklahoma.

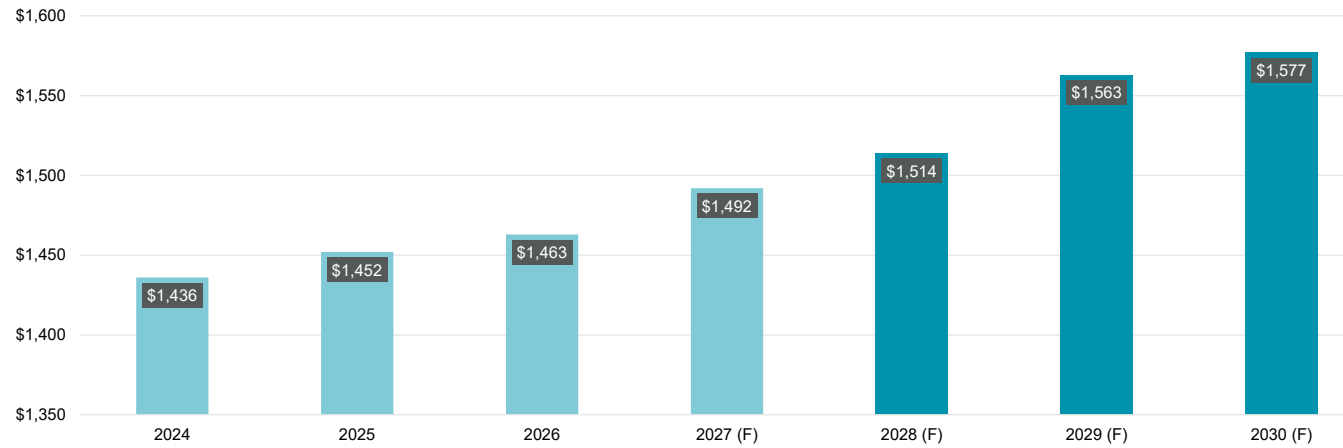
The Oklahoma City MSA grew from approximately 1.25 million residents in 2010 to an estimated 1.42 million residents in 2021, representing an average annual growth rate of roughly 1.2%. The metro is projected to surpass 1.50 million residents by 2026, continuing to outpace statewide growth trends and supporting sustained housing demand.

LEADING GROWTH IN CANADIAN COUNTY

Recent annual population estimates from 2020 through 2024 indicate that Canadian County is ranked among the fastest growing counties in Oklahoma by percentage growth at 17.9%, with the population growing from 154,000 to 181,000 residents.

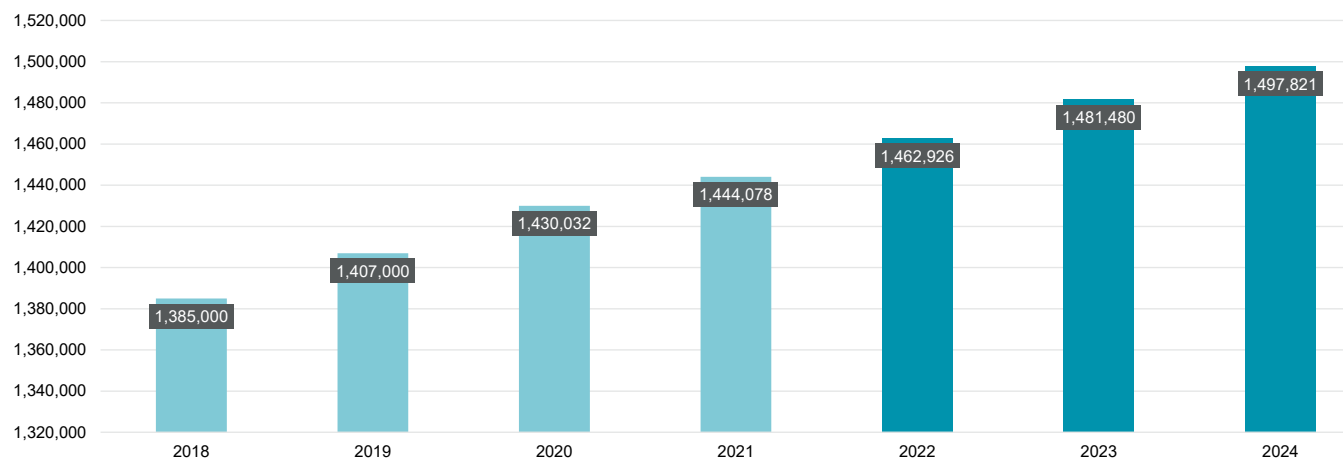
This sustained expansion highlights the area's rising appeal driven by residential development, job accessibility, and quality-of-life advantages, reinforcing its position as a key growth corridor within the broader Oklahoma City metro. As well as, desirable Public Schools that include Mustang and Yuko.

OKLAHOMA CITY RENT PROJECTIONS



*Source: Costar 2026

OKLAHOMA CITY MSA POPULATION GROWTH



#1
Fastest Growing
County in OK



3 SUSTAINED POPULATION GROWTH /

SUBMARKET & COUNTY-LEVEL GROWTH

Canadian County and west Oklahoma City have experienced above-average population and household growth relative to the broader metro, driven by ongoing residential expansion, employment growth, and infrastructure investment. Population within a three-mile radius of the site increased by over 9% since 2020 and is projected to continue growing through 2028.

Canadian County has consistently ranked among the fastest-growing approximately 33.6% population growth from 2010–2020 and leading statewide annual growth estimates in recent years.

POPULATION TRENDS

Steady in-migration, household formation, and rising incomes across the Oklahoma City metro continue to support demand for modern rental housing.

These demographic trends provide a durable foundation for new multifamily development positioned within high-growth submarkets of the region. Canadian County is expected to continue to be one of the most popular counties for growth in OKC with projected annual growth of 2.5%-3.5% over the next 3-5 years.



4 MAJOR ECONOMIC DEVELOPMENT

OKC is anchored by an increasingly diversified economy spanning aerospace, biotechnology, government, and healthcare. The region's aerospace cluster alone now supports \$8.8 billion in output and more than 80,000 jobs.

AEROSPACE & AVIATION

The aerospace industry in Oklahoma City is vibrant and expanding. When combining public and private employment, Oklahoma ranks among the top 10 aerospace states in the U.S. Since 2015, Oklahoma's aerospace and defense sector has added 1,007 new jobs via 25 new or expanding businesses. In the Greater OKC region, there are 338 aerospace firms employing 45,539 people with \$8.8 billion in total output, generating approximately 80,200 total jobs when multiplier effects are included.

Key players like Boeing, Pratt & Whitney, Kratos, Skydweller, and Northrop Grumman continue to scale their presence here, drawn by central location, favorable incentives, and collaboration with local government. A robust federal footprint anchored by Tinker Air Force Base (TAFB) and the FAA's Mike Monroney Aeronautical Center (MMAC) fuels the ecosystem. TAFB employs more than 27,000 military and civilian workers, and its combined direct and indirect impact to surrounding communities in FY 2024 exceeded \$7.5 billion.



BIOTECHNOLOGY

Recently named one of the five emerging life science development hubs, Oklahoma City is fast becoming a force in bioscience and technology. The bioscience cluster in the region supports about 31,000 workers, with average wages around \$84K. Annual research and development expenditures tied to bioscience reach approximately \$316M. The region secured a \$35M Build Back Better grant to accelerate biotech innovation and expand its footprint. Since 2015, employment in the bioscience cluster has risen by roughly 10%.



S Morgan Rd.

SW 8th St.

LOCATION OVERVIEW



OKLAHOMA CITY BY THE NUMBERS

MSA Population (2025)	1.5M
Total Employment	765,500
Unemployment Rate (Jul-2025)	3%

KEY INDUSTRIES: Aerospace & Aviation, Energy, BioSciences, Logistics & Distribution, Government, Agriculture, and Healthcare

Primary Growth Sectors: Information Technology and Professional Services

OKC: THE BIG FRIENDLY

Situated in the geographic center of the United States, known for its western heritage, Oklahoma City serves as the primary economic and cultural backbone of the state. As the capital city, the MSA hosts 19 colleges and universities, Tinker Air Force Base, and multiple Fortune 500 companies.

Oklahoma City's Metropolitan Statistical Area (MSA) has a projected population of approximately 1.5 million residents in 2025, marking a 19% increase since 2010 and outpacing national growth rates, with a median age of 36.9 years—younger than the U.S. average of 39.6. Demographically, the median household income stands at roughly \$66,700, with the region's low cost of living and short commutes enhancing the quality of life.

40%

OK GDP Supported
by OKC MSA

3.0%

Record Low
Unemployment Rate



Educationally, Oklahoma City benefits from a robust system, including the Oklahoma City Public Schools district serving over 50,000 students across elementary, middle, and high schools, alongside charter and magnet options emphasizing STEM and arts.

Higher education thrives with institutions like the University of Oklahoma, University of Central Oklahoma (enrollment ~16,000, ranked regionally high), Oklahoma City University (strong in liberal arts and nursing), Oklahoma State University-Oklahoma City (focus on technical and polytechnic programs), and Oklahoma City Community College (affordable two-year degrees). Economically, the MSA drives nearly 40% of Oklahoma's GDP, with a record-low 3.0% unemployment rate; key sectors like aerospace (\$8.8 billion impact), energy, bioscience, logistics, and healthcare project 1.2-2.5% job growth in 2025, adding up to 18,200 positions amid modest real GDP and income gains.

KEY ECONOMIC ANNOUNCEMENTS

Urban development in 2025 is accelerating, with groundbreaking on the \$71 million MAPS 4-funded multipurpose stadium (opening 2027) anchoring a 51-acre entertainment district featuring hotels, retail, and residential to boost tourism and soccer events, including 2028 Olympics tie-ins.

The ambitious \$1.6 billion Boardwalk at Bricktown project kicks off with infrastructure for smaller towers and a boardwalk, eyeing the 1,907-foot Legends Tower as North America’s tallest residential skyscraper; meanwhile, initiatives like GO bonds target streets, parks, and bridges. These efforts, alongside Scissortail Park expansions and Olympic venue upgrades, underscore OKC’s transformation into a vibrant, resilient Sunbelt powerhouse.

MAPS 4 MULTIPURPOSE STADIUM - \$71M PROJECT

The \$71 million project in Oklahoma City, broke ground in late 2025 and is slated for completion in spring 2027, promising to transform the city’s entertainment and sports landscape. This 8,000-seat venue, backed by an eight-figure investment from NBA star Russell Westbrook, will host soccer matches, concerts, and community events while serving as the centerpiece of a 51-acre mixed-use entertainment district featuring hotels, retail, and residential developments.

Strategically located to boost tourism and economic activity, the stadium is designed to enhance the city’s growing reputation as a regional hub. The project reflects Oklahoma City’s ongoing commitment to urban revitalization through the voter-approved MAPS 4 initiative, which allocates funds for transformative public infrastructure.



\$1.6B

Boardwalk at Bricktown Mixed-Use Development

BOARDWALK AT BRICKTOWN MIXED-USE DEVELOPMENT

The Boardwalk at Bricktown, a \$1.6 billion mixed-use development in Oklahoma City, broke ground in Q1 2025, launching an ambitious transformation of the city’s downtown with two apartment towers, a 22-story Hyatt Dream Hotel, and a retail podium, setting the stage for the proposed 1,907-foot Legends Tower—potentially North America’s tallest residential skyscraper by 2035.

This sprawling project aims to create a vibrant urban hub with residential, hospitality, and commercial spaces, revitalizing the Bricktown district and enhancing OKC’s skyline and economic appeal.

Designed to attract residents, tourists, and businesses, the development leverages Oklahoma City’s affordability and growth in tourism to drive long-term economic impact, with infrastructure work already underway to support its phased rollout.



MAPS 4 Multipurpose Stadium





\$1.2B

Estimated Annual Economic Impact

CONVERGENCE OKLAHOMA CITY

The Convergence Project, a transformative mixed-use development in the heart of Oklahoma City’s Innovation District, broke ground in December 2022 on a 5.5-acre site near NE 8th Street and I-235. It acts a catalyst for collaboration across bioscience, aerospace, energy, and tech sectors with a projected \$1.2 billion annual economic impact.

The first phase features a 230,000 SF, eight-story office tower with 50,000 SF of research labs anchored by Wheeler Bio, a local biomanufacturing firm, alongside the MAPS 4-funded Innovation Hall. The Hall is a hub for entrepreneurs with coworking spaces, conference rooms, educational programming, and Oklahoma’s first biomanufacturing training facility (BioTC).

The pedestrian-friendly design includes Stiles Park for community events and connectivity to nearby universities and the Oklahoma Department of Commerce. Phase 2 advances with a 108-key Hilton Curio-affiliated Stiles Hotel, restaurant, and below-grade parking, fostering inclusivity, diversity, and job creation through public-private partnerships led by Gardner Tanenbaum Holdings and Robinson Park Investments.

2028 OLYMPICS PREPARATIONS

Oklahoma City’s preparations for the 2028 Los Angeles Summer Olympics are accelerating in 2025, with the city officially selected to host canoe slalom at the state-of-the-art Riversport Rapids (also known as the Oklahoma City Whitewater Center) from July 14-22 and softball at Devon Park in the Adventure District from July 21-27. Leveraging existing world-class venues align with LA28’s sustainability goals of avoiding new construction and saving an ~\$39 million.

In March 2025, the Los Angeles City Council unanimously approved these sites, prompting OKC Mayor David Holt to advance local commitments, including a city council resolution, a host organization agreement with the Greater Oklahoma City Chamber, and community-wide planning to engage all 700,000 residents in this global showcase. Key milestones include the September 2025 visit by LA Mayor Karen Bass to tour the facilities and ongoing enhancements like venue upkeep, security planning, and infrastructure upgrades to ensure seamless operations.

This partnership not only highlights OKC’s sporting legacy, having hosted NCAA Women’s College World Series and U.S. Olympic Trials, but also positions the city as a vital satellite host, fostering economic boosts through tourism, job creation, and international exposure while building on MAPS-funded investments for long-term community benefits.

2028
Olympics Host City

THRIVING CORPORATE ENVIRONMENT

Oklahoma City has proven for decades that its world-class business climate, reliable workforce, central location, and diverse real estate options give companies of all sizes a sustainable competitive advantage.

Notable companies with a significant presence include Continental Resources, a Fortune 500 natural gas leader headquartered in the city, and Hobby Lobby, a major arts-and-crafts retailer also based in OKC. Love's Travel Stops & Country Stores, Paycom Software, Cox Business, Insurica, and Ben E. Keith Company also maintain substantial operations or headquarters, driving economic activity across energy, retail, technology, telecom, insurance, and foodservice sectors.



CONTINENTAL RESOURCES

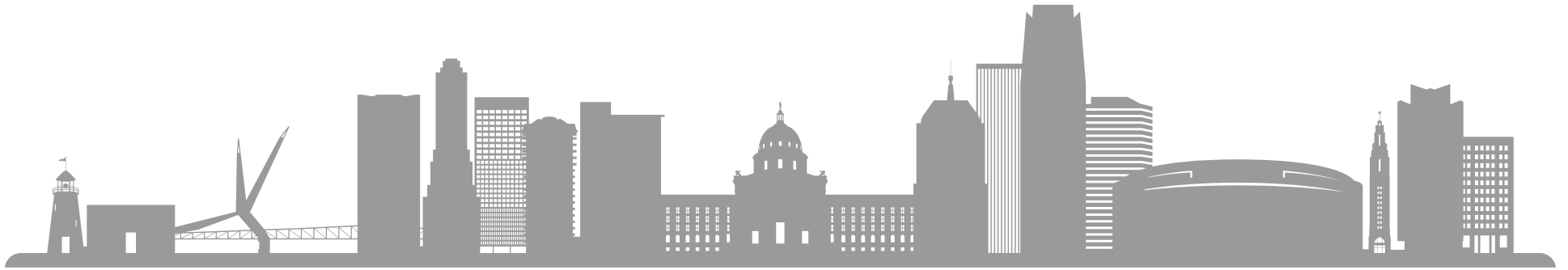
Continental Resources, Inc. is a major independent oil and natural gas producer with headquarters in Oklahoma City. Founded in 1967 by Harold Hamm, the company has grown into one of the largest onshore energy producers in the United States. Its operations focus on exploring, drilling, and producing oil and natural gas from key U.S. resource plays, including significant activity across Oklahoma. The firm is especially known for developing unconventional resources using horizontal drilling and hydraulic fracturing technology. Continental remains a major contributor to Oklahoma's energy economy and employment base.

HOBBY LOBBY STORES, INC

Hobby Lobby, headquartered in Oklahoma City, is a major economic driver as the world's largest privately held arts-and-crafts retailer, with over 1,000 stores nationwide and annual revenues exceeding \$8 billion, significantly impacting the city's retail and employment landscape. Its sprawling 10-million-square-foot corporate campus in southwest OKC employs over 10,000 workers, making it one of the region's largest employers, while fostering job growth in warehousing, distribution, and administrative roles.

The company's commitment to local philanthropy, including support for education, arts, and faith-based initiatives, enhances community development and cultural vibrancy in Oklahoma City. By anchoring the retail sector and leveraging OKC's low operating costs and central location, Hobby Lobby strengthens the city's economic diversification and attracts related businesses, solidifying its role as a key player in the region's growth.





LOVE'S TRAVEL STOPS & COUNTRY STORES

Love's, headquartered in Oklahoma City since its founding in 1964, stands as a family-owned powerhouse in the travel and logistics sector. It operates 600 locations across 42 states and generates \$25 billion in annual revenue, profoundly influencing the city's economic vitality through widespread employment and supply chain expansion.

With 40,000 employees company-wide, the firm drives job creation in areas like distribution, IT, and management, directly bolstering related industries such as fuel services and retail. Its commitment to community reinvestment, evident in philanthropy for local hospitals like Mercy Hospital's women's center and support for educational initiatives, further elevates OKC's quality of life and cultural fabric. By capitalizing on the city's central location and low business costs, Love's sustains steady growth—adding about 40 stores annually—and positions OKC as a key logistics hub, attracting talent and fostering long-term economic resilience.



PAYCOM SOFTWARE, INC

Paycom, headquartered in OKC since its founding in 1998, is a pioneering force in HR technology, delivering cloud-based payroll and human capital management solutions that have propelled the company's growth to \$1.7 billion in annual revenue and a workforce of 7,000 employees, with the majority based at its expansive 50-acre campus on West Memorial Road.

This rapid expansion (94% workforce increase since 2019) has added thousands of high-wage jobs in software development, sales, and support roles, bolstering the local tech ecosystem. By attracting talent and fostering innovation in a traditionally energy-dominated economy, Paycom enhances OKC's diversification into professional services and IT. Its receipt of millions in city incentives drives tax revenue and community benefits, including recognition as a top workplace and sponsor of local landmarks like the Paycom Center, home of the Oklahoma City Thunder, ultimately elevating the city's profile as a burgeoning tech hub.



AEROSPACE GIANT

Oklahoma City’s aerospace industry is a cornerstone of the regional economy, generating \$8.8 billion in goods and services and supporting over 80,200 jobs as of 2025, according to the Greater Oklahoma City Chamber’s latest survey.

Anchored by Tinker Air Force Base, which employs nearly 27,000 workers focused on aircraft maintenance and logistics, and the FAA’s Mike Monroney Aeronautical Center supporting more than 5,100 employees, the sector encompasses maintenance, repair, and overhaul (MRO) operations, engineering, and advanced manufacturing.



Major private players like Boeing, Pratt & Whitney, and local firms such as Field Aerospace and OMADA International contribute to a diverse ecosystem that includes over 290 establishments, with the private sector alone adding 1,155 jobs and 35.7% output growth since 2020. This foundation not only drives high-wage employment—averaging \$74,400 annually in specialized subsectors—but also fosters innovation in unmanned aerial systems and supply chain logistics, leveraging the city’s central location and infrastructure at Will Rogers World Airport’s Lariat Landing development zone.



Looking ahead, the industry’s trajectory signals sustained expansion, with nearly 9,000 jobs and a doubling of output from \$4.9 billion in 2015 to \$8.8 billion in 2025, outpacing national averages amid post-pandemic recovery and diversification into commercial aviation and space-related ventures.

State initiatives, such as the merger of the Oklahoma Space Industry Development Authority into the Department of Aerospace and Aeronautics in July 2025, position OKC as a burgeoning space hub, complemented by \$55 million in approved aviation infrastructure projects and a \$2 million framework for aerospace education, including internships and grants.

Events like the 2025 Oklahoma Aerospace Forum underscore the focus on automation, advanced air mobility, and talent attraction, while tax credits for engineering hires and a low cost of living enhance competitiveness. This blend of federal stability, private investment, and policy support ensures Oklahoma City’s aerospace sector remains a dynamic engine for economic resilience and technological leadership in the Midwest.



TINKER AIR FORCE BASE

Tinker Air Force Base, established in 1941 as the Midwest Air Depot, spans over 5,000 acres southeast of downtown Oklahoma City and serves as the world’s largest center for the maintenance and sustainment of military aircraft, including critical platforms like the B-52 Stratofortress, E-3 Sentry, and KC-46A Pegasus.

AMERICA’S LARGEST AIR DEFENSE DEPOT

As home to the Air Force Sustainment Center (AFSC), the Oklahoma City Air Logistics Complex, and the 72nd Air Base Wing, along with key Navy and other Department of Defense units, Tinker has played a pivotal role in every major U.S. conflict since World War II, from repairing B-29 bombers during the war to supporting operations in Korea, Vietnam, Desert Storm, and beyond.

Its strategic focus on depot-level maintenance, supply chain management, and engineering innovation ensures war-winning capabilities for the warfighter, while recent expansions like the 3.8-million SF Tinker Aerospace Complex (TAC) enable public-private partnerships with firms such as Boeing and Pratt & Whitney, leasing space

for enhanced defense workloads and fostering technological advancements in areas like unmanned systems and advanced air mobility.

The base’s impact on Oklahoma City is profound, acting as the largest single-site employer in the state with 27,000 military and civilian personnel—predominantly civilians—generating a staggering \$7.5 billion economic ripple effect across surrounding communities in Fiscal Year 2024. The 11% increase from the prior year outpaces inflation and supports an additional 26,000 indirect jobs in sectors like logistics, housing, and retail.

This infusion bolsters the Oklahoma City MSA’s overall economy, which relies on aerospace for

\$8.8 billion in annual output and 80,200 jobs, with Tinker and the adjacent FAA Mike Monroney Aeronautical Center accounting for over 70% of that employment; the base’s \$1.8 billion payroll alone sustains local businesses, drives housing demand in nearby Midwest City and Del City.

Beyond economics, Tinker’s presence has spurred urban diversification since the 1980s oil bust, attracting talent and investments through initiatives like \$55 million in aviation infrastructure and a \$2 million aerospace education framework, while community events such as the 2025 State of the Base highlight its role in enhancing national security, quality of life, and OKC’s evolution into a resilient Midwest innovation hub.



CENTER OF AMERICAN ENERGY

Oklahoma City’s energy industry remains a foundational pillar of the local economy, deeply rooted in the city’s position atop active oil fields and its historical role as a hub for exploration, production, and processing since the early 20th-century oil boom.

As of 2025, the sector encompasses upstream activities like oil and natural gas extraction – led by headquartered giants such as Continental Resources – a large oil and natural gas producer that explores for, develops, and produces energy from shale formations in the U.S. and abroad. These collectively support 20,000 direct jobs and contribute \$10 billion annually to the MSA’s GDP (nearly 40% of the state’s total output). This industry not only drives high-wage employment in engineering, drilling, and supply chain roles but also stimulates ancillary sectors like logistics and professional services, leveraging the region’s central location and infrastructure, such as pipelines and the Will Rogers World Airport, for efficient distribution.

The presence of major players fosters innovation in hydraulic fracturing and seismic technologies, while tax incentives and the Oklahoma Energy Resources Board promote sustainability, helping mitigate volatility from global oil prices.

In recent years, Oklahoma City’s energy landscape has evolved toward diversification and cleaner energy transitions, with a growing emphasis on natural gas as a bridge fuel and emerging investments in wind, solar, and carbon capture amid national pushes for net-zero emissions by 2050.

Oklahoma City enters 2026 with a stable and optimistic economic outlook, with forecasts calling for approximately 0.6% employment growth – or nearly 4,500 new jobs added across the metro – reflecting steady expansion rather than volatility. This measured growth is supported by the region’s strong energy foundation, ongoing capital investment, and continued business confidence, positioning the market for sustainable long-term momentum while maintaining one of the healthiest labor markets among large U.S. metros.



4.6%

of all U.S.
Crude Oil
Reserves in OK

#3

Producer of
Natural Gas
in the U.S.

67+

Gas Processing
Plants in OK
(13% of U.S. total)

#3

Installed Wind
Capacity in
the U.S.

#6

Solar Energy
Potential in
the U.S.

#4

in the U.S.
for Energy
Jobs



NATIONAL CONNECTIVITY - CENTERED FOR SUCCESS

Oklahoma City's strategic, central location at the crossroads of major interstates (I-35, I-40, and I-44) positions it as a vital transportation hub, seamlessly connecting the city to the rest of the U.S. for commerce and travel.

Oklahoma City has over 152 million square feet of industrial space and a low 5.3% vacancy rate supporting robust logistics and distribution operations in 2025. All major trade hubs and 411 million residents are within 1,800 miles of Oklahoma City, and 26 major cities are within an 800-mile haul.

WILL ROGERS WORLD AIRPORT

Will Rogers World Airport (OKC), Oklahoma City's primary commercial airport located just 6 miles southwest of downtown, serves as a critical gateway for the region, handling over 3.4 million passengers annually and offering nonstop flights to 33 major U.S. cities via carriers like American Airlines, Southwest, and United, making it a linchpin for business travel, tourism, and family connections.

3.4M+
Annual
Passengers

\$2.5B
Annual Economic
Impact

As a key component of the MSA's logistics and aerospace ecosystem, the airport supports 5,000 direct jobs and generates an estimated \$2.5 billion in annual economic impact through passenger spending, cargo operations (including 200 million pounds of freight yearly), and general aviation, while its Lariat Landing 1,200-acre development zone attracts aerospace firms like Boeing and fosters MRO and manufacturing growth tied to nearby Tinker Air Force Base.

This connectivity bolsters OKC's role as a distribution hub at the intersection of I-35 and I-40, and also drives 1-2% of the projected 2025 job growth in transportation and professional services, enhancing the city's affordability and appeal as a Sunbelt powerhouse for relocations and investments.

ATTRACTIVE LOGISTICS INDUSTRY HUB

Oklahoma City's appeal as a logistics powerhouse lies in its unparalleled geographic centrality - equidistant from the U.S. coasts, Canada, and Mexico - facilitating rapid distribution. This strategic location is amplified by multi-modal infrastructure, including 3,850 miles of rail via BNSF and Union Pacific, Will Rogers World Airport's 25 nonstop flights and 200 million pounds of annual freight, three inland ports (notably the Port of Catoosa linking to the Gulf of Mexico), and four Foreign Trade Zones that streamline international trade and reduce costs for imports/exports.

The region's industrial space, with a low 5.3% vacancy rate, supports efficient warehousing and distribution for giants like Amazon, FedEx, Hobby Lobby (whose 10M SF center processes nationwide orders), and Coca-Cola, driving e-commerce growth and supply chain resilience.

26

Major Cities within 800-Mile Haul



Complementing this, Oklahoma City's logistics attractiveness is enhanced by its business-friendly environment, featuring one of the nation's lowest costs of living (offsetting wages while maintaining a skilled workforce of 775,000 via Career Technology Centers), state incentives like the Oklahoma Quick Action Closing Committee for rapid expansions, and a projected 1.2-2.5% job growth in transportation for 2025, adding thousands of roles in trucking, warehousing, and supply chain management. The sector's integration with local industries—such as energy, agriculture (world's largest livestock markets), and aerospace—creates synergies for specialized freight like oil, perishables, and high-tech components, while innovations in automation, AI route optimization, and sustainable fuels position OKC as a forward-thinking hub, attracting relocations and fostering economic diversification that sustains over \$10 billion in annual logistics-related GDP impact.

RENOWNED BIOSCIENCES & HEALTHCARE DESTINATION

The healthcare industry in Oklahoma City is a vital engine of economic and social progress, driving job growth and community well-being in the region.

Employing over 70,000 workers across hospitals, clinics, and research facilities, the sector contributes approximately \$6.5 billion annually to the Oklahoma City MSA's economy, bolstered by major institutions like OU Health, Integris Health, and Mercy Hospital, which together provide cutting-edge care and attract patients regionally. The industry's growth, projected to add 2.5% to employment in 2025, is fueled by an aging population, advancements in telemedicine, and specialized services like oncology and cardiology, which enhance OKC's reputation as a medical hub.

Healthcare also intersects with the city's burgeoning bioscience sector, with facilities like the Oklahoma Medical Research Foundation driving innovation in genomics and clinical trials, generating high-wage jobs and fostering partnerships with universities like the University of Oklahoma Health Sciences Center. Additionally, it stimulates ancillary industries such as medical supply chains and professional services, while community health initiatives, like those tied to MAPS 4-funded wellness programs, improve quality of life and make Oklahoma City a magnet for talent and investment.



\$6.5B

Healthcare Annual
Economic Impact

70K+

Healthcare
Jobs Supported



EMERGING BIOSCIENCE SECTOR

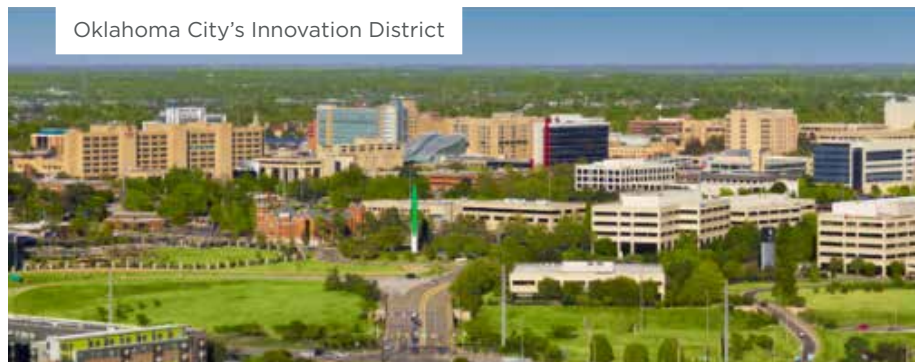
Oklahoma City's emerging bioscience sector is rapidly transforming the region into a hub for life sciences innovation, contributing over \$4.1 billion in annual revenue and driving high-wage job growth through cutting-edge research and development as of 2025.

Anchored by institutions like the Oklahoma Medical Research Foundation (OMRF) and the University of Oklahoma Health Sciences Center, the sector focuses on biotechnology, pharmaceuticals, and medical devices, with recent developments like the 2025 relaunch of Life Science Oklahoma fostering industry collaboration and talent attraction.



The Convergence project, completed in early 2025, has bolstered this growth with a 230,000-square-foot office tower and Innovation Hall, including Oklahoma's first biomanufacturing training facility (BioTC) operated by Wheeler Bio, enhancing workforce skills and supporting clinical trials.

State incentives, such as the Oklahoma Quick Action Closing Committee and \$1 billion in renewable energy credits, have drawn startups and research firms, while partnerships with aerospace and healthcare sectors spur hybrid innovations like precision medicine, positioning OKC as a competitive player in the national bioscience landscape.



NATIONAL ACCOLADES BOLSTERING INFLUENCE

Oklahoma City's healthcare facilities have garnered numerous national accolades in 2025, underscoring their commitment to excellence in patient care, safety, and innovation amid the region's growing bioscience and medical sectors.

- Integris Health Baptist Medical Center and OU Medical Center, both in OKC, earned spots on Newsweek's America's Best-in-State Hospitals 2025 list for Oklahoma.
- Baptist Medical Center received a prestigious patient satisfaction award for outstanding performance in experience and safety metrics, based on CMS data, AHA surveys, and peer recommendations from over 20,000 medical professionals.
- The Oklahoma Heart Hospital (OHH) North and South campuses continued their streak of national recognition, securing the Press Ganey Guardian of Excellence Award for the 12th consecutive year for top-decade patient satisfaction.
- OHH also earned the Women's Choice Award for one of America's Top 100 Hospitals in Patient Experience for the 15th year running, alongside Most Wired certification from CHIME for advanced health IT integration.
- Mercy Hospital Oklahoma City was honored in the 2025 Leapfrog Hospital Safety Grades with a highest-possible "A" rating for superior efforts in preventing medical errors, infections, and accidents, as evaluated by the independent Leapfrog Group using over 30 performance measures.

HIGHER EDUCATION HUB

With 19 public and private colleges, including two comprehensive universities, Oklahoma City offers its citizens with a wide range of higher education choices to serve its more than 230,000 students.



UNIVERSITY OF OKLAHOMA IMPACT

The University of Oklahoma (OU), with its primary campus in Norman and the OU Health Sciences Center (OUHSC) in Oklahoma City, is a cornerstone of the Oklahoma City MSA's economy, driving \$2.7 billion in annual economic impact and supporting more than 24,000 jobs statewide, with a significant portion concentrated in OKC's healthcare and bioscience sectors.

19
OKC Colleges
& Universities

230K
Higher Education
Students in OKC

The OUHSC, enrolling over 3,000 students in medicine, nursing, pharmacy, dentistry, and public health, directly fuels the city's \$6.5 billion healthcare industry by producing skilled professionals and fostering research at facilities like the Stephenson Cancer Center, which attracts federal grants and clinical trial investments.

Beyond healthcare, OU's Norman campus, with ~31,000 students, generates a steady pipeline of graduates in engineering, business, and technology, many of whom enter OKC's workforce, supporting the MSA's 765,500-strong labor market. OU's partnerships with local industries, such as aerospace firms near Tinker Air Force Base and tech companies like Paycom, enhance job creation through internships, co-op programs, and innovation hubs, while its \$1.2 billion in annual research expenditures stimulates entrepreneurship and startup growth in OKC's Innovation District.



\$2.7B+

OU Annual
Economic Impact

\$1.2B

OU Annual Research
Expenditures

Primary

MSA Talent
Pipeline

The university's job pipeline is further amplified by its role in workforce development and community engagement. OUHSC's medical and allied health graduates fill critical roles in hospitals like OU Health and Integris, which employ over 20,000 locally, while OU's Norman-based programs in energy and logistics supply talent to giants like Continental Resources and Love's Travel Stops. The university's Career Services connect students with local employers, with over 60% of OU graduates remaining in Oklahoma, bolstering sectors like IT and professional services.

Additionally, OU's economic contributions extend to real estate and retail through student and faculty spending, with initiatives like the OU Innovation Hub and the Convergence project's BioTC training facility in OKC fostering specialized skills in biomanufacturing and tech, ensuring a robust talent pipeline that aligns with the city's diversification goals and cements its status as a Midwest economic hub.

OKLAHOMA STATE UNIVERSITY

Oklahoma State University (OSU), with its main campus located north of OKC in Stillwater, OK features nationally renowned architecture, veterinary, mechanical engineering and other agricultural science programs. The land-grant, public research university has a total enrollment of 27,600 students and employs 13,940 people.

Oklahoma State University is classified as a "High Research Activity" campus by the Carnegie Foundations and has been named on the list of "Best Value" colleges in the country.



UNIVERSITY OF CENTRAL OKLAHOMA

The University of Central Oklahoma (UCO), located in Edmond within the Oklahoma City MSA, enrolls over 16,000 students and drives economic impact through its programs in business, education, and the arts.

As a key regional institution, UCO fosters innovation and community engagement through initiatives like its Center for eLearning and Connected Environments, supporting OKC's growing tech and professional services sectors with skilled talent.



OKLAHOMA CITY UNIVERSITY

Oklahoma City University (OCU), a private institution in the heart of Oklahoma City, enrolls approximately 1,700 students and is renowned for its strong programs in performing arts, nursing, and law, significantly enhancing the city's cultural vibrancy and healthcare workforce.

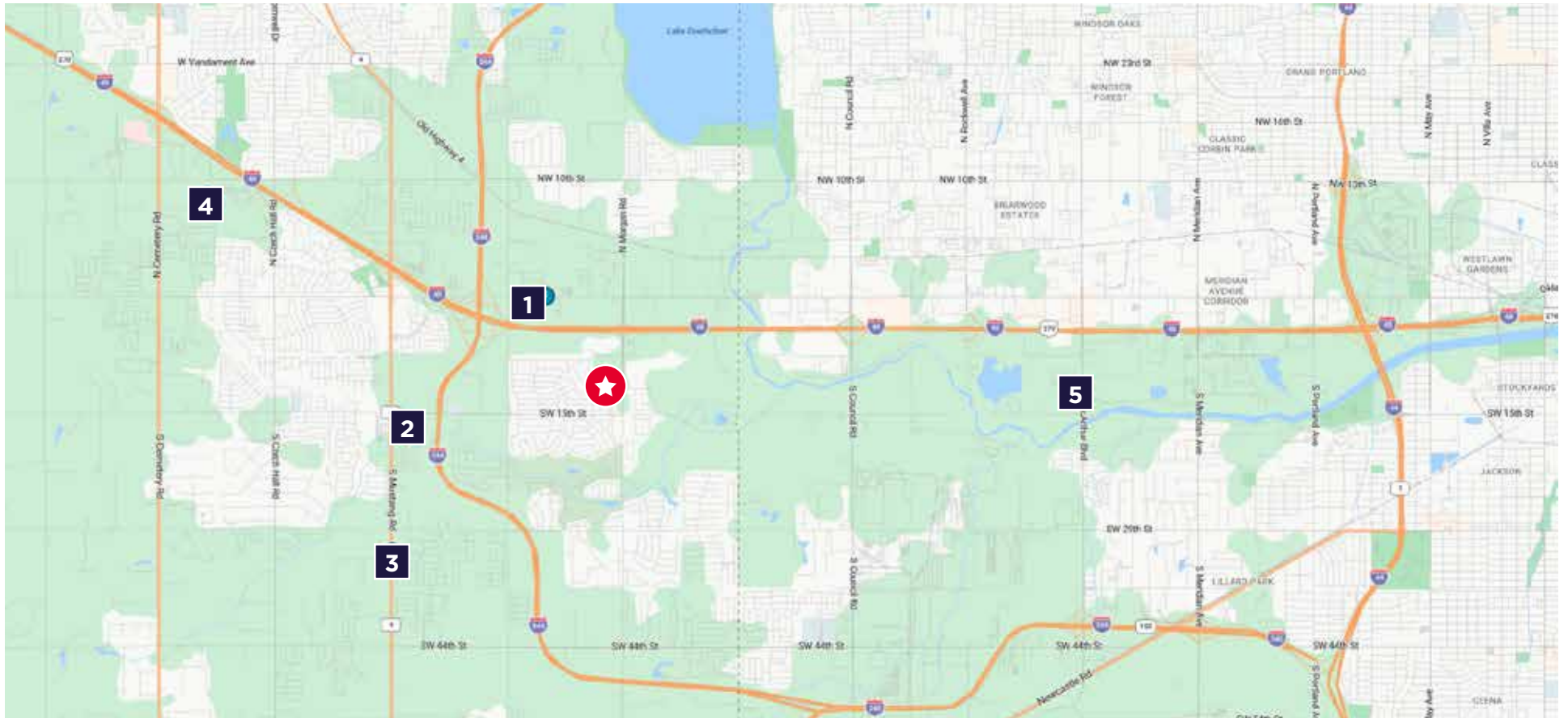
Through its partnerships with local industries and community initiatives, OCU contributes to the Oklahoma City MSA's economic diversification and supplies skilled graduates to the professional services and creative sectors.



APARTMENT MARKET



RENT COMPARABLES / SUMMARY



RENT COMPARABLES

PROPERTY	# UNITS	YEAR BUILT	OCCUPANCY	AVG. SF	MKT. RENT	MKT. RENT/SF
1 Westgate Park	444	2024	82%	756	\$1,178	\$1.56
2 The Greens at Mustang Creek	360	2020	91%	834	\$1,131	\$1.36
3 Pure OKC	150	2024	90%	823	\$1,184	\$1.44
4 Trailwinds	418	2025	47%	947	\$1,374	\$1.45
5 Anatole on MacArthur South & North	554	2015	81%	883	\$1,183	\$1.34
TOTAL / AVG	385	2022	86%*	848	\$1,210	\$1.43

*Properties in initial lease up excluded from average occupancy

1 WESTGATE PARK



10333 W Reno Ave
Oklahoma City, OK 73127

Total Units: 444
Year Built: 2024
Rentable Area (SF): 335,462
Occupancy: 82%

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	97	476	\$975	\$2.05
1BR-1BA	100	769	\$1,100	\$1.43
1BR-1BA	206	796	\$1,260	\$1.58
2BR-2BA	10	1,078	\$1,395	\$1.29
2BR-2BA	31	1,214	\$1,455	\$1.20
TOTAL / AVG	444	756	\$1,178	\$1.56

2 THE GREENS AT MUSTANG CREEK



2004 S Mustang Rd
Yukon, OK 73099
Canadian County

Total Units: 360
Year Built: 2020
Rentable Area (SF): 300,138
Occupancy: 91%

Managed by Lindsey Management Co., Inc.
(LMI)

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	78	544	\$975	\$1.79
1BR-1BA	78	665	\$1,060	\$1.59
2BR-1BA	84	889	\$1,135	\$1.28
2BR-2BA	120	1,093	\$1,275	\$1.17
TOTAL / AVG	360	834	\$1,131	\$1.36

3 PURE OKC



3300 S Mustang Rd
Yukon, OK 73099

Total Units: 150
Year Built: 2024
Rentable Area (SF): 123,428
Occupancy: 90%

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	19	664	\$1,059	\$1.59
1BR-1BA	30	672	\$1,101	\$1.64
1BR-1BA	2	680	\$1,119	\$1.65
1BR-1BA	20	681	\$1,101	\$1.62
2BR-2BA	6	951	\$1,274	\$1.34
2BR-2BA	36	956	\$1,269	\$1.33
2BR-2BA	7	960	\$1,299	\$1.35
2BR-2BA	30	961	\$1,260	\$1.31
TOTAL / AVG	150	823	\$1,184	\$1.44

4 TRAILWINDS



12600 Northwest 10th Street
Yukon, OK 73099

Total Units: 418
Year Built: 2025
Rentable Area (SF): 395,999
Occupancy: 47%

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	216	773	\$1,227	\$1.59
1BR-1BA	17	1,040	\$1,595	\$1.53
2BR-2BA	168	1,110	\$1,471	\$1.33
2BR-2BA	17	1,463	\$2,050	\$1.40
TOTAL / AVG	418	947	\$1,374	\$1.45

Property is in lease-up

5 ANATOLE ON MACARTHUR SOUTH & NORTH



5924 SW 12th St
Oklahoma City, OK 73128
Oklahoma County

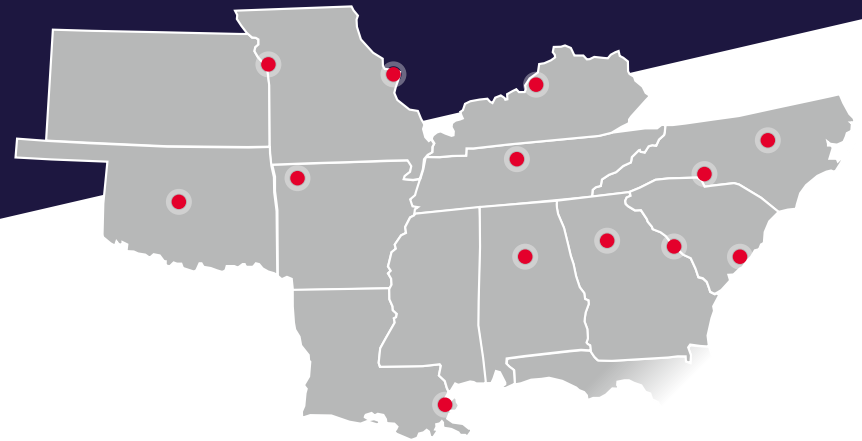
Total Units: 554
Year Built: 2015
Rentable Area (SF): 489,134
Occupancy: 81%

Managed by NE Property Management

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	72	651	\$996	\$1.53
1BR-1BA	72	659	\$1,051	\$1.59
1BR-1BA	36	726	\$1,042	\$1.44
1BR-1BA	60	736	\$1,069	\$1.45
1BR-1BA	18	789	\$1,246	\$1.58
1BR-1.5BA	16	983	\$1,200	\$1.22
2BR-2BA	72	1,000	\$1,175	\$1.18
2BR-2BA	16	1,011	\$1,375	\$1.36
2BR-2BA	108	1,014	\$1,225	\$1.21
2BR-2BA	60	1,137	\$1,477	\$1.30
2BR-2BA	24	1,195	\$1,550	\$1.30
TOTAL / AVG	554	883	\$1,183	\$1.34

SUNBELT MULTIFAMILY ADVISORY GROUP

80 TEAM MEMBERS
38 ADVISORS
13 STATES



#1
Sunbelt
Market Share*



\$6B
2025 Total
Sales Volume



175
Deals Closed
in 2025



32K
Units Sold
in 2025

/ SUNBELT INSTITUTIONAL

ROBERT STICKEL
Executive Vice Chair

ALEX BROWN
Vice Chair

ASHLYN WARREN
Senior Director

MICHAEL KAY
Director

/ SUNBELT BTR

PARKER CALDWELL
Senior Director

ALEX BROWN
Vice Chair

ROBERT YATES
Director

TYLER MAYO
Executive Director

/ ATLANTA

MIKE KEMETHER
Executive Vice Chair

TRAVIS PRESNELL
Exec. Managing Director

NATHAN SWENSON
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WESLEY KENNEY
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WESLEY LACEFIELD
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ROBERT YATES
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/ GEORGIA

TAYLOR BIRD
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NELSON ABELS
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HARRISON CHEELEY
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LAURA AYLOR
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/ TENNESSEE

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BEN THOMAS
Director

/ CENTRAL STATES

CRAIG HEY
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MARTIN BYNUM
Executive Director

STEPHEN PESTINGER
Managing Director

/ KENTUCKY

MIKE KEMETHER
Executive Vice Chair

CRAIG COLLINS
Senior Director
Commercial Kentucky Inc.

/ LOUISIANA

MIKE KEMETHER
Executive Vice Chair

LARRY SCHEDLER
Principal, Larry G.
Schedler & Associates

CHRISTIAN SCHEDLER
Principal, Larry G.
Schedler & Associates



* CoStar broker-attributed 2025 sales in AL, AR, FL, GA, KS, KY, LA, MO, MS, NC, OK, SC & TN



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CUSHMAN & WAKEFIELD NATIONAL MULTIFAMILY ADVISORY GROUP

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Charleston
Charlotte
Louisville
Nashville
New Orleans
Oklahoma City
Raleigh
Rogers

/ WEST

Albuquerque
Boise
Colorado Springs
Denver
Las Vegas
Los Angeles
Phoenix
Portland
Reno
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Salt Lake City
San Diego
San Francisco
Seattle

/ MIDWEST

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Cincinnati
Columbus
Detroit
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Kansas City
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Houston
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Boston
Newark
New York
Philadelphia
Pittsburgh
Stamford
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/ FLORIDA

Fort Lauderdale
Jacksonville
Miami
Orlando
Tampa

EQUITY, DEBT & STRUCTURED FINANCE

- Sunbelt
- Florida
- Midwest
- Northeast
- Texas
- West

Agency Financing Made Possible Through
Greystone Servicing, LLC

ALTERNATIVE ASSET TYPES

- Affordable Housing
- Land
- Manufactured Housing
- Seniors Housing
- Single-Family Rentals / Build to Rent
- Student Housing



For more information about Morgan Road Development Site, visit multifamily.cushwake.com

For more information and insights from our National Multifamily Advisory Group, visit www.cushmanwakefield.com/mag