



FOR SALE BY OWNER/BROKER

405-990-0452

The Oaks is a 69-acre (mol) tract at the northwest corner of Interstate 35 and Britton Road in Oklahoma City. It represents a unique opportunity to proactively chart a future course for the North I-35 corridor. This is a primary gateway that is equidistant to Oklahoma City and Edmond's burgeoning growth and development to the north and south.

Major tourist attractions such as **Frontier City**, **Remington Park** and **Bricktown** provide residents and visitors with an impressive view of the City as they approach from the north. With projects such as **The Oaks**, Oklahoma City is actively encouraging and catalyzing high-quality development in this flourishing corridor. The location averages more

SALIENT POINTS

- Britton Road is a primary four-lane corridor which connects I-35 and the Centennial Expressway (Broadway Extension) to the west.
- The property is only five minutes south of the entrances to the Kilpatrick and Turner Turnpikes.
- Edmond and Historic "Route 66" are also less than 10 minutes to the north.
- The I-35 Corridor to the north heralds, among others, US Foods, Sam's Club, a Wal-Mart Super Center, Mercy Edmond Health campus, Integris Health Edmond campus, Francis Tuttle Technology Center - Business Innovation Center, among others.
- Frontier City Amusement Park, a statewide tourist attraction, is three minutes to the north.
- The beautiful Arcadia Lake is approximately 10 minutes to the north.
- The world-class Remington Park Race Track, Oklahoma City Zoo and the National Softball Hall of Fame are just five minutes to the south.
- The prestigious National Cowboy and Western Heritage Museum is five minutes to the southwest.
- Science Museum Oklahoma is less than 10 minutes to the southwest.
- Oklahoma City CBD and Bricktown are less than 10 minutes to the south.
- Edmond is home to the University of Central Oklahoma (UCO), the state's largest metropolitan university. UCO's Forensic Science Institute and its partnership with the Oklahoma State Bureau of Investigation has become a model for world-class instruction and investigation.

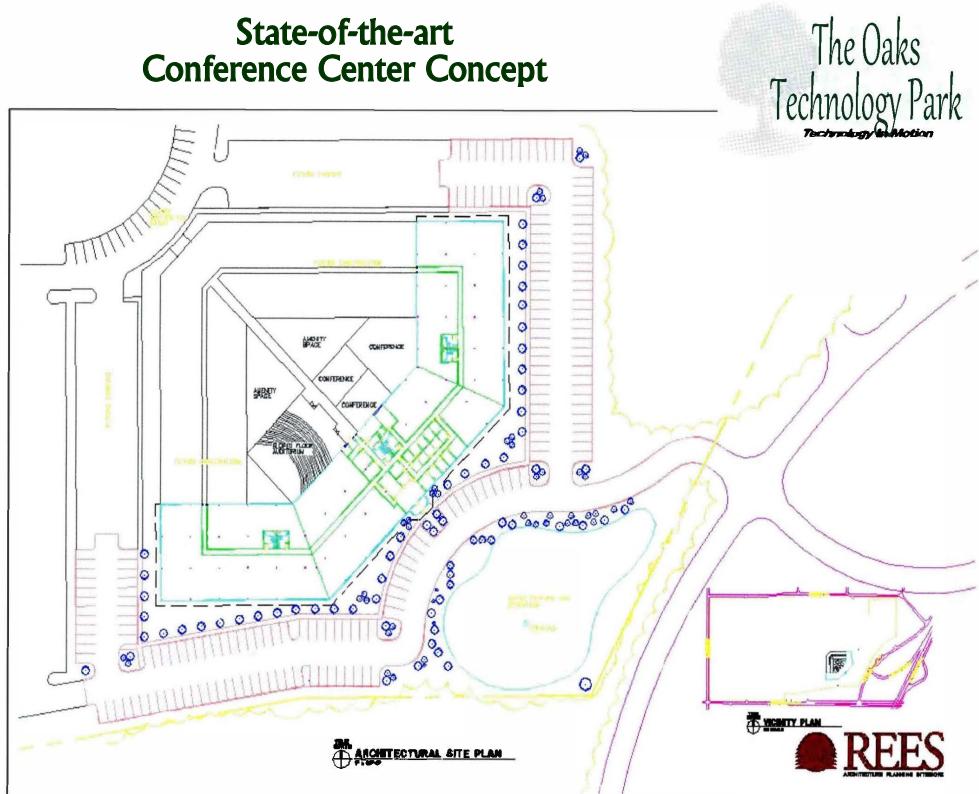
Concepts: The Oaks Technology Park

The Oaks Technology Park has the potential to set the standard for innovative business environments in Oklahoma City for the next generation. This 69 acre(\pm) tract is at the northwest corner of Interstate 35 and Britton Road which is Oklahoma City's primary telecommunications and media corridor, i.e., television, radio and print media.

The vision for The Oaks Technology Park is to create a campus-type environment for Multi-Media, diverse Health Care facilities and/or a Retail Lifestyle Shopping Center. Three major disciplines are the backbone of these concepts—physical, technological and programmatic.

Property's Physical Attributes

- Potential of up to 1 million square feet with 12-15 buildings
- Campus-like setting with a timeless and beautiful architectural theme
- Harmonious blend of Class "A" Office, R&D, Flex Space, and complementary retail
- State-of-the-art conference facility
- Flexible floor and building designs providing maximum space-utilization and a seamless transition for growth
- Site is surrounded by thousands of trees and rolling terrain making for a peaceful place to work and do business



Prospective Technology Attributes

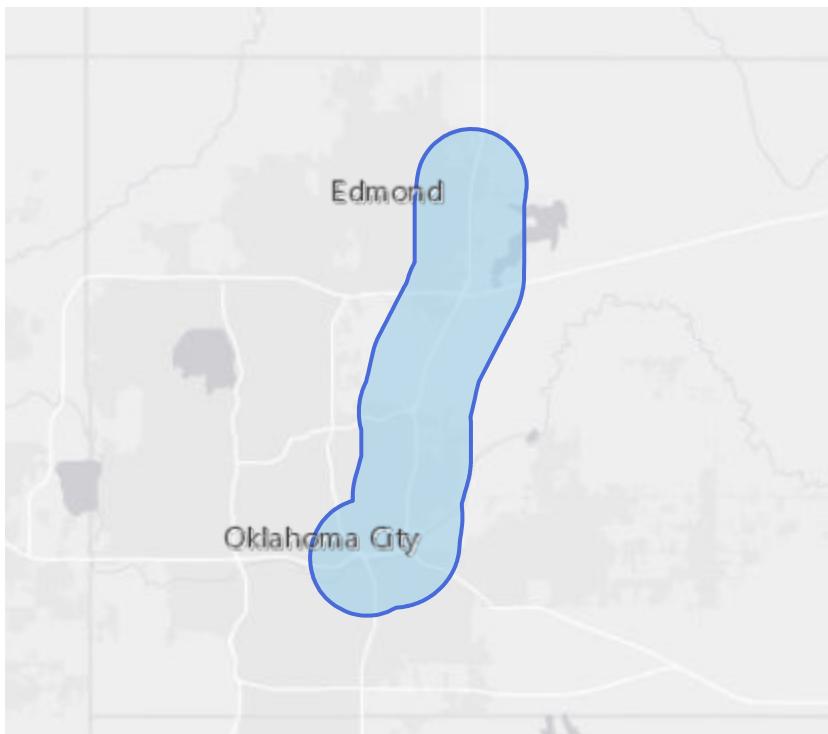
- A well-defined set of basic infrastructure features
- Designed and engineered for current and future technological-enhancements
- Incorporate tenants' existing and anticipated technology requirements based on face-to-face interviews, research and guided by pre-eminent experts in the field
- On-site conditioned power
- 3-D Printing and Additive Manufacturing
- Full-motion video teleconferencing
- Distance-education and virtual learning media
- Redundant and clean power options
- High-capacity Fiber, Broadband and Wireless communication
- Quantum Computing
- Software Engineering and Development
- Prospective Data Farm

Population Trends

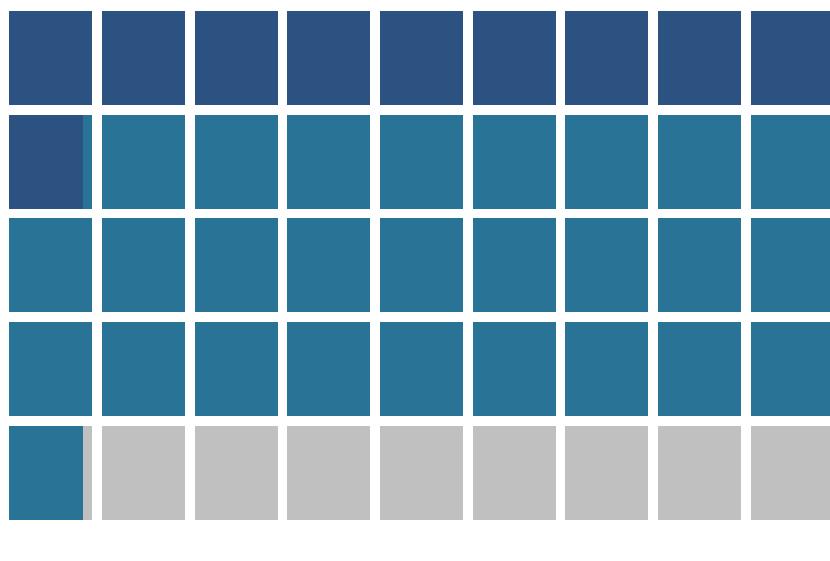
I-35 Corridor: 2 Mile Buffer

Area: 73.9 square miles

Prepared by Greater Oklahoma City Chamber



POPULATION BY AGE



POPULATION TRENDS AND KEY INDICATORS

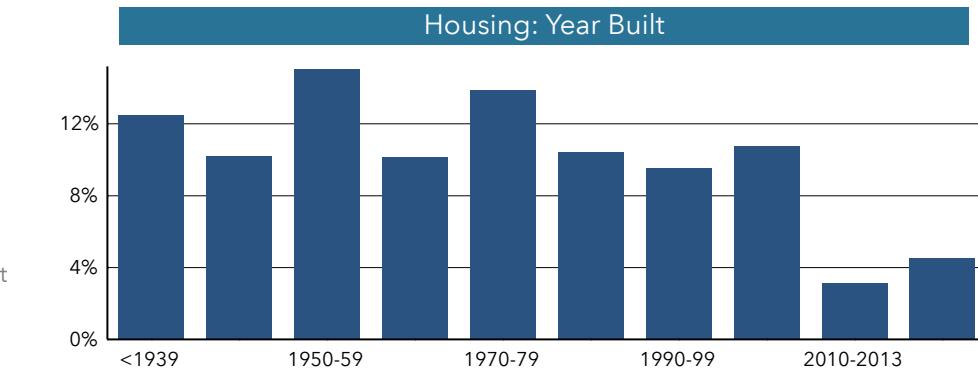
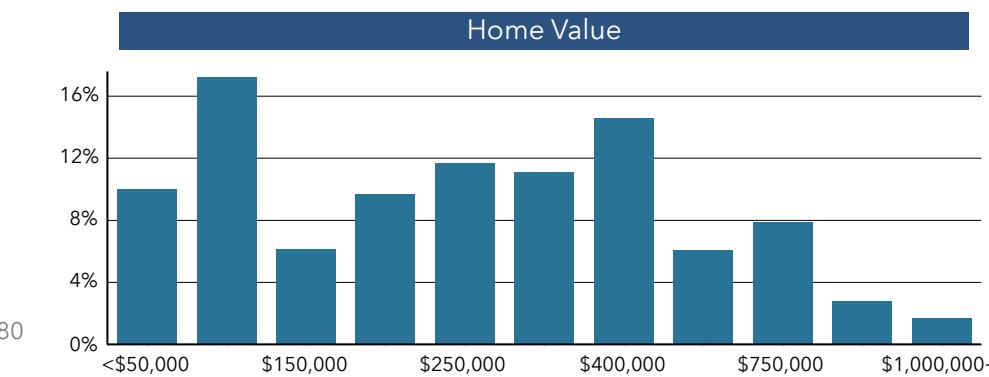
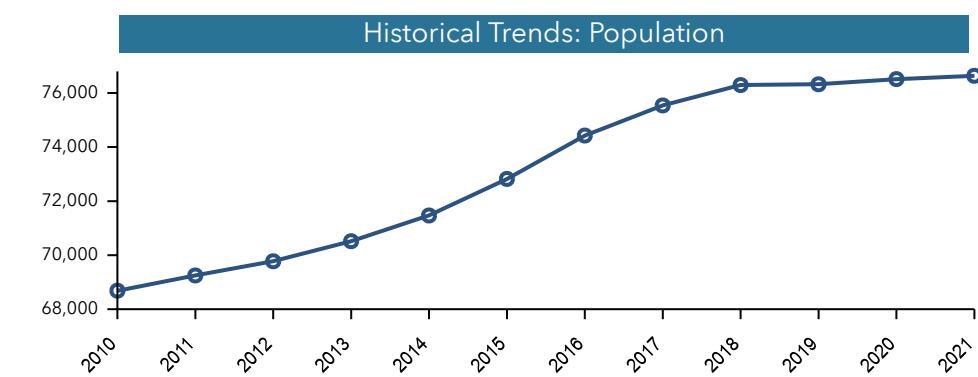
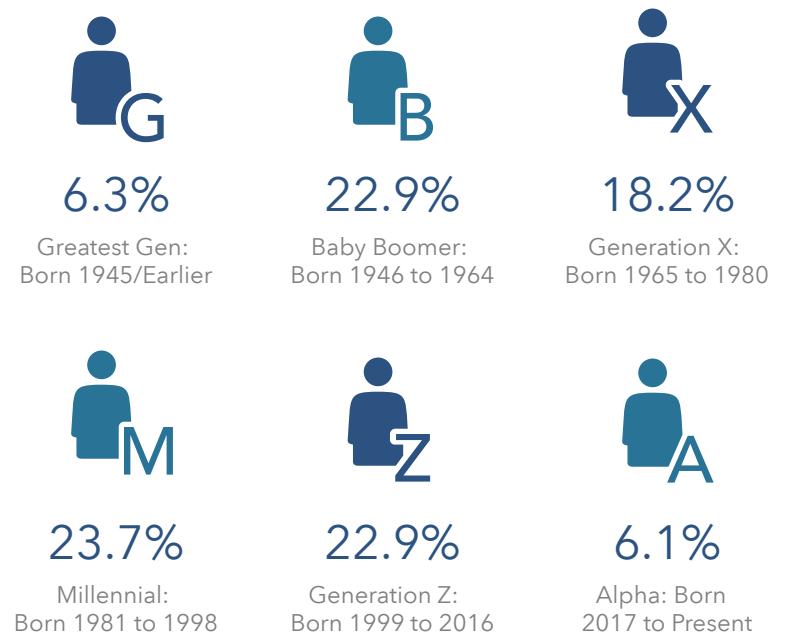
I-35 Corridor: 2 Mile Buffer

76,638	30,638	2.41	38.7	\$54,460	\$229,577	107	131	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



POPULATION BY GENERATION



Employment Overview

I-35 Corridor: 2 Mile Buffer

Area: 73.9 square miles

Prepared by Greater Oklahoma City Chamber

Employment Overview

INCOME



\$35,345 Per Capita Income



I-35 Corridor: 2 Mile Buffer

EDUCATION



No High School Diploma

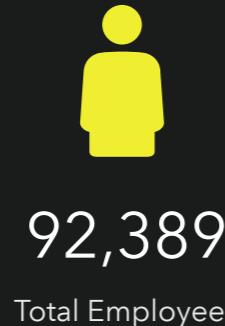


High School Diploma



Bachelor's/Grad/Prof Degree

BUSINESS



KEY FACTS

76,638 Population



\$45,926 Median Disposable Income

COMMUTERS



Spend 7+ hours commuting to and from work per week



Drive Alone to Work

GREATER OKLAHOMA CITY
A BETTER LIVING. A BETTER LIFE.

EMPLOYMENT



White Collar



Blue Collar



Services



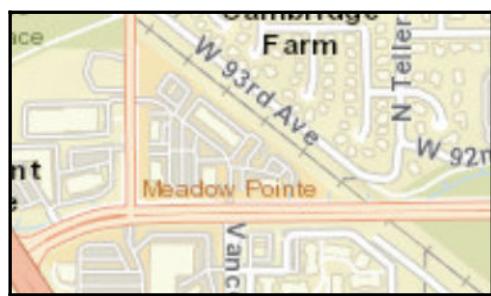
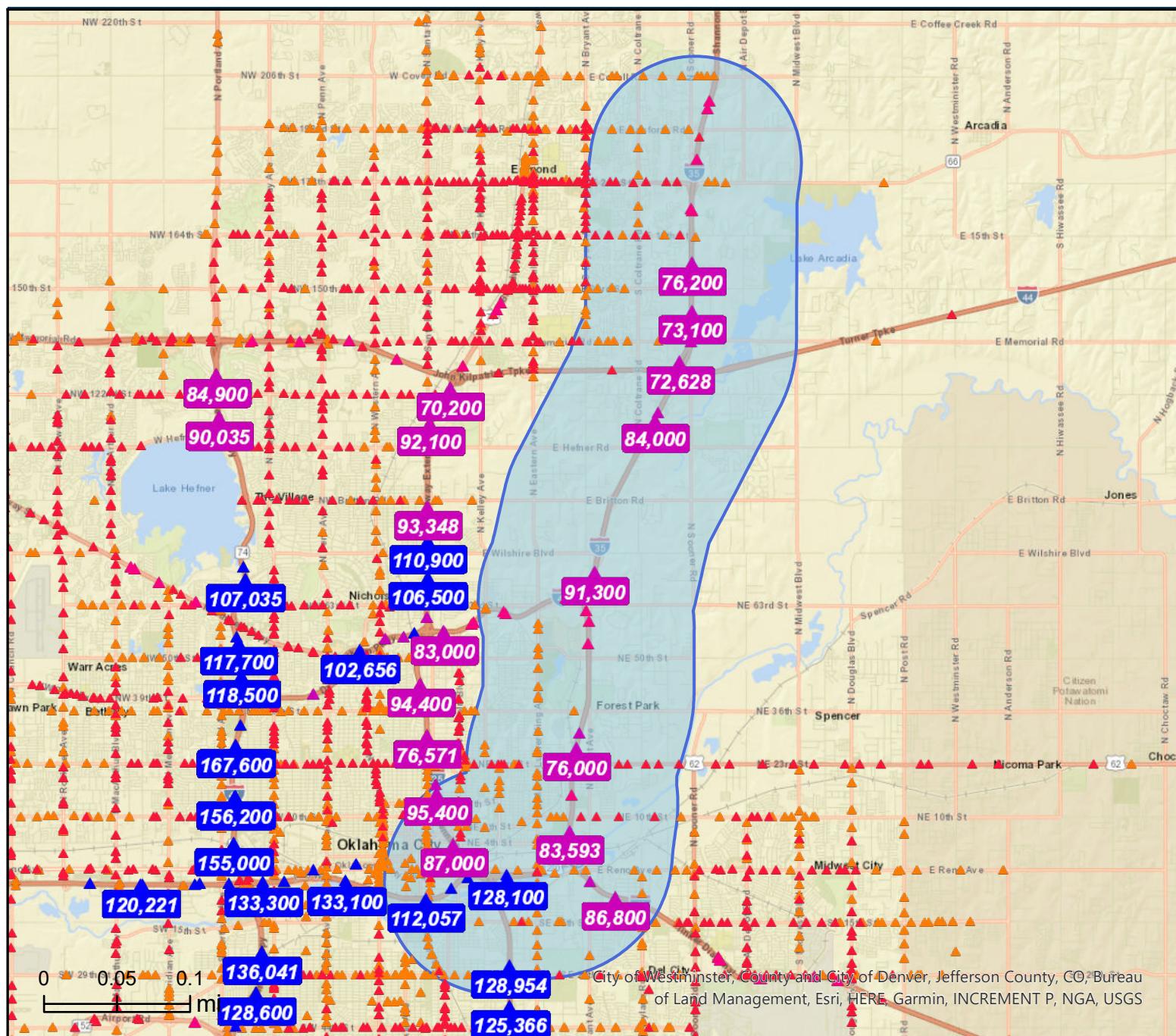
Unemployment Rate

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2021, 2026.

Traffic Count Map

I-35 Corridor: 2 Mile Buffer
Area: 73.9 square miles

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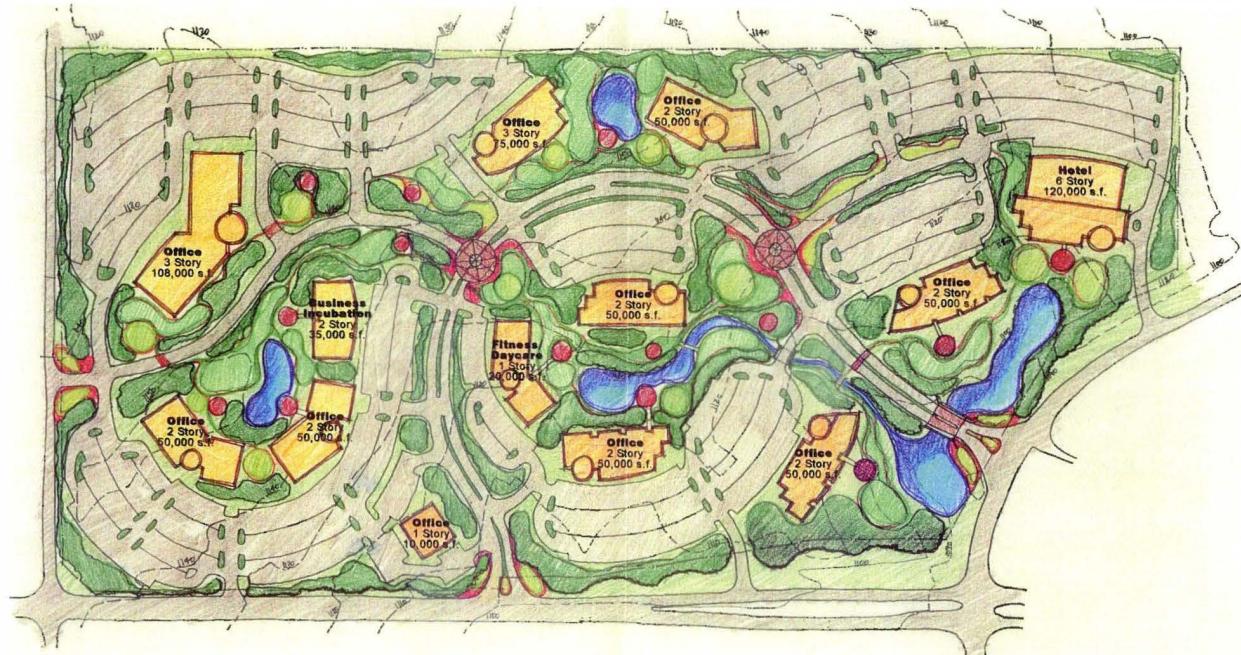
Average Daily Traffic Volume
Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day





IFS Realty of Oklahoma, Inc.

The Oaks Technology Park Site Concept



PROJECT:
The Oaks Technology Park

SCALE: 100' 200'
1" = 200'



AVAILABLE LAND

69± Acres (mol)

TERMS

Cash, build-to-suit, or ground lease

LOCATION

I-35 & Britton Road, Oklahoma City, OK

While every reasonable effort has been taken to provide accurate information, Oaks Technology Park, LLC specifically disclaims all express and implied warranties with respect to the information and materials contained herein. Oaks Technology Park, LLC further warrants that no legal advice is being given and no attorney-client relationship has been created. Oaks Technology Park, LLC also encourages interested parties to seek advice and consult with legal counsel familiar with their particular circumstances. Owner of the property is a licensed Real Estate Broker in the State of Oklahoma.

Warren Thomas
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