

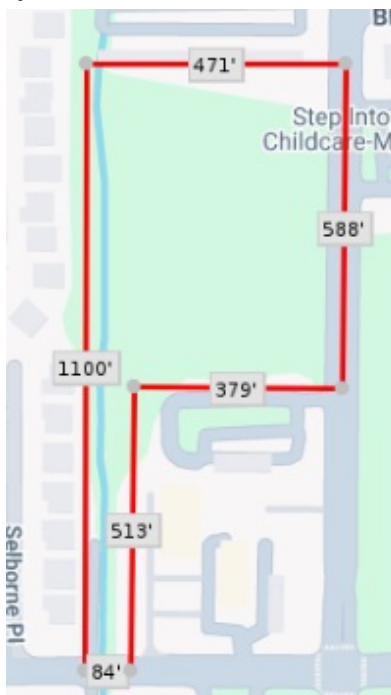
Offering Memorandum – 2 Page Deal Sheet

SW 15th Street & Morgan Road • Oklahoma City, OK • C-3 Zoning

Prepared: January 22, 2026

Land Size	7.34 ± Acres (319,730 SF)
Offering Price	\$2,500,000 (Cash at Close)
Price Per SF	\$7.82/SF
Jurisdiction	City of Oklahoma City
Zoning	C-3 Commercial
Utilities	All utilities on site (Buyer to verify capacity/availability)

Site Layout / Access (not to scale)



Highlights

Strong visibility and access at SW 15th St & Morgan Rd in a growth corridor. Ideal for retail, medical/professional office, restaurant/QSR (subject to approval), and service-based commercial. Survey on following page. Buyer to verify zoning, utilities, access, and development requirements.

Legal Description

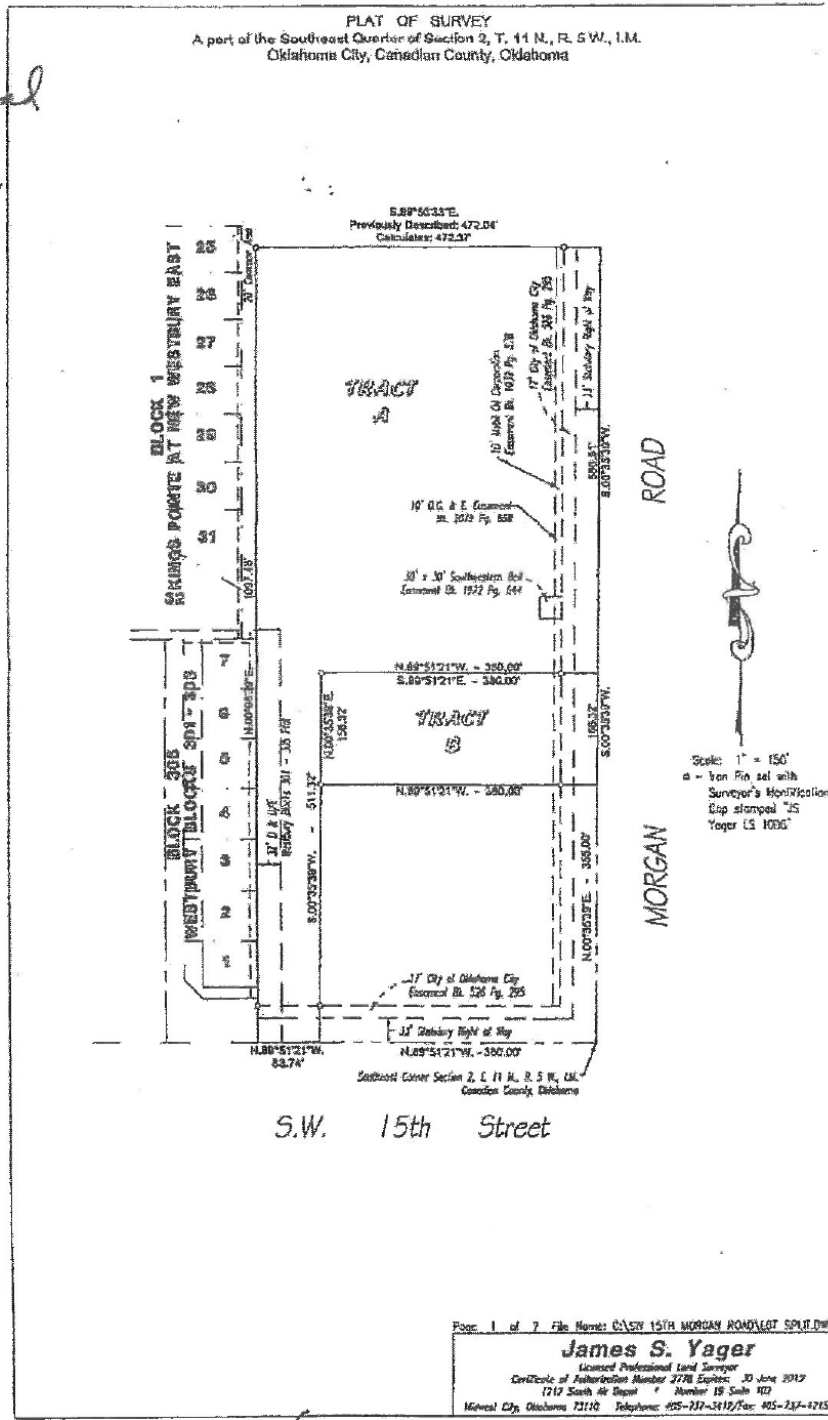
T11N R05W S02 SE4 A#27 PT SE4 BEG 380'W OF SE/C, TH W83.74' NE1,097.48' E472.37' S586.91' W380' S511.32' TPB.



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Exhibit – Survey / Boundary

*Morgan Road
Property
Schomp*



(5)