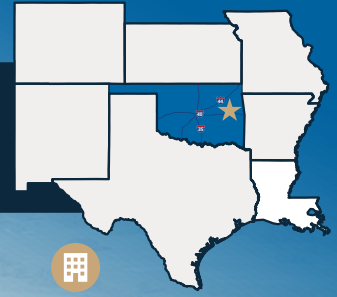


MUSKOGEE-DAVIS FIELD AIRPORT

1500 SABRE STREET,
MUSKOGEE, OKLAHOMA

OKLAHOMA
642 ACRES
35.655294, -95.354279



IDEAL FOR:



INDUSTRIAL



AVIATION










COMMERCIAL

OVERVIEW

City:	Muskogee, OK
County:	Muskogee County, OK
Ownership:	Publicly Owned by Muskogee Municipal Authority
Available Acreage:	642 acres
Available Tract Range:	10 to 330 acres
Lease Price:	\$3,500/acre/year

Muskogee-Davis Field Airport can be added to Foreign Trade Zone 164

HIGHLIGHTS

 ZONING	Light Industrial (I-1)
 INTERSTATE ACCESS	Muskogee Turnpike: 7 mi US I-40: 15 mi US I-44: 47 mi
 HIGHWAY ACCESS	US 64: Frontage US 69: 4 mi US 62: 7 mi
 PORT ACCESS	Port Muskogee: 11 mi
 AIRPORT FACILITIES	Runway 13/31: 7200 x 150ft Runway 04/22: 4498 x 75ft Runway 18/36: 1904 x 60ft Terminal: 5,000 sq. ft.
 TRAINING SUPPORT	Indian Capital Technology Center: 11 mi
 EMERGENCY RESPONSE	EMS: 4.6 mi Fire (ISO 2): 4.1 mi Police: 6.1 mi



DUE DILIGENCE

Suitable for development with no major impediments.

- Comprehensive Site Diligence and Master Plan (2020)

UTILITIES

Electricity:	OG&E has a 12.47 kV electric distribution lines along Sabre St with 2.5-3.5 MW of available capacity.
Natural Gas:	ONG has a 12" line around the south and east side with a 2" line providing service to the built areas of the airport. A 6" line travels along Gurlick Street. This presents a well-placed utility for end-users
Water:	City of Muskogee has a 12" water line serving the airfield-built areas. A 100,000-gallon water tower is onsite providing pressure to existing system. Fireplug-type hydrants throughout the airport property are mapped; WTP has 9 mgd of excess capacity
Sewer:	City of Muskogee has a 4" gravity sewer line extending to a lift station serving the built areas of the airfield; WWTP has 11 mgd of excess capacity
Fiber:	AT&T Fiber

COMMUNITY OVERVIEW

MUSKOGEE

Located within the Greater Tulsa region on the nation's most inland all-weather waterway, Muskogee is uniquely positioned to offer multi-modal transportation opportunities with water, rail, air and highways. Numerous community initiatives are currently underway to improve infrastructure and quality of life.

45,000+
25 or Older Population
in Muskogee Co.

530,000+
People Employed
Within 45-Minutes

20 States
Accessible by Inland
Waterway

94%
of U.S. Population
Accessible Overnight
by Road

1,100 Acres
of Publicly Owned
Industrial Land

3
Higher Education
Institutions

#4
Most Affordable
City in U.S.

#5
County in OK for
Capital Investment

\$104,200
Median Home Value

20.8 Minutes
Average Commute Time

21 Colleges
Within 45 Minutes

13 Tech Centers
Within 45 Minutes

Local Incentives
For Company and
Employee Recruitment

MUSKOGEE COUNTY



OKLAHOMA

#4
Lowest Cost of Living
(Forbes)

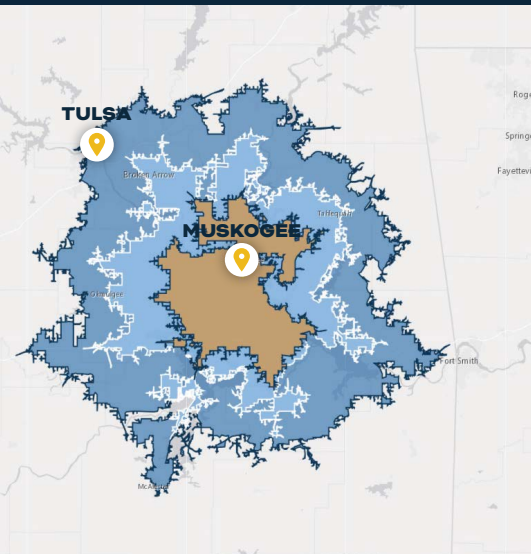
16% Lower
Electrical Power Costs
Than National Average

Top 10
Lowest Tax Burden
(CNBC)

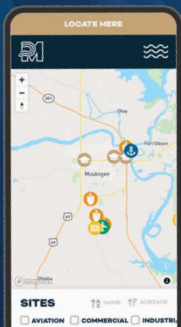
- Central location & crossroads of North America
- Inland, ice-free ports mean lower transportation costs

- Diverse incentives + tax credit packages to give companies a competitive advantage
- Right-to-Work State

LABOR SHED



	30 MINUTE DRIVE	45 MINUTE DRIVE	60 MINUTE DRIVE
TOTAL POPULATION	174,247	554,118	1,240,379
LABOR FORCE	73,796	259,633	595,788
BACHELOR'S DEGREE	20.3%	23.9%	26.5%



VIEW MORE SITES ON OUR INTERACTIVE MAP



Scan the QR code to see more available sites and discover everything the Muskogee region has to offer.

Heather McDowell
ECONOMIC DEVELOPMENT

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PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE