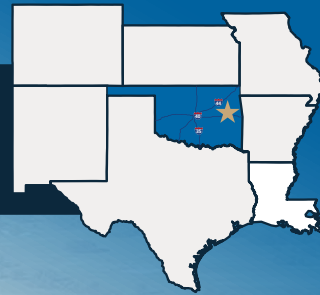


JOHN T GRIFFIN INDUSTRIAL PARK

DAL-TILE ROAD,
MUSKOGEE, OKLAHOMA

OKLAHOMA
86.35 ACRES

35.709052, -95.384678



OVERVIEW

City:	Muskogee, OK
County:	Muskogee County, OK
Ownership:	Publicly owned by Muskogee City-County Port Authority
Available Acreage:	86.35 acres
Available Tract Range:	38.88 to 47.47 acres
Sale Price:	\$25,000/acre
Lease Price	\$3,500/acre/year

John T Griffin Industrial Park can be added to Foreign Trade Zone 164

HIGHLIGHTS



ZONING

Heavy Industrial (I-2)



INTERSTATE ACCESS

Muskogee Turnpike: 5 mi
US I-40: 17 mi
US I-44: 45 mi



HIGHWAY ACCESS

US 64: Adjacent
US 69: 1 mi
US 62: 5 mi



PORT ACCESS

Port Muskogee: 9.6 mi



AIRPORT ACCESS

Muskogee-Davis Field
Airport: 4.5 mi
Tulsa International
Airport: 55.5 mi



RAIL SERVICE

Union Pacific via Port
Muskogee's Midland Valley
Branch Line



TRAINING SUPPORT

Indian Capital Technology
Center: 9.6 mi



EMERGENCY RESPONSE

EMS: 3.7 mi
Fire (ISO 2): 3.6 mi
Police: 3.5 mi

DUE DILIGENCE

Suitable for development with no major impediments.

- Wetland and Waterway Delineation Assessment - 2001
- Phase 1 Environmental Site Assessment - 2000
- Geotechnical Assessment Lot 2 - 2015

IDEAL FOR:



INDUSTRIAL



UTILITIES

Electricity: OG&E 345kV substation serves lots 6, 7 and 8. A 12.47 kV electric distribution line runs along Daltile Rd with 3-5 MW of available capacity.

Natural Gas: ONG has a 4" 20-40 psig natural gas line on US Highway 165 at the northern edge of the park; 50 mcfh of available capacity

Water: City of Muskogee has a 6" water line serving available sites

Sewer: City of Muskogee has a 6" gravity sewer line serving available sites

Fiber: AT&T Fiber and Dobson 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)

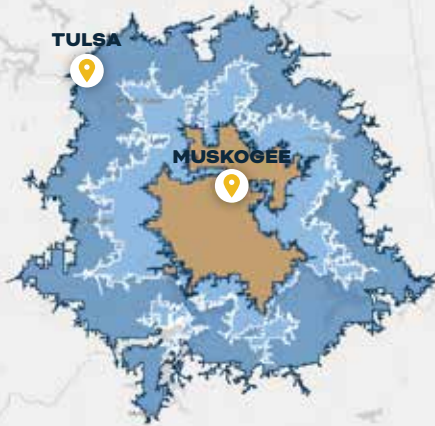
- Central location & crossroads of North America
- Inland, ice-free ports mean lower transportation costs

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

- Interstate
- Highways
- Railway
- Waterway
- Airport
- Port
- Site

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

(918) 682-7886
heather@portmuskogee.com
PortMuskogee.com



PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE