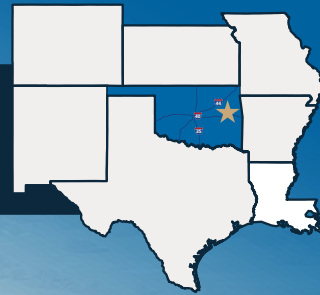


JOHN T GRIFFIN INDUSTRIAL PARK

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

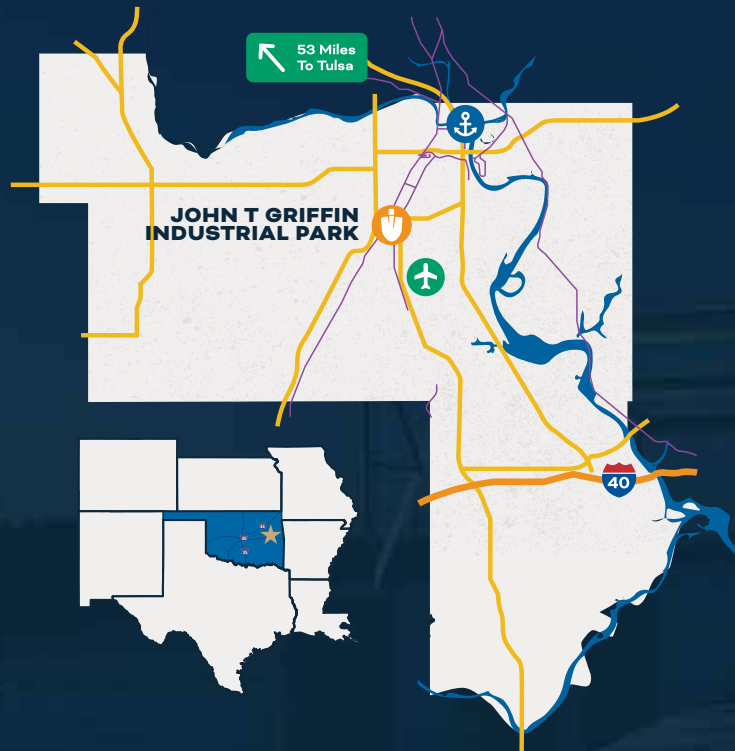
20.8 Minutes
Average Commute Time

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)

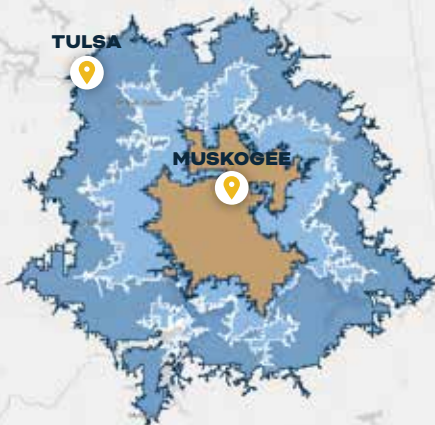
- Central location & crossroads of North America
- Inland, ice-free ports mean lower transportation costs

- 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

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PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE