

# JOHN T GRIFFIN INDUSTRIAL PARK

DAL-TILE ROAD,  
MUSKOGEE, OKLAHOMA

OKLAHOMA  
**211.85 ACRES**

35.709052, -95.384678



IDEAL FOR:



INDUSTRIAL

## OVERVIEW

City:	Muskogee, OK
County:	Muskogee County, OK
Ownership:	Publicly owned by Muskogee City-County Port Authority
Available Acreage:	211.85 acres
Available Tract Range:	38.88 to 126 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



## UTILITIES

**Electricity:** OG&E substation serves lots 6 and 7 with 500 MW of capacity. A 12.47 kV electric distribution line runs along Dal-Tile 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 12" water line serving available sites; WTP has 9 mgd of excess capacity

**Sewer:** City of Muskogee has a 12" gravity sewer line serving available sites; WWTP has 11 mgd of excess capacity

**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
- Incentives + tax credit packages to give companies a competitive advantage
  - Right-to-Work State

Interstate

Highways

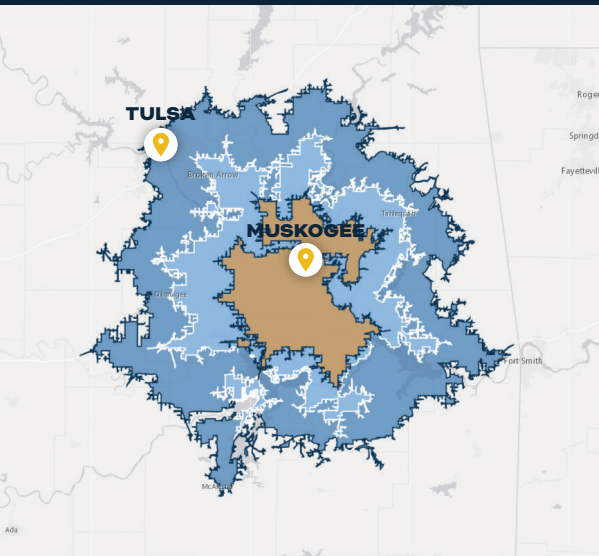
Railway

Waterway

Airport

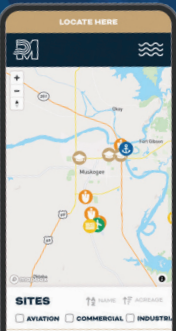
Port

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