

SOUTHSIDE EAST INDUSTRIAL PARK

US-64 & 53RD STREET SOUTH,
MUSKOGEE, OKLAHOMA

OKLAHOMA
144 ACRES

35.678352, -95.375722



IDEAL FOR:



INDUSTRIAL

OVERVIEW

City: Muskogee, OK
County: Muskogee County, OK
Ownership: Publicly Owned by Muskogee Municipal Authority

Available Acreage: 144 acres
Available Tract Range: 5 to 144 acres
Sale Price: \$25,000/acre
Lease Price: \$3,500/acre/year

Southside Industrial Park can be
added to Foreign Trade Zone 164

HIGHLIGHTS



ZONING

Heavy Industrial (I-2)
Light Industrial (I-1)



INTERSTATE ACCESS

Muskogee Turnpike: 6 mi
US I-40: 15 mi
US I-44: 46 mi



HIGHWAY ACCESS

US 64: Bisects park
US 69: 2 mi
US 62: 6 mi



PORT ACCESS

Port Muskogee: 11 mi



AIRPORT ACCESS

Muskogee-Davis Field
Airport: 2 mi
Tulsa International
Airport: 53 mi



RAIL SERVICE

Union Pacific via Port
Muskogee's Midland Valley
Branch Line



TRAINING SUPPORT

Indian Capital Technology
Center: 10 mi



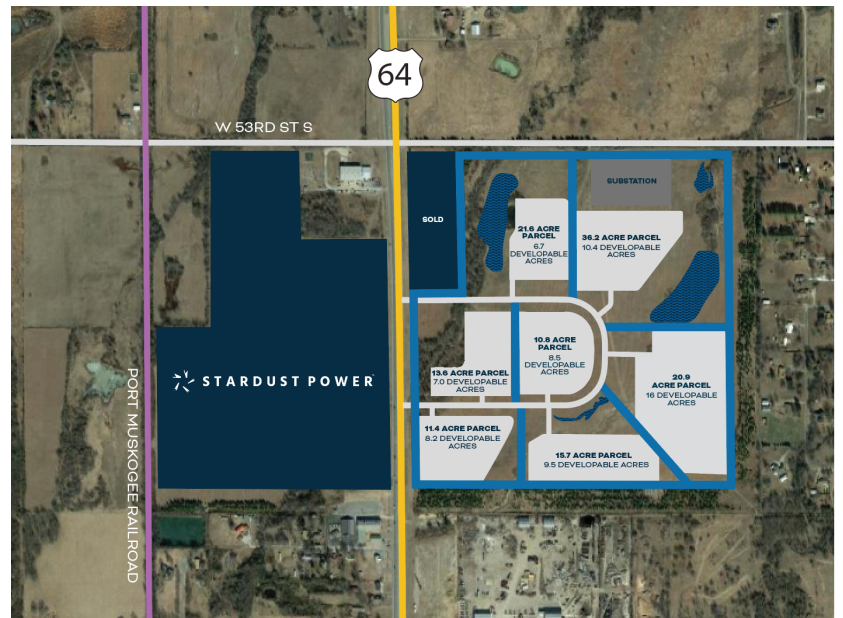
EMERGENCY RESPONSE

EMS: 3.6 mi
Fire (ISO 2): 3.1 mi
Police: 5.1 mi

DUE DILIGENCE

Suitable for development with no major impediments.

- Phase I Environmental Site Assessments - 1997 (west side) and 2018 (east side)
- Geotechnical Assessment - 2018 (east side) - 14 borings
- Wetland Delineation Assessment (east) 2023



UTILITIES

Electricity: OG&E has 12.47 kV electric distribution lines along 53rd St S and Highway 64 with 2-3 MW of available capacity

Natural Gas: ONG has a 4" 20-40 psig natural gas line on Highway 64 at the southern edge of the park, 50 mcfh of available capacity

Water: City of Muskogee has a 18" water line with 4,700 gpm flow along Highway 64; WTP has 9 mgd of excess capacity

Sewer: City of Muskogee has a 12" gravity sewer line 3,800' east of the park; extension to site in progress.

Fiber: AT&T fiber is at the site along W 53rd St S

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

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

MUSKOGEE COUNTY



- Interstate

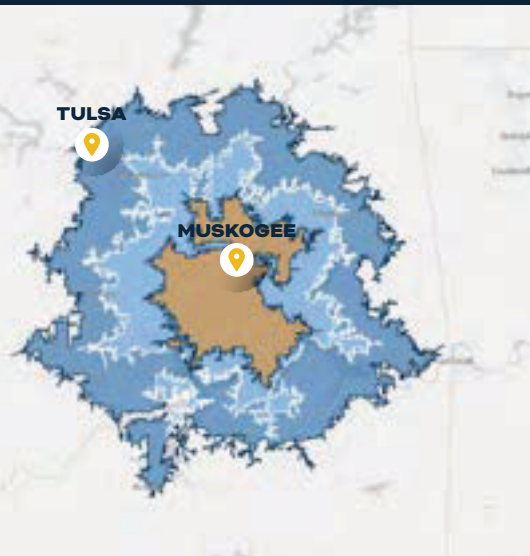
Highways

Railway

Waterway
- Airport

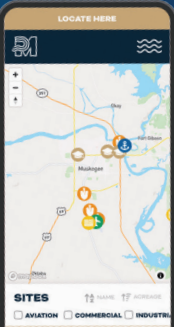
Port

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.

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ECONOMIC DEVELOPMENT

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PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE



NOTE: ALL ACREAGES ARE APPROXIMATE. WILL NEED TO FINALIZE AREAS DURING DETAILED DESIGN. WILL NEED TO CONFIRM THAT 53RD STREET HAS AN ADEQUATE PAVEMENT SECTION FOR TRUCK TRAFFIC WITH HEAVY LOADS. 50' BUFFER APPLIED TO ALL DEVELOPMENTS IN CLOSE PROXIMITY TO STREAMS.



**BURNS
MCDONNELL**

PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE
LAYOUT 1
10/31/2023