

AVAILABLE NOW

PORT MUSKOGEE SOUTH

**GALLERY DRIVE,
MUSKOGEE, OKLAHOMA**

Frontier Terminal: 4511 Gallery Drive

OKLAHOMA
80.9 ACRES
35.74142, -95.29677



IDEAL FOR:



INDUSTRIAL

OVERVIEW

City:	Muskogee, OK
County:	Muskogee County, OK
Ownership:	Publicly owned by Muskogee City-County Port Authority
Available Acreage:	80.9 acres
Lease Price:	\$4,500/acre/year for riverfront property

HIGHLIGHTS



ZONING

Heavy Industrial (I-2)



INTERSTATE ACCESS

Muskogee Turnpike: Adjacent
US I-40: 27.7 mi
US I-44: 45 mi



HIGHWAY ACCESS

US 64: 6.5 mi
US 69: 7 mi
US 62: 6.2 mi



PORT ACCESS

Port Muskogee: 4.9 mi



AIRPORT ACCESS

Muskogee-Davis Field
Airport: 8 mi

Tulsa International
Airport: 51.1 mi



RAIL SERVICE

BNSF - Class 1



TRAINING SUPPORT

Indian Capital Technology
Center: 4.6 mi
OSU IT: 43 mi
Tulsa Tech: 44.4 mi



EMERGENCY RESPONSE

EMS: 4.2 mi
Fire (ISO 2): 5.4 mi
Police: 4.3 mi

DUE DILIGENCE

Suitable for development with no major impediments.

• Phase 1 Environmental Site Assessment - 2022



UTILITIES

Electricity: OG&E has 12.47 kV and 7.2kV electric distribution lines along Chandler Rd with 5 MW of available capacity

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

Water: City of Muskogee has a 12" water line serving available site; excess capacity of 250,000 GPD

Sewer: City of Muskogee has a 8" gravity sewer line serving available site; excess capacity of 100,000 GPD

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.

#1
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



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

OKLAHOMA

#4
Lowest Cost of Living
(Forbes)

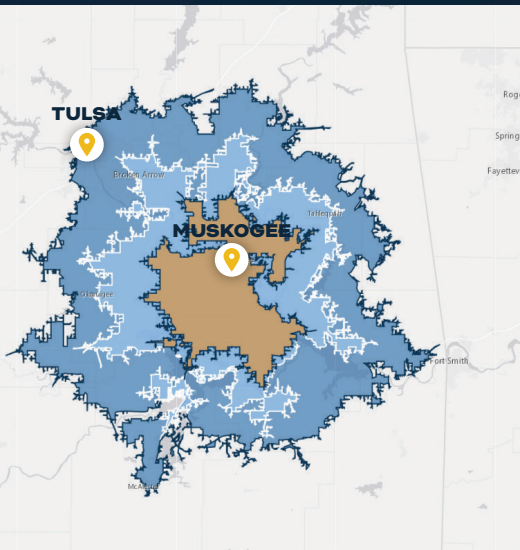
16% Lower
Electrical Power Costs
Than National Average

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

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



PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE

