



NORTHEAST TULSA COUNTY/AIRPORT CORRIDOR

This general area has been the most active Tulsa metro industrial corridor for a few reasons:

- 1) Significant transportation infrastructure providing high quality ingress/egress from area.
- 2) Significant electrical and natural gas capacity at competitive rates.
- 3) Large blocks/tracts of land are more readily available than in other areas of the county.
- 4) Proximity to a thriving suburb for housing, convenience goods and services and high quality of life for employees with relatively low cost of living.
- 5) High quality available labor force supported by state of the art industry training assistance through Tulsa Technology Center; north County location allows for easier workforce recruitment from farming communities to the north and east.
- 6) The various jurisdictions involved are user-friendly and understand the importance of customer deadlines.

Subject Site – Greenhill Distribution Center – Phase II

- 1) At the intersection of U.S. Highway 169 and State Highway 266 (46th Street North). Oklahoma Department of Transportation recently rebuilt this Highway interchange to allow for significant increase in capacity.
- 2) Near airport and Tulsa's Port of Catoosa inland waterway port.
- 3) No jurisdictional waterways on the subject site and no wetlands on the subject site.
- 4) Water and sanitary sewer to the site with sufficient capacity.
- 5) Capacity to do storm water retention offsite.
- 6) Subject site is currently zoned for "Industrial Medium" and Industrial Heavy" users.
- 7) In summary, the site is shovel ready for development in accordance with specific user requirements.
- 8) Landowner has development capacity to perform any "Seller-Required" work in a timely and professional manner.

Regional/State Incentives

- 1) This region has a strong reputation for incenting high-quality employers to locate in the area. Past site selection consultants have remarked that the incentive cooperation amongst various governmental and tribal entities in this region is both refreshing and unprecedented.
- 2) Two national consultants that can speak to the benefits of locating in this region:

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