

# 1.24M SF± CLIMATE CONTROLLED DISTRIBUTION FACILITY

## For Lease | Divisible to 535,000 SF±



2306 Enterprise Dr., Durant, OK

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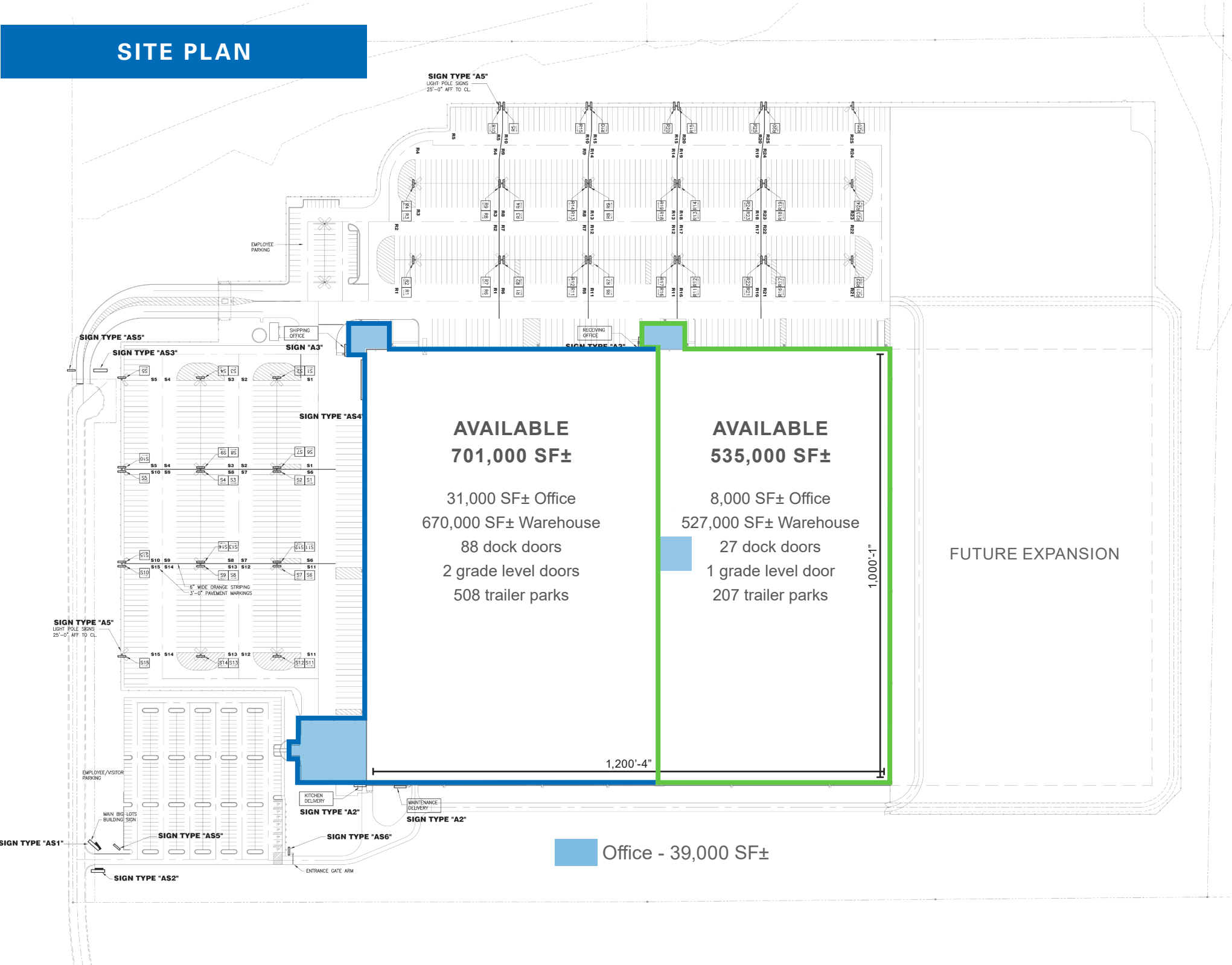
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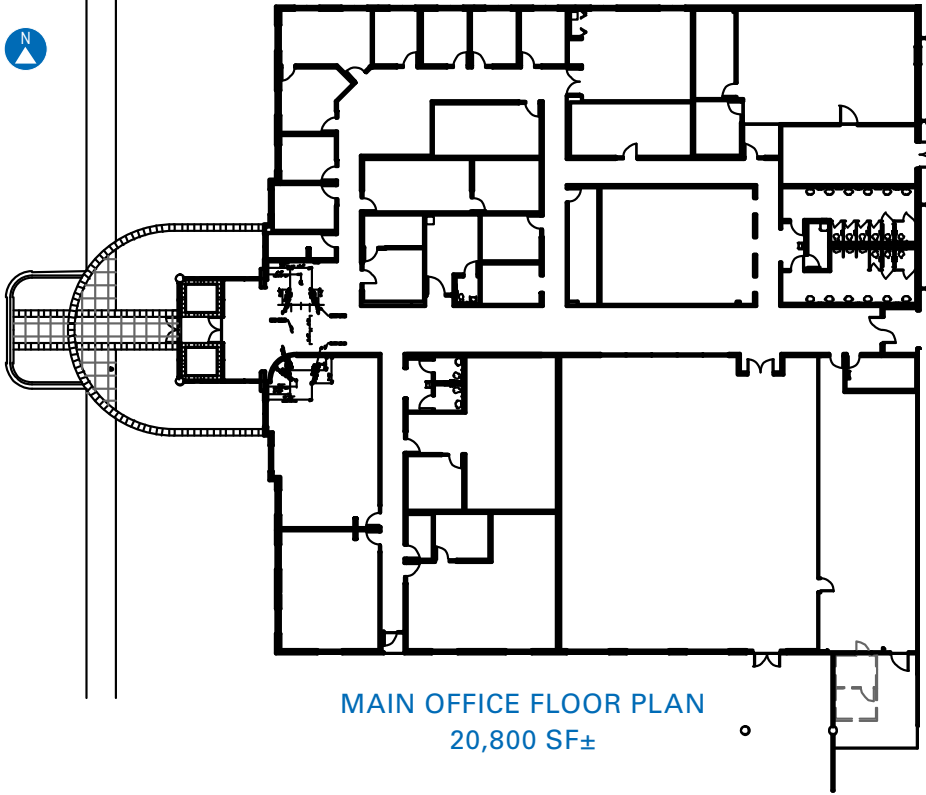
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**NEWMARK**  
ROBINSON PARK



## SITE PLAN





## DETAILS

Available SF	535,000 SF± - 1,236,000 SF±
Lease Rate	Contact Broker
Lot Size	125.4 Acres
Office Size	39,000 SF±
Warehouse Size	1,197,000 SF±
Zoning	I-2
Year Built / Renovated	2003 / 2018 / 2019
Climate Controlled	Yes
Clear Height	39'-6"
Column Spacing	39' x 52'
Truck Court	530' - 550'
Dock High Doors	115 fully loaded
Grade Level Doors	3
Trailer Parks	715
Car Parks	450
Sprinkler System	ESFR
Lighting	T-5
Power Provider	Oklahoma Gas & Electric (OG&E)
Water/Sewer	City of Durant
Gas	Oklahoma Natural Gas (ONG)

Pick Module and Pallet Flow Conveyor systems

83,000 pallet placements as configured with ability to go up to 100,000 at standard height

Bulk storage area with additional 2,700 pallet placements

Mezzanine sorting area on north side for specialty processing

Shipping and receiving offices in the warehouse

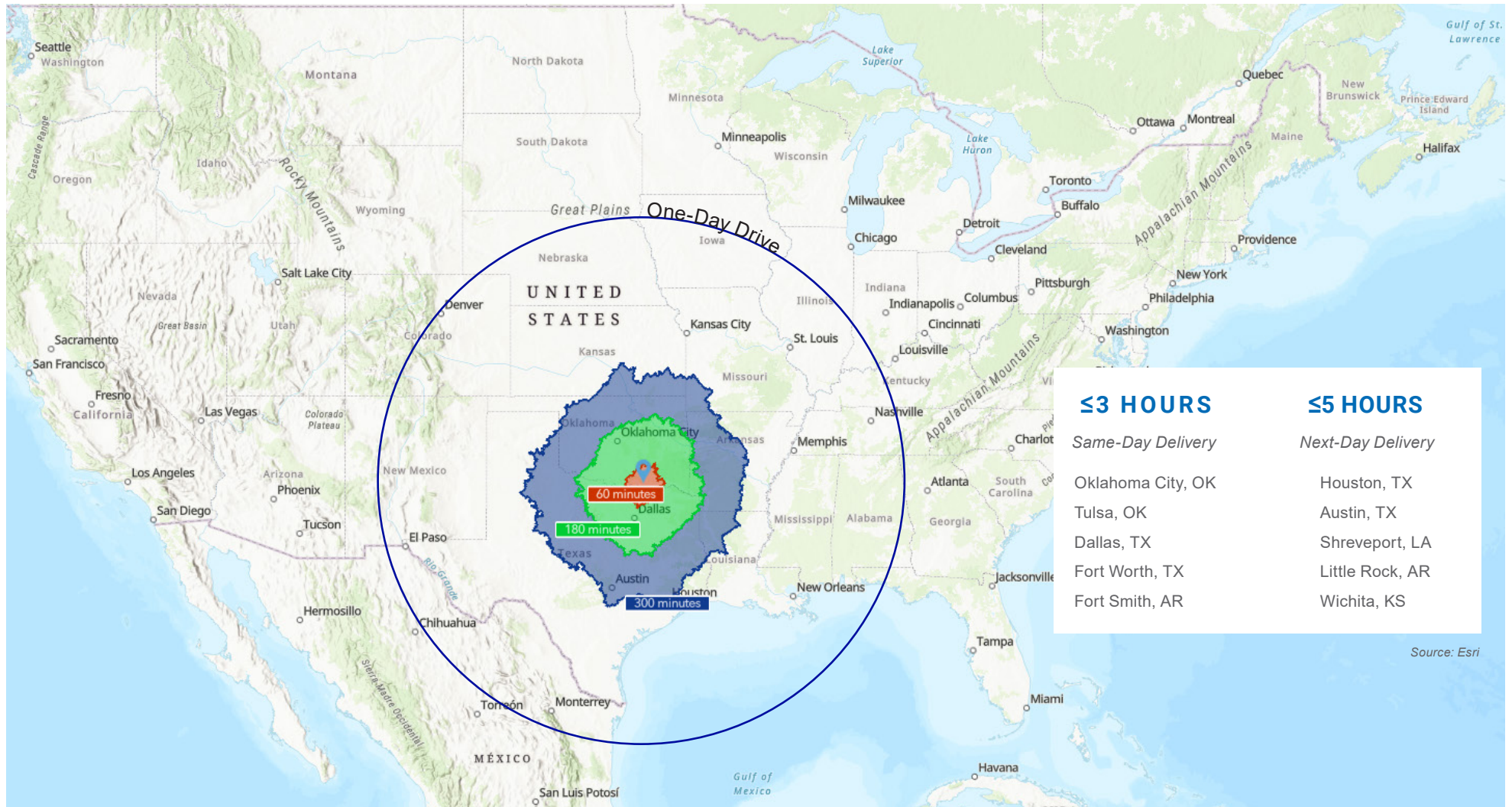
Federal and state incentives

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# MARKET ACCESS

- 26.4M people within a 5-hour drive
- Reach 16 states in one-day drive





# WHY DURANT

## CHOCTAW NATION

• Durant serves as the capital of the Choctaw Nation, providing significant economic stability and workforce resources to the region.

**\$3.2B** Annual Economic Income  
(2021)

**13,000+** Employees  
(2024)

**#3** Largest Indian Nation in US

Source: Choctaw Nation

## TECH HUB

• Durant is located 16 miles north of Sherman, TX, home to the Texoma Semiconductor Tech Hub.

**\$280B** Total CHIPS Investment  
(10 years)

**4** Plants Built/Under Construction  
in Sherman

**31** Tech Hubs founded by the  
CHIPS & Science Act of 2022

Source: McKinsey Consulting

## INCENTIVES & HANDOUTS

• Multiple incentives tied to Durant

### Choctaw Development Fund

Cash rebates tied to jobs & job recruiting

### Durant Industrial Authority (DIA)

Forgivable loans, infrastructure investments, quality jobs-style programs, tax increment financing (TIF)

### Oklahoma Works American Job Center

Recruitment & screening, training & upskilling, labor market insight

## I-35 MEGALOPOLIS

• Durant is located in southeast Oklahoma, 52 miles east of I-35 via Hwy 70

**#1** Population & Job Growth  
(10 years)

**20.7M** Population in Corridor

**36** Fortune 500 Companies

**\$475B** Mexico Trade  
(2023)

Sources: OKC Chamber of Commerce, US Dept. of Commerce, Bureau of Economic Analysis

## DURANT FACTS

• 2024 CBSA Tourism spend \$580M (does not include Choctaw Casino & Resort spending)

**#1** Fastest Growing Rural City in  
Oklahoma

**4** Top 10 Fastest Growing Cities in  
Oklahoma

**31** Top 20 Fastest Growing  
Metropolitans in the US

Source: Esri

## BUSINESS FRIENDLY

- Competitive warehouse worker hourly rates
- Pro business regulatory environment
- OK ranked #1 in Cost of Doing Business (CNBC)

**\$15.76/HR** Durant, OK

**\$17.13/HR** Houston, TX

**\$17.29/HR** Tulsa, OK

**\$17.50/HR** Dallas, TX

Source: Indeed

## MAJOR EMPLOYERS IN DURANT

[Choctaw Nation of Oklahoma](#) | Major economic driver with multiple community enterprises

[Texas Instruments \(Sherman, TX\)](#) | 3,000+ employees | Largest semiconductor manufacturing site

[Indian Nation Wholesale](#) | 320 employees | 19th largest distributor in US, largest Oklahoma-based distributor

[Choctaw Casino & Resorts](#) | Rated 7th best casino outside Las Vegas by USA Today (2024)

[BrucePac](#) | Large processing plant producing custom protein products

[AllianceHealth Durant](#) | 30+ years providing vital healthcare, specialized care, & emergency services

[Southeastern Oklahoma State University \(SOSU\)](#) | 5,801 students (2024)

[First United Bank](#) | 173 employees | Headquartered in Durant with locations in OK & TX



