



OKC ⁵⁷⁷

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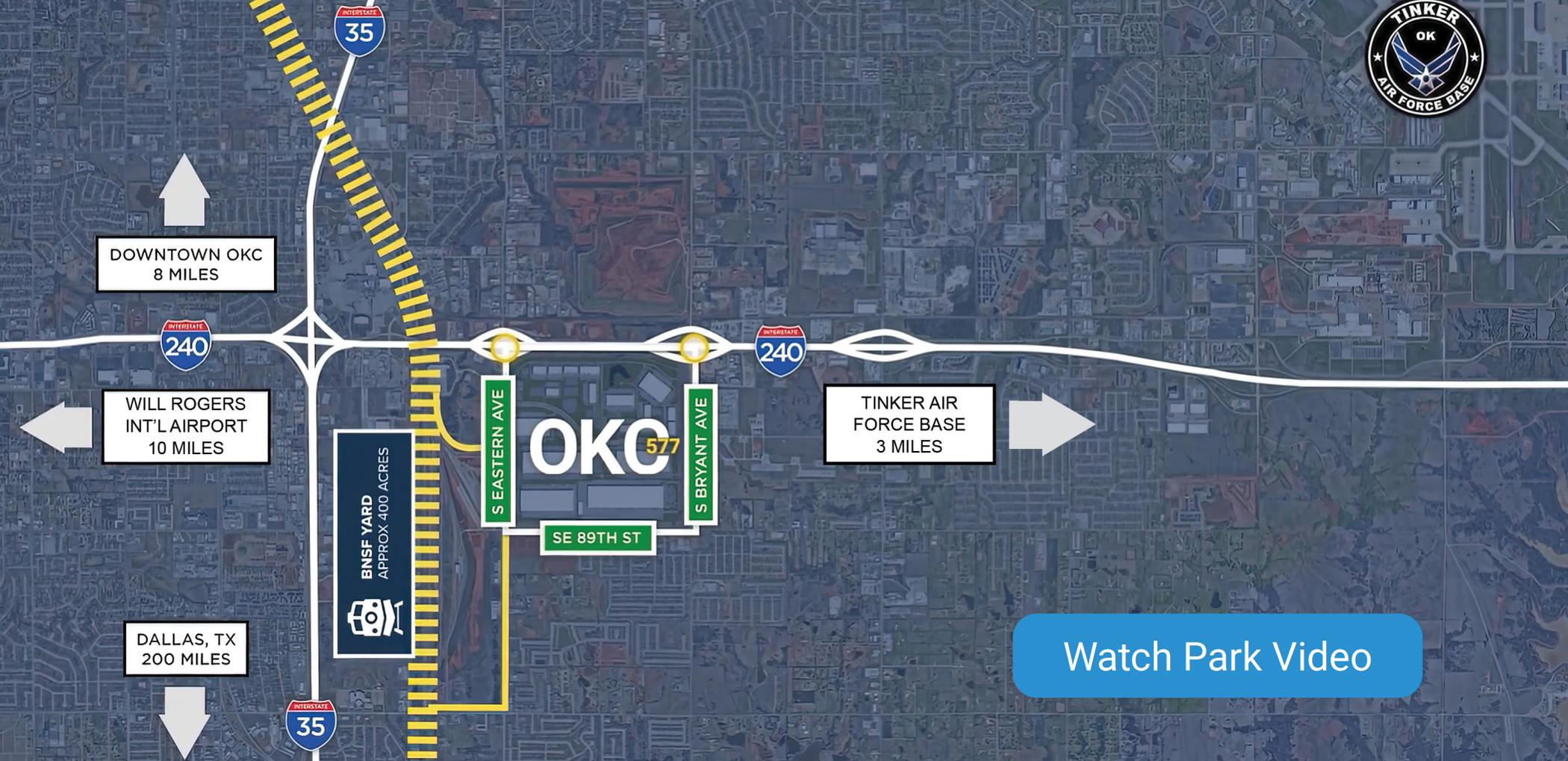

GARDNER
TANENBAUM

NEWMARK
ROBINSON PARK

577± ACRE MASTER PLANNED PARK

I-240 & S EASTERN AVE., OKC

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KEY PARK FEATURES

- 577± acre Master Planned park in the heart of Oklahoma City
- Contiguous land sites up to 235 acres
- Potential building sizes range from 20,000 SF - 2M SF
- Located 1 mile east of the I-35 and I-240 interchange. Interstate 35 connects Mexico to Canada.
- Two-way I-240 frontage road and 4-way interchanges on S Eastern Ave. & S Bryant
- Located 3 miles west of Tinker Air Force Base, the largest maintenance, repair and overhaul depot in the US.
- BNSF rail adjacent to site
 - **BNSF Logistics Centers (link)** located on the west side of the park
 - Flynn yard located on the west side of the park
 - **New BNSF intermodal facility (link)** now open, creating a direct link to transport goods from the coast to OKC

PARK HIGHLIGHTS

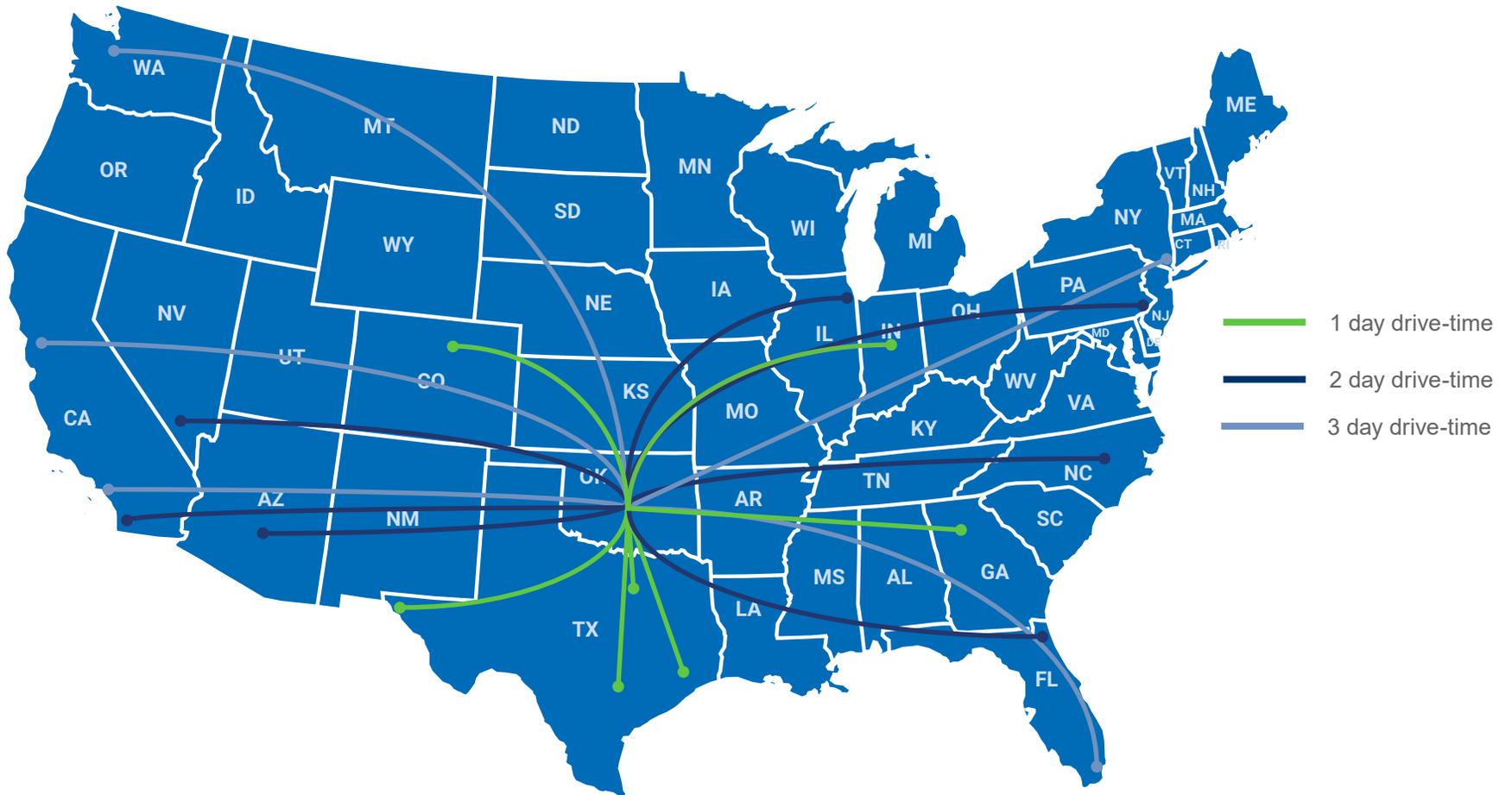
- Central Spine - Maximizing site access
- Site Flexibility - Parcels & building sizes can change to meet & react to market demand
- Multiple Access Points - Providing efficient traffic flow
- Natural Park Features - Enhancing the parks setting
- Gathering Spaces - To improve quality of work life
- Pedestrian Friendly - Allowing all forms of movement through the park
- Environmental - Responsibility and sustainability are key components in the park
- Activity Spaces - To promote health and wellness

MULTIPLE INCENTIVE ZONES (link)

- Priority Enterprise Zone (State)
- Quality Jobs Program (State)
- Federal Opportunity Zone (Federal)
- Foreign Trade Zone (Federal)
- New Market Tax Credits (Federal)
- Hub Zone/Qualified Census Tract (Federal)
- Disadvantaged Zone (Federal)

DRIVE-TIME MAP | 30 LARGEST US CITIES

CITY, STATE	DISTANCE	CITY, STATE	DISTANCE	CITY, STATE	DISTANCE
1. New York, NY	3 days	11. Jacksonville, FL	2 days	21. Nashville, TN	2 days
2. Los Angeles, CA	2 days	12. San Jose, CA	3 days	22. El Paso, TX	1 day
3. Chicago, IL	2 days	13. Fort Worth, TX	1 day	23. Washington, DC	2 days
4. Houston, TX	1 day	14. Columbus, OH	2 days	24. Las Vegas, NV	2 days
5. Phoenix, AZ	2 days	15. Charlotte, NC	2 days	25. Boston, MA	3 days
6. Philadelphia, PA	2 days	16. Indianapolis, IN	1 day	26. Portland, OR	3 days
7. San Antonio, TX	1 day	17. San Francisco, CA	3 days	27. Louisville, KY	2 days
8. San Diego, CA	2 days	18. Seattle, WA	3 days	28. Memphis, TN	2 days
9. Dallas, TX	1 day	19. Denver, CO	1 day	29. Detroit, MI	2 days
10. Austin, TX	1 day	20. OKLAHOMA CITY, OK		30. Baltimore, MD	2 days



MASTER SITE PLAN

I-240



Site	Acres	Potential Building Size
A	37.42	530,400 SF
B	8.50	100,000 SF
C	74.35	1,257,500 SF
D	57.24	1,007,500 SF
E	95.14	1,500,000 SF
F	60.01	1,007,500 SF
G	2.56	OG&E Substation
H	3.58	-
I	24.90	340,000 SF (u/c)
J	29.90	-
K	14.46	120,000 SF
L	16.24	-
M	19.61	248,000 SF
N	7.27	40,000 SF
O	8.95	100,000 SF
P	30.87	460,000 SF
Q	5.62	40,000 SF
R	10.71	120,000 SF
S	10.15	160,000 SF
T	36.61	-
U	6.19	-
V	14.55	80,000 SF
W	2.97	-
X	6.20	51,200 SF
TOTALS	584	7,162,100 SF

u/c = under construction

*The park is not platted, so any site or building can be modified to suit a user's specific needs

SITE I BUILDING OVERVIEWS & PARK UTILITIES

2200 E I-240 Serv. Rd.	2300 E I-240 Serv. Rd.	2400 E I-240 Serv. Rd.	2500 E I-240 Serv. Rd.
80,000 SF Available	80,000 SF Available	21,200 SF Available	120,000 SF
\$8.00/SF/YR (NNN)	\$8.00/SF/YR (NNN)	\$9.00/SF/YR (NNN)	100% leased
TIA - \$8.00/SF	TIA - \$8.00/SF	TIA - \$8.00/SF	
22 dock high doors	22 dock high doors	9 dock high doors	
22 dock pits	22 dock pits	9 dock pits	
4 grade level doors	4 grade level doors	2 grade level doors	
32' clear height	32' clear height	32' clear height	
50' x 50' column spacing	50' x 50' column spacing	50' x 50' column spacing	
200' truck court	200' truck court	150' truck court	
41 trailer parks	39 trailer parks	No trailer parks	
87 car parks (45 future)	80 car parks	30 car parks	
LED lighting	LED lighting	LED lighting	
Divisible to 30,000 SF	Divisible to 30,000 SF	Not divisible	
Available Now	Available Now	Available Now	

PARK UTILITIES

• ELECTRIC

- Substation on-site, main substation 1 mile± east
- Total capacity - 60 MW
- Available - 25 MW
- Distribution voltage - 12.47 kV
- Transmission line servicing substation - 138 kV

• NATURAL GAS

- 12", 6" & 2" lines serving the site
- 190 - 250 PSIG pressure
- Total capacity - 300 MCFH
- Available - 20 MCFH

• WATER

- 48", 16" & 12" lines serving the site
- Water treatment plant total capacity - 225M GPD
- Available - 100M GPD

• WASTE WATER

- 12" & 8" lines serving the site
- Wastewater treatment plant total capacity - 80M GPD
- Available - 20M GPD



GARDNER TANENBAUM

We're a privately held commercial development firm based in Oklahoma City. With more than 60 years of development and ownership experience, we've mastered the art of collaborative execution.

\$635M

UNDER CONSTRUCTION

\$1.2B

CURRENT PORTFOLIO

FEATURED CLIENTS



OKLAHOMA CITY MARKET REPORT



STATE CAPITAL

624
SQ MI

OKC AREA
SIZE

2.8%

UNEMPLOYMENT
RATE
Dec 2024

1.49M

METRO
POPULATION
2024

AAA

BOND RATING
2024 Moody's, S&P

THE YEAR OF OPTIMISM

Optimism is growing for Oklahoma City's commercial real estate market in 2025. The past few years brought challenges. COVID-19, high interest rates, and election-year uncertainty created hurdles. Now, key trends point to recovery.

The office sector saw positive absorption in 2024, with a strong start and end to the year, though activity remained uneven. Interest among buyers and sellers grew after the Federal Reserve cut rates in September. State and federal mandates and those from the private sector requiring employees to return to the office full-time are driving demand.

The industrial sector stayed active in leasing. Sales slowed due to high interest rates, which eased in the fourth quarter. A U.S. manufacturing resurgence and investment in onshoring should boost demand this year. Slower construction in 2024 will help absorb Class A vacancies.

The retail sector expanded with projects like The Oak, which added a boutique hotel, luxury apartments, and new dining and retail options, including new-to-market brands. However, uncertainty remains about the impact of national chain restaurants and big-box store closures on the local market.

The multifamily sector saw total sales of \$121 million in 2024, down from 2023. The fourth quarter brought a strong surge, with \$37 million in deals. Buyers and sellers are adjusting to higher interest rates as they navigate changing conditions, although rental and occupancy numbers remain strong across all property classes.

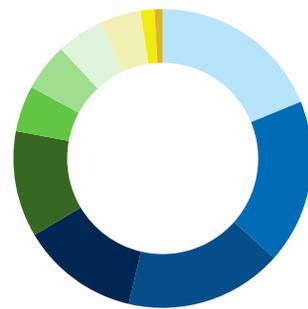
Overall, 2025 looks promising as rate cuts, government mandates, and new developments drive momentum.

COST OF LIVING INDEX Medium HH Income



OKC's cost of living is 17.7% below the U.S. standard. The median household income is \$70,264. For the same standard of living in Denver one would have to make \$90,044 and \$93,851 in Chicago.

INDUSTRY DIVERSITY



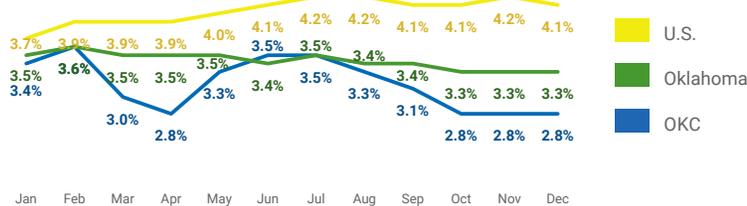
%	YOY % Change	Industry
19%	3%	Government
18%	0%	Trade Transp and Utilities
17%	9%	Education and Health Services
13%	-3%	Prof and Business Services
11%	4%	Leisure and Hospitality
5%	5%	Construction
5%	-1%	Financial Activities
5%	1%	Manufacturing
4%	3%	Other Services
1%	-1%	Mining and Logging
1%	-1%	Information

Local, state, and federal government jobs make up the largest share of employment, highlighting the importance of public sector work. While the energy sector is the largest industry in the state, oil and gas jobs account for only about 1% of employment. However, these jobs contribute significantly to the economy, making up 16.2% of total statewide household income.

HIGHER EDUCATION ENROLLMENT

Higher Education	Fall '24	Type
OU, OU Health Sciences Center, Law	34,556	Research
OSU, OSU-OKC, Veterinary	31,205	Research
University of Central Oklahoma	12,554	Regional
Oklahoma City Community College	11,476	Community
Rose State College	7,000	Community
Oklahoma City University	1,982	Private
Oklahoma Christian University	2,537	Private

UNEMPLOYMENT RATE 2024



For December 2024, OKC maintained November's unemployment rate of 2.8%, **the second lowest unemployment rate in the country for MSA's of 1 million or more.** It was the 41st straight month the metro's unemployment was under 4%. That compares to 3.3% for Oklahoma in December and 4.1% nationally.

Report Sources: C2ER, City of Oklahoma City, CoStar, Federal Reserve, Fortune, Gardner Tanenbaum, Greater OKC Chamber, LA 2028, Moody's, OKC Thunder, Oklahoma Film and Music Office, Oklahoma Regents for Higher Education, Robinson Park, S&P, The Oklahoman, U.S. BLS, U.S. Census Bureau, Visit OKC, OKC Will Rogers International Airport

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