

FOR SALE

Industrial Warehouse-Manufacturing

80,000 STF. ON 2.9 ACRES



Asking Price: \$750,000.00

Excellent Business Relocation Incentives

1801 E College Ave, McAlester, Ok 74501

WHY HERE?

M c A L E S T E R , O K

1801 E COLLEGE AVE, McALESTER, OK 74501

B U S I N E S S F R I E N D L Y & E X C E L L E N T I N C E N T I V E S

The City of McAlester invites you to relocate your business here and enjoy this business friendly environment.

- **Local, State, and Federal Tax Incentives and Abatement Opportunities** (refer to “Incentive Program” pages for further details)
 - Tax abatement and incentive opportunities are also available at the state and local levels, further decreasing the tax burden on new and expanding businesses.
 - Tax Increment Financing (TIF) District for this project.
 - Oklahoma Department of Commerce offers many state business incentives and abatements. See details in this package.
 - The Public-Private Partnership (P3) program allows communities to utilize the state’s Pooled Finance Program for infrastructure development
- **With some of the nation's lowest state and local taxes, Oklahoma is an attractive choice for businesses seeking a friendly environment to grow in or relocate to.**
- **McAlester is well-positioned for nationwide commerce with a central U.S. location and convenient access to Interstates 35, 40, and 44. Regionally, McAlester is connected to the Tulsa, Oklahoma City, and Dallas/Fort Worth metro markets.**
- **Residents in southeast Oklahoma benefit from an affordable cost of living. As a result, workers can remain cost-competitive in the workplace while still being able to afford a high standard of living.**
- **Home to the McAlester Army Ammunition Plant, Choctaw Defense, Spirit AeroSystems, Raytheon, General Dynamics, Textron, and Boeing utilize the McAlester workforce for its unique production specializations.**

PROPERTY

OVERVIEW

1801 E COLLEGE AVE, McALESTER, OK 74501



This location is an excellent choice for a distributorship or a manufacturing plant due to its central location within the state of Oklahoma. The convenient access to major highways makes transportation and shipping of goods quick and efficient. The skilled labor force available in the area can provide a stable workforce for the business. The cost of living in McAlester is affordable, making it an attractive option for businesses looking to keep their overhead costs low.

Cameron Pope | (682) 554-4598 | cameron@idfw.net | www.idfw.net



PROPERTY

SPECIFICATIONS

1801 E COLLEGE AVE, McALESTER, OK 74501

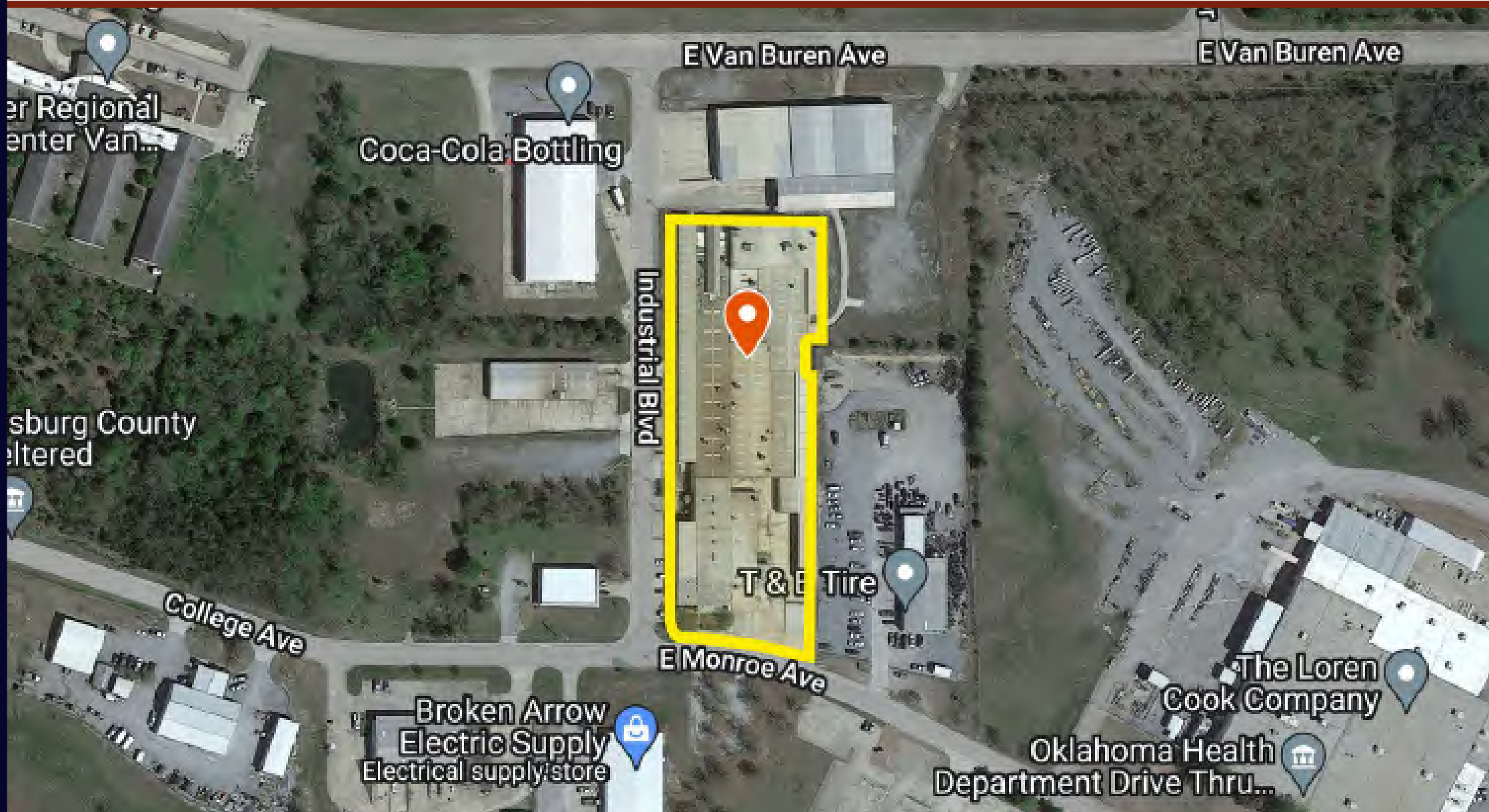
- Built in 1988, this is a ±80,000 sft. building in a 2.9 acre of land
- The facility boasts 7 loading doors 1- 20 x 10, 1- 15 x 10, 2- 12x12.5, 3- 12 x 10
- It has an external 4' dock well with ample room to maneuver trucks and stage products before loading.
- There are 10'- 23' sidewalls in the manufacturing/distribution area
- Electric Service- 480V, 240V 3 Phase, 1250 AMP
- Electric provider reports that the building can provide 5 MVA Safely
- Exhaust fans in the manufacturing/Distribution areas
- Ample parking with 45 Parking spaces



AREAL

OVERVIEW

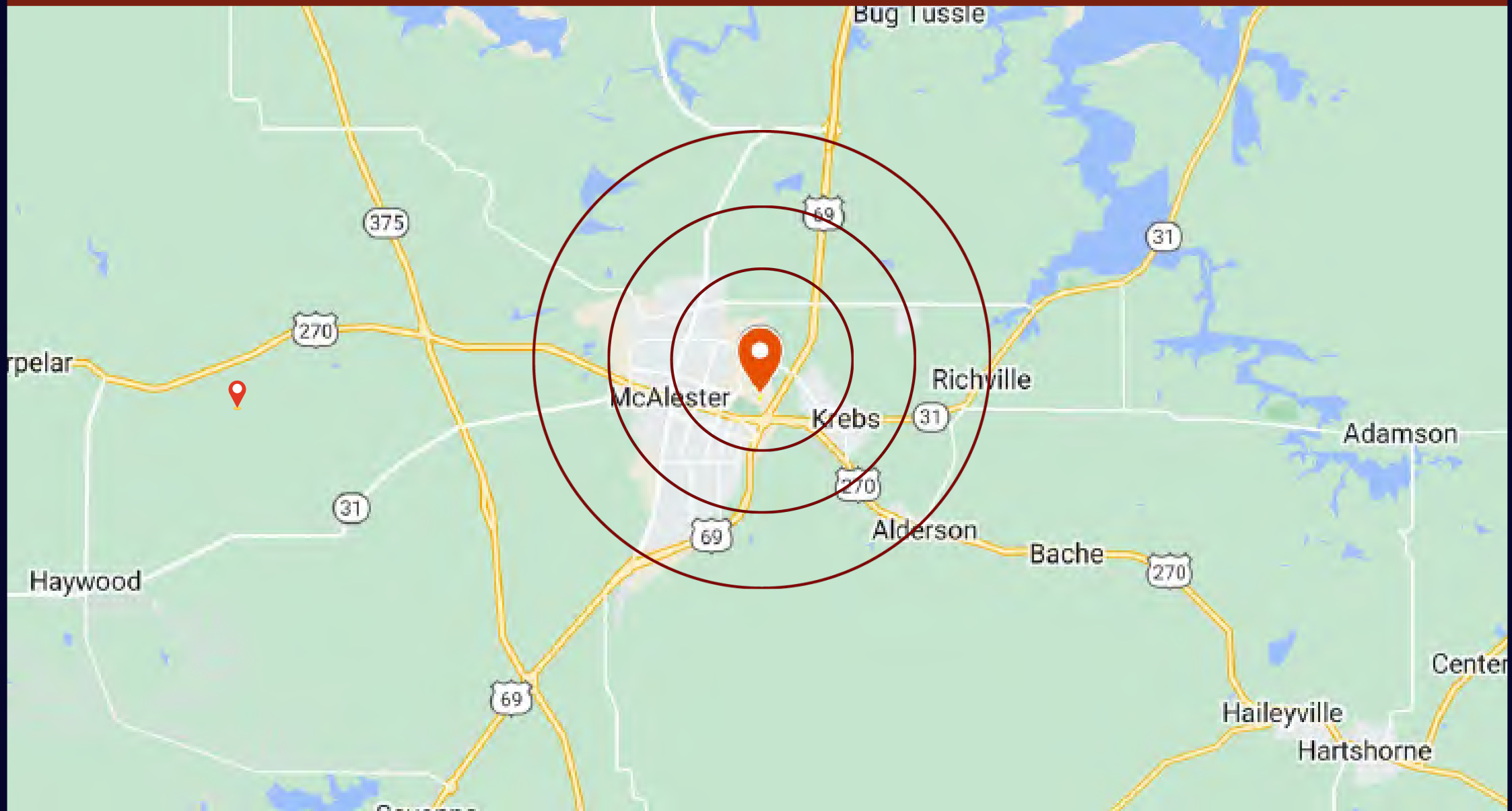
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AREAL

OVERVIEW

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DEMOGRAPHIC

OVERVIEW

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Demographics	1 Mile	3 Miles	5 Miles
2023 Total Population	2,549	20,585	22,741
Average Age	37	39	40
Households Units	1,074	7,975	8635
Median Household Inc	\$37,717	\$45,055	\$46,131
Total Household Expenditure	\$327.03 MM	\$1.91 B	\$5.37 B

ECONOMIC DRIVERS

The Oklahoma State Penitentiary is a major source of employment and revenue in McAlester

BUILDING GALLERY

1801 E COLLEGE AVE, McALESTER, OK 74501



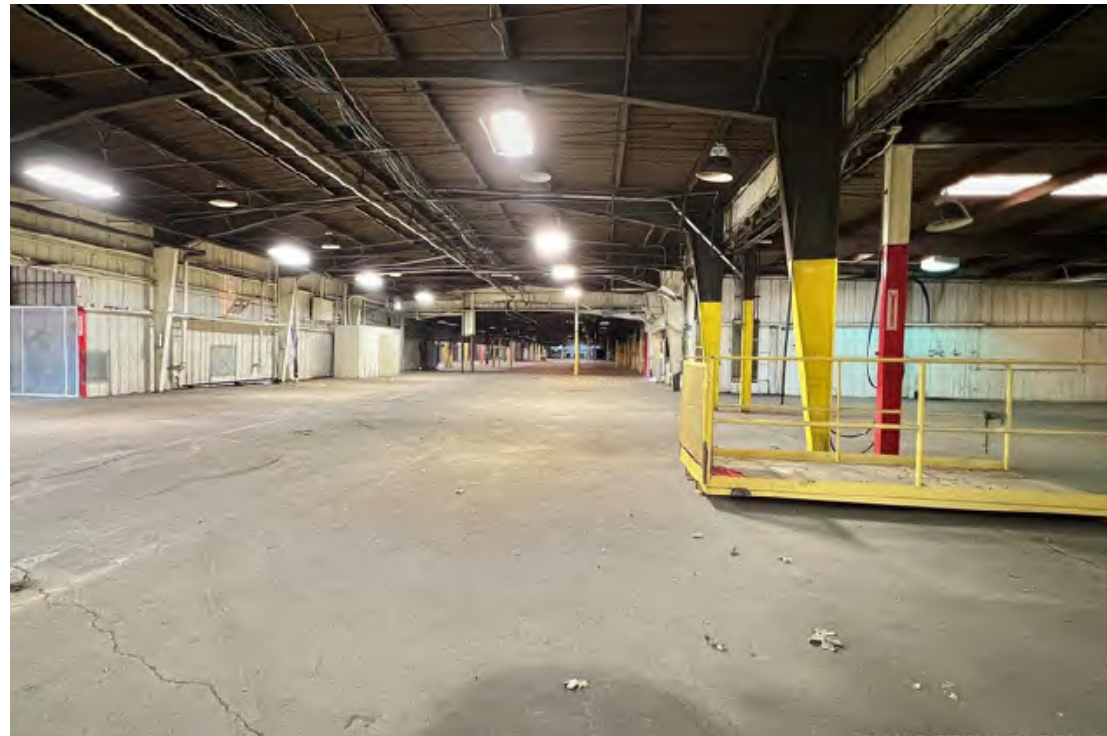
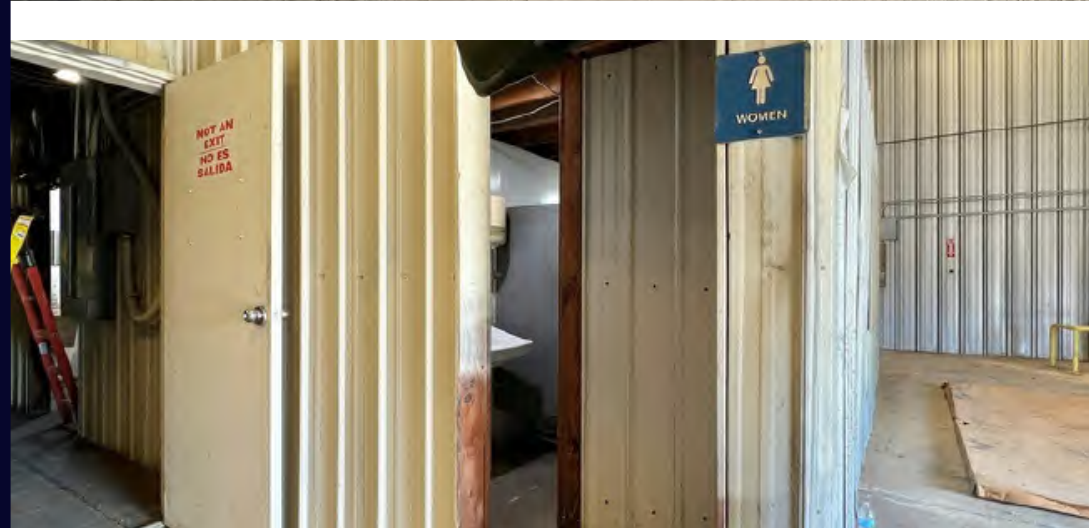
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BUILDING

GALLERY

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INDUSTRY

- McAlester Army Ammunition Plant
- STEP Energy
- Berry Plastics Corporation
- Public Service Company of Oklahoma
- Charles Komar & Sons
- Choctaw Defense
- Big V Feeds
- Raytheon
- Textron
- Loren Cook Company (next door)

INSTITUTIONAL

- McAlester Regional Health Center
- McAlester Public Schools
- Oklahoma State Penitentiary
- Pittsburgh County
- City of McAlester
- Jackie Brannon Correctional Center

City of McAlester Economic Development

Stephanie Mervine
(Economic Development Director)

Phone: (918) 421-0589
Email: stephanie.mervine@cityofmcalester.com
Website: https://www.cityofmcalester.com/economic_development/index.php

McAlester Chamber of Commerce

Caroline Russell
(President)

Phone: (918) 549-1479
Email: ccwrussell@gmail.com
Website: <https://mcalester.org>

Public Service Company of Oklahoma (PSO) Electric Utility

Pam Sanders

Phone: (918) 426-7921

P3 Pooled Finance Program

Jon Chiappe
(Director, Research & Economic Analysis
Services)

Phone: (405) 815-5210
Email: jon.chiappe@okcommerce.gov
Website: <https://www.okcommerce.gov/p3>

Oklahoma Department of Commerce

Lesli Crofford
(Senior Research Analyst)

Phone: (405) 815-5120
Phone 2: (405) 815-6552
Toll-Free: (800) 879-6552 (8:00 am–5:00 pm Central)

WELCOME TO

McALESTER, OK

1801 E COLLEGE AVE, McALESTER, OK 74501

McAlester Amenities/Activities: McAlester Country Club, 14 Public Parks and Recreation Facilities, McAlester Public Library, McAlester EXPO Center, J.I Stipe Recreation Center, Mike Deak Walking Track, Jeff Lee Swimming Pool, Archery Range and Park, McAlester Arboretum, Lake McAlester, Pittsburg County Softball Complex, Pickle Palace (New Indoor Pickleball Facility), Buffalo Run Pro Disc Golf Course, CrossFit McAlester, Great Balls of Fire Bowling and Entertainment Center, The Roller Dome McAlester, Robbers Cave State Park, Lake Eufaula (Oklahoma's largest lake), Arrowhead State Park, Dancing Rabbit Music Festival (free downtown concert series), Choctaw Casino McAlester, Apex Cinema, OKLA Theatre, SOFA Art Gallery, Old Town McAlester Antiques District,

Restaurants and Dining: Pete's Place Italian Restaurant, Roseanna's Italian Food, Captain John's Steak and Seafood, Compass Wood Fired Kitchen, The Yardbird at 1896, Le Salt, Sake Japanese Restaurant, Angel's Diner, Spaceship Earth Coffee (Also Beer, Wine, and Entertainment), Harbor Mountain Coffee House, Starbucks, Country Aire Estates Vineyard, Whispering Meadows Winery, BierKraft, Prairie Artisan Ales, Choc Beer Brewery, Chilli's, Chick-Fil-A, Steak and Shake, many fast food options

Shopping: T.J. Maxx, Bealls, Hobby Lobby, Ross, Walmart Supercenter, Harper & Grey House, Rack Room Shoes, Bath and Body Works, Pruett's Food, Lovera's Italian Market, Ollie's Bargain Outlet, Five Below, Goodwill, Lowes, Tractor Supply, Atwoods, Harbor Freight Tools, H.L. Sport Shop

Education: McAlester Public Schools, Eastern Oklahoma State College, Kiamichi Technology Center McAlester

Banking: First National Bank and Trust Company, BancFirst, Bank of Oklahoma, Bank N.A., Arvest Bank, First Family Credit Union

Lodging: Hampton Inn & Suites, Holiday Inn Express, Bestwestern Inn, Travelodge by Wyndham, La Quinta Inn & Suites, Extended Stay America, AmericInn by Wyndham, Econo Lodge, SureStay by Best Western, and others

Links to McAlester Amenities, Activities, and Travel Planning:

<https://mcalester.life/>

<https://travelmcalester.com/>

LOCATION

OVERVIEW

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Pittsburg County

Oklahoma

43,773

Population

\$49,669

Median Household Income

The city of McAlester is located in Pittsburg, Oklahoma.

- McAlester is the county seat of Pittsburg County, Oklahoma and is at the intersection of U.S. Route 69 and U.S. Route 270, in Pittsburg County. The city has a total area of 41 square miles with a humid subtropical climate.
- McAlester is the home of the Oklahoma State Penitentiary, the former site of an "inside the walls" prison rodeo that ESPN's SportsCenter once broadcast.
- In 1998 McAlester became the home of the Defense Ammunition Center (DAC), which moved from Savanna, Illinois, to McAlester Army Ammunition Plant

Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2008), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake's mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron's extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

Invest in DFW Commercial Real Estate

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client's unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

Representations & Warranties

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Invest in DFW Commercial Real Estate, LLC	9006798	cameron@idfw.net	(682)554-4598
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Susan Evitt Smith	0477944	homesbysusan@att.net	(682)551-9968
Designated Broker of Firm	License No.	Email	Phone
Susan Evitt Smith	0477944	homesbysusan@att.net	(682)551-9968
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cameron Pope	0549162	cameron@idfw.net	(682)554-4598
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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Miscellaneous

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