

STILLWATER TRUCK TERMINAL (CROSS-DOCK FACILITY + IOS)



Sale Offering: 3514 & 3515 N Park Dr

This property sale offering includes two parcels positioned in the heart of Stillwater's emerging industrial corridor. The site is less than 2 miles from Google's \$3 billion Data Center and Stillwater Regional Airport and 4.3 miles from Oklahoma State University (+/- 25000 students enrolled). The Property is perfect for logistics, fleet operations, or light industrial users looking to capitalize on regional momentum and infrastructure investment.

Property Highlights

3514 N Park Dr, Stillwater, OK 74075

- Building size: 6,200 SF
- Site Size: 2.38 AC
- Zoning: Urban Commercial (UC)
- Cross-dock terminal with 6-Dock high doors
- 14' Clear Height (Bay doors)
- Fenced yard plus parking to accommodate heavy vehicles

3515 N Park Dr, Stillwater, OK 74075

- Site Size: 1.72 AC
- Zoning: Urban Commercial (UC)
- Site is suited for immediate yard use, vehicle storage, or future development

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Location Description

Located in Stillwater's high-growth industrial corridor with convenient access to Highway 177 and Highway 51 for efficient movement of goods & services throughout the region. Employers also benefit from a rich labor pipeline from OSU, and nearby retail, recreation, and service amenities in downtown Stillwater.

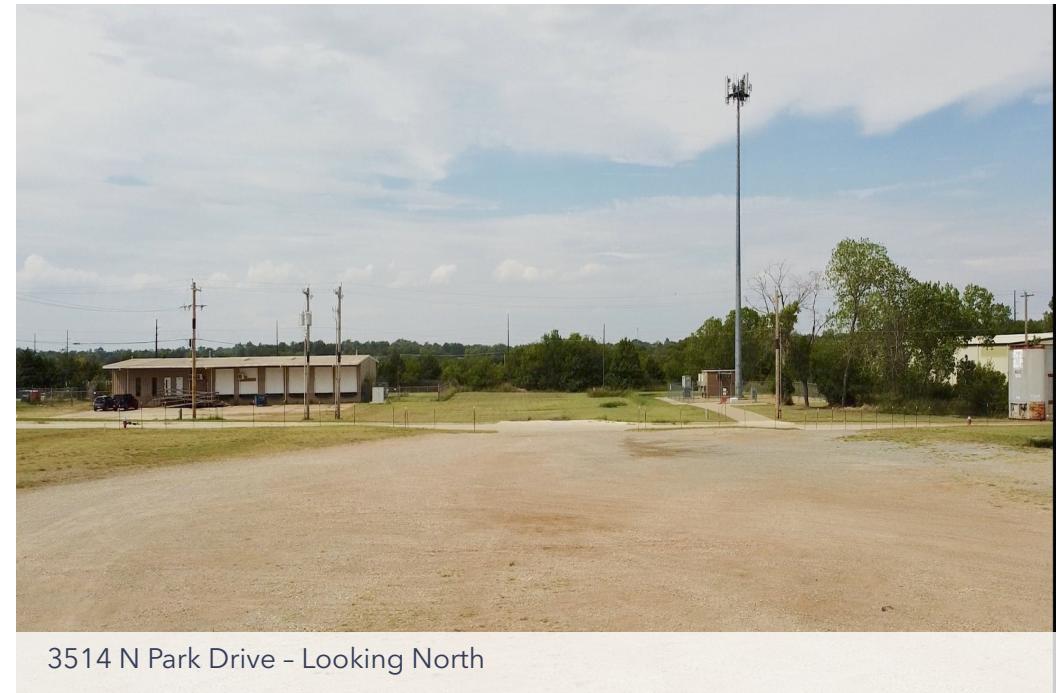
Offering Summary

3514 N PARK DR (TERMINAL)	\$875,000
3515 N PARK DR (LAND)	\$300,000
TOTAL	\$1,175,000

Traffic Counts

W AIRPORT RD	3,212 VPD
HWY 177 / N 3340 RD	13,354 VPD

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COMMERCIAL PROPERTY ADVISORS

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EXHIBIT A: DEPICTION OF PROJECT AREA AND INCENTIVE DISTRICT MAPS



- Job Creation and Economic Boost: The project is anticipated to create 30 high-quality jobs per phase, along with hundreds of construction jobs and significant expenditures with local contractors, drawing additional payroll/income to the area.
- Enhanced Real Property Value: The Project Plan states that the combination of increased revenue to local taxing entities and private economic development from the Project is "likely to enhance the value of other real property in the area".
- Massive Private Investment: The Data Center Project involves a proposed development of up to six phases, with each phase estimated to cost at least \$500 million, leading to direct, indirect, and induced economic impacts estimated between \$750 million to \$1.25 billion per phase
- Long-Term Economic Stability: The establishment of six Incentive Districts with a 25-year term for a one hundred percent (100%) ad valorem tax exemption for new investments signals a long-term commitment to the area and economic stability.

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