

# Cherokee Extension Industrial Park

237-acre master-planned industrial park, in Owasso, OK, with sites from 3 to 20 acres.



## OWASSO LAND TRUST

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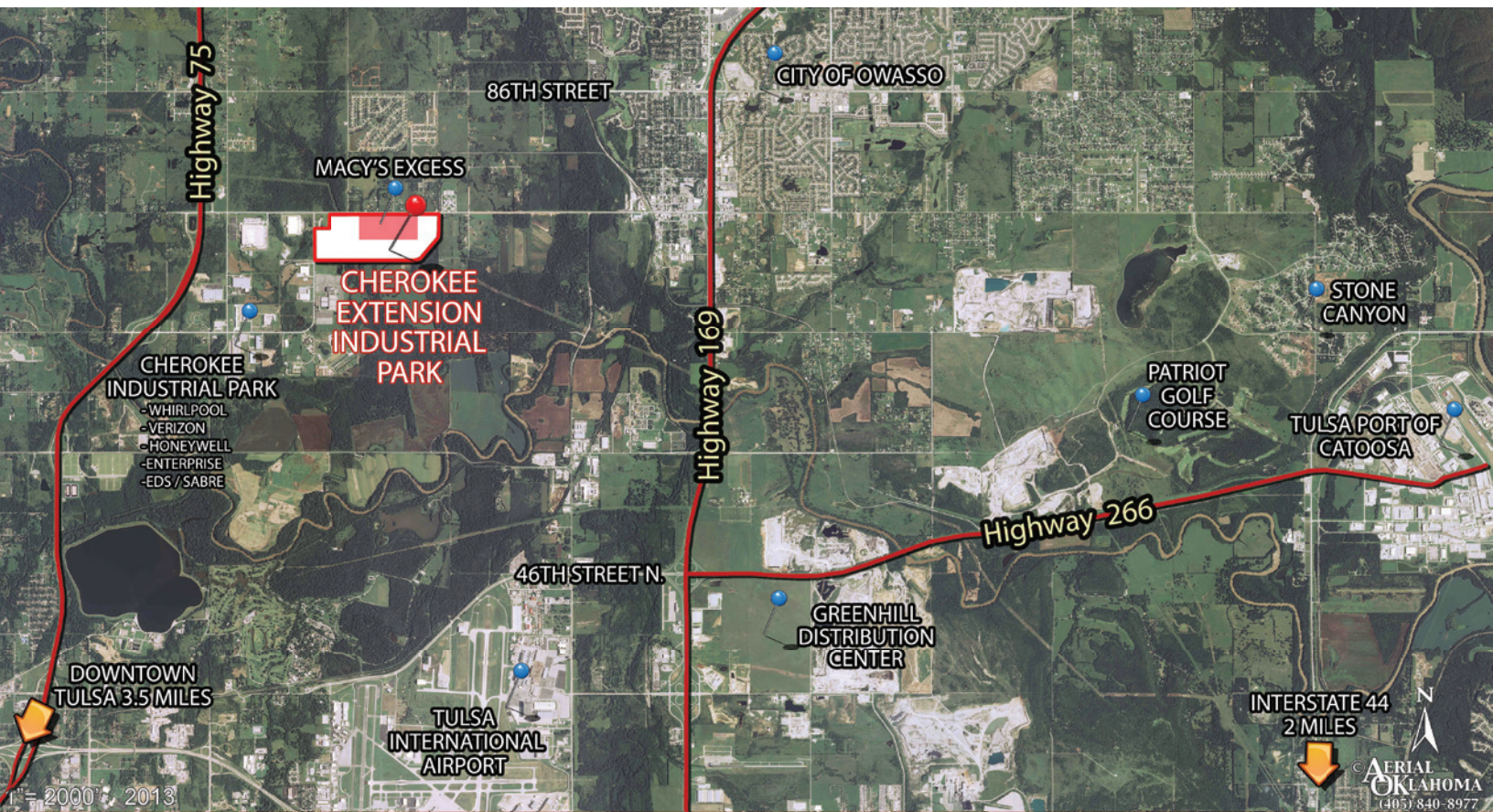
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# Features

- 3 miles to **Highway 169** and 1 mile to **Highway 75**
- Convenient access to all major interstate arteries **U.S. 169, IH-244, IH-44, HWY 75**
- Zoned **medium industrial (IM)**
- 3 miles north of **Tulsa International Airport**
- **Adjacent to** Macy's, Verizon, Whirlpool, NORDAM, Bama Foods, Honeywell Aerospace, Ryerson, and others
- 8 miles west of the **Port of Catoosa**
- Good demographics and **access to labor** in Owasso, Claremore, and Tulsa
- All **underground utilities** available
- **Dual feed electrical** available
- 11 miles from Federal Express and **air cargo areas**
- Business-park amenities with expansive **greenbelt and ponds**
- **Flexible sites** from 10 to 20 acres



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# Overview

- Cost of living **10 percent below** the national average
- No. 1 city Top 10 Most **Budget-Friendly** Metros (*Apartment Guide* 2014)
- No. 2 among top 10 cities for **young people to find a job** (*The Fiscal Times* 2012)
- No. 5 nationally among Tier II cities for **new and expanded facilities** (*Site Selection* 2014)
- No. 5 city for **out-of-state house hunters** (Trulia.com 2012)
- No. 7 among top 10 medium-sized cities for **young entrepreneurs** (Under30CEO 2013)
- No. 8 among top 10 U.S. cities for **manufacturing** (Bureau of Labor Statistics 2012)
- One of the **lowest cost** of doing business in the nation
- Among the **shortest commute** times in the nation based on comparable cities

## Tulsa Workforce/Population (Sept. 2014)

- **Area workforce**  
292,019 county  
440,562 MSA  
1,792,104 state
- **Area unemployment rate**  
4.4% county  
4.6% MSA  
4.4% state
- **Population (2014-15 Est.)**  
398,899 city  
623,731 county  
964,340 MSA

**Recent new announcements** include Macy's Fulfillment Center, Verizon, Garmin International, Clear Edge Filtration, Nemaha Oil & Gas, American Tire Distributors, Word Industries, GWACS Defense, Ductmate, Cherokee Nation Government Solutions, and CFS II

**Recent expansions** include Borets-Weatherford, Lufthansa Technik, Gunnebo Johnson, Webco, AT&T, Team Oil Tools, WPX Energy, AG Equipment, Baker Hughes, CSI Aerospace, U.S. Highland, ORS Nasco, Capital One Auto Finance, and Cimarex Energy



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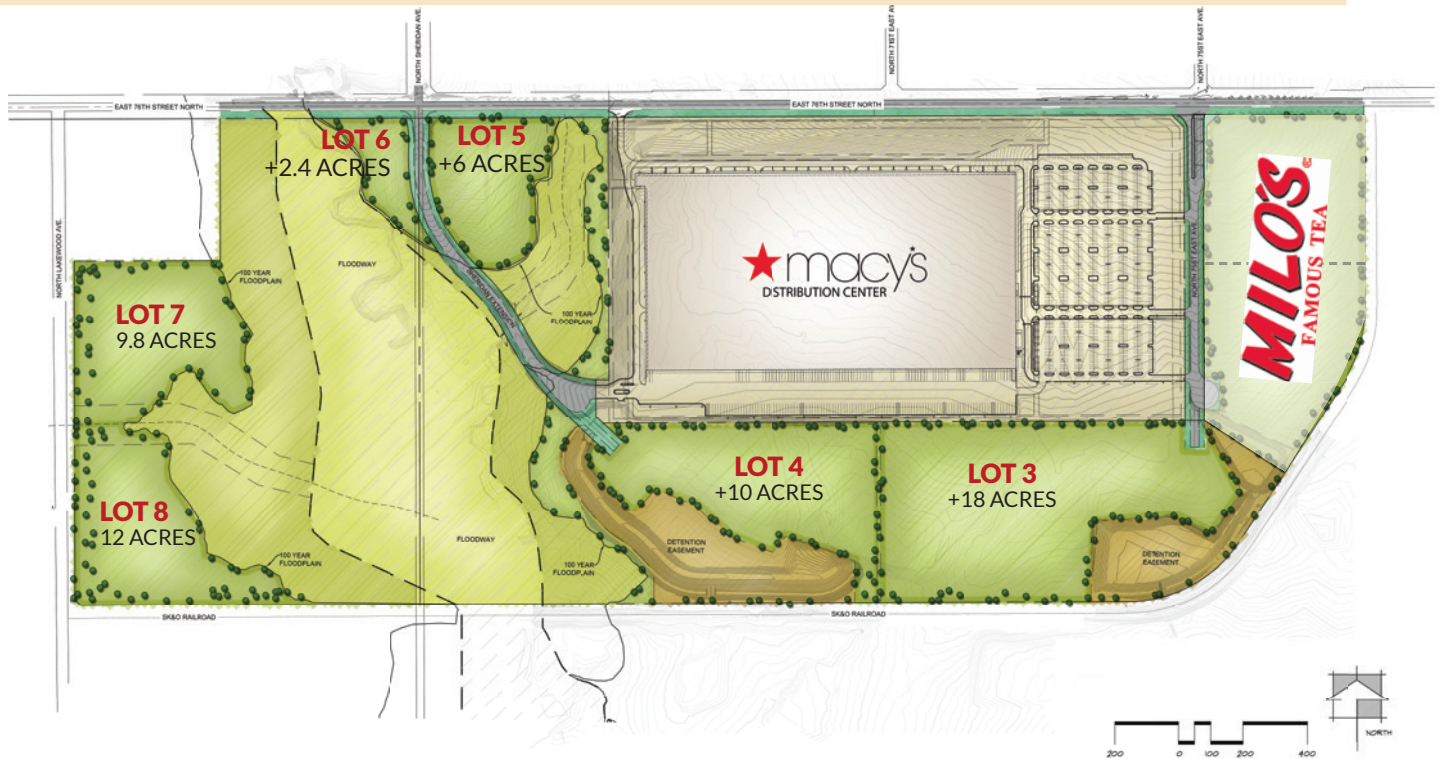
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# Pricing

Location	Lot	Acreage	Price	Price (psf)
Cherokee Extension Industrial Park	1	10	<b>SOLD</b>	—
Cherokee Extension Industrial Park	2	10	<b>SOLD</b>	—
Cherokee Extension Industrial Park	3	18	\$2,352,000	\$3.00
Cherokee Extension Industrial Park	4	10	\$1,306,800	\$3.00
Cherokee Extension Industrial Park	5	6	\$1,045,000	\$4.00
Cherokee Extension Industrial Park	6	2.4	\$418,000	\$4.00
Cherokee Extension Industrial Park	7	9.8	\$1,280,600	\$3.00
Cherokee Extension Industrial Park	8	12	\$1,568,000	\$3.00



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