

OKC ⁵⁷⁷

OKLAHOMA CITY'S PREMIER COMMERCE PARK

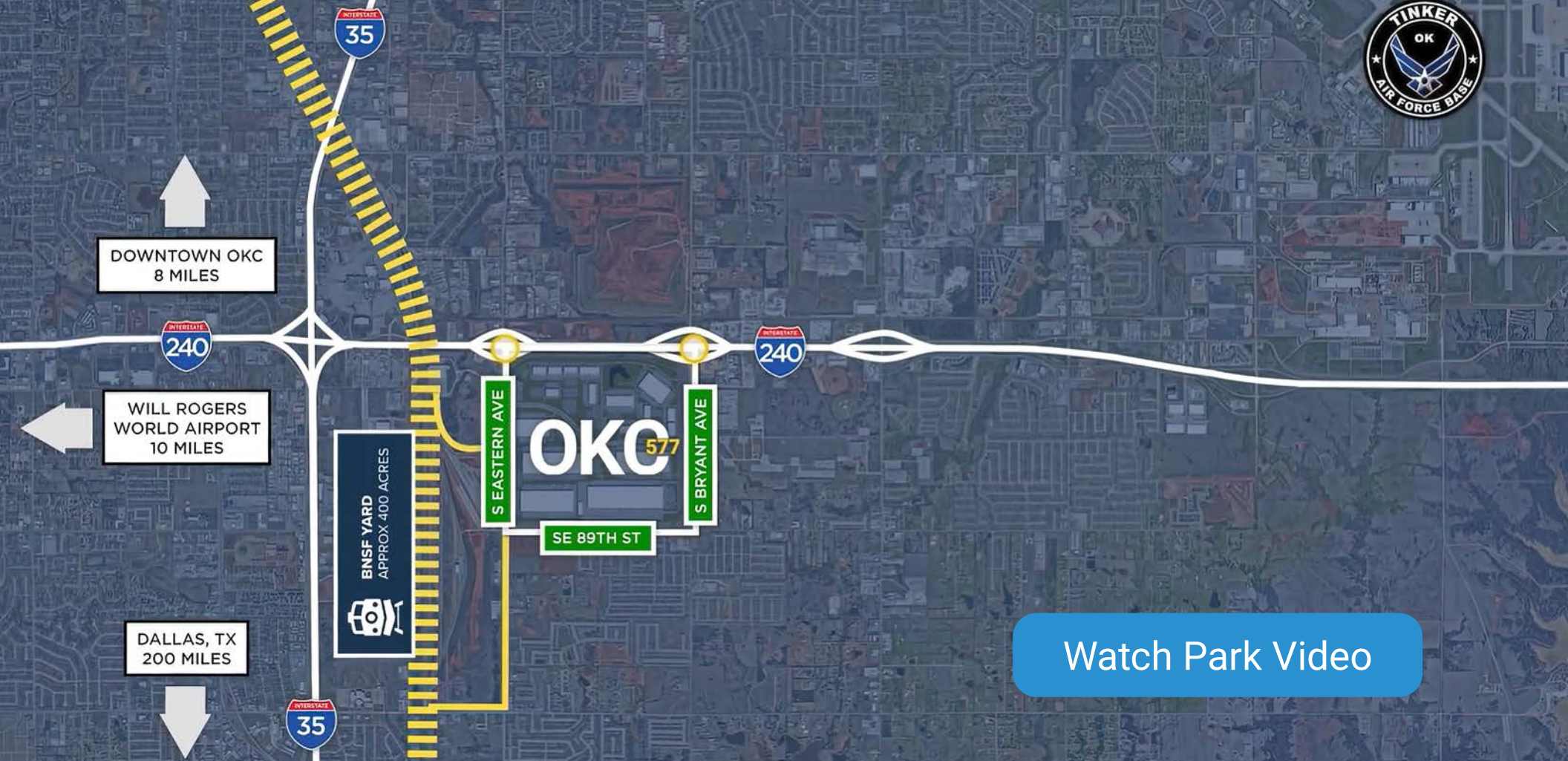


NEWMARK
ROBINSON PARK

577± ACRE MASTER PLANNED PARK

I-240 & S EASTERN AVE., OKC

BRETT PRICE, CCIM, SIOR
bprice@newmarkrp.com
C: 405.613.8380



Watch Park Video

KEY PARK FEATURES

- 577± acre Master Planned park in the heart of Oklahoma City
- Contiguous sites up to 235 acres
- 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

PARK HIGHLIGHTS

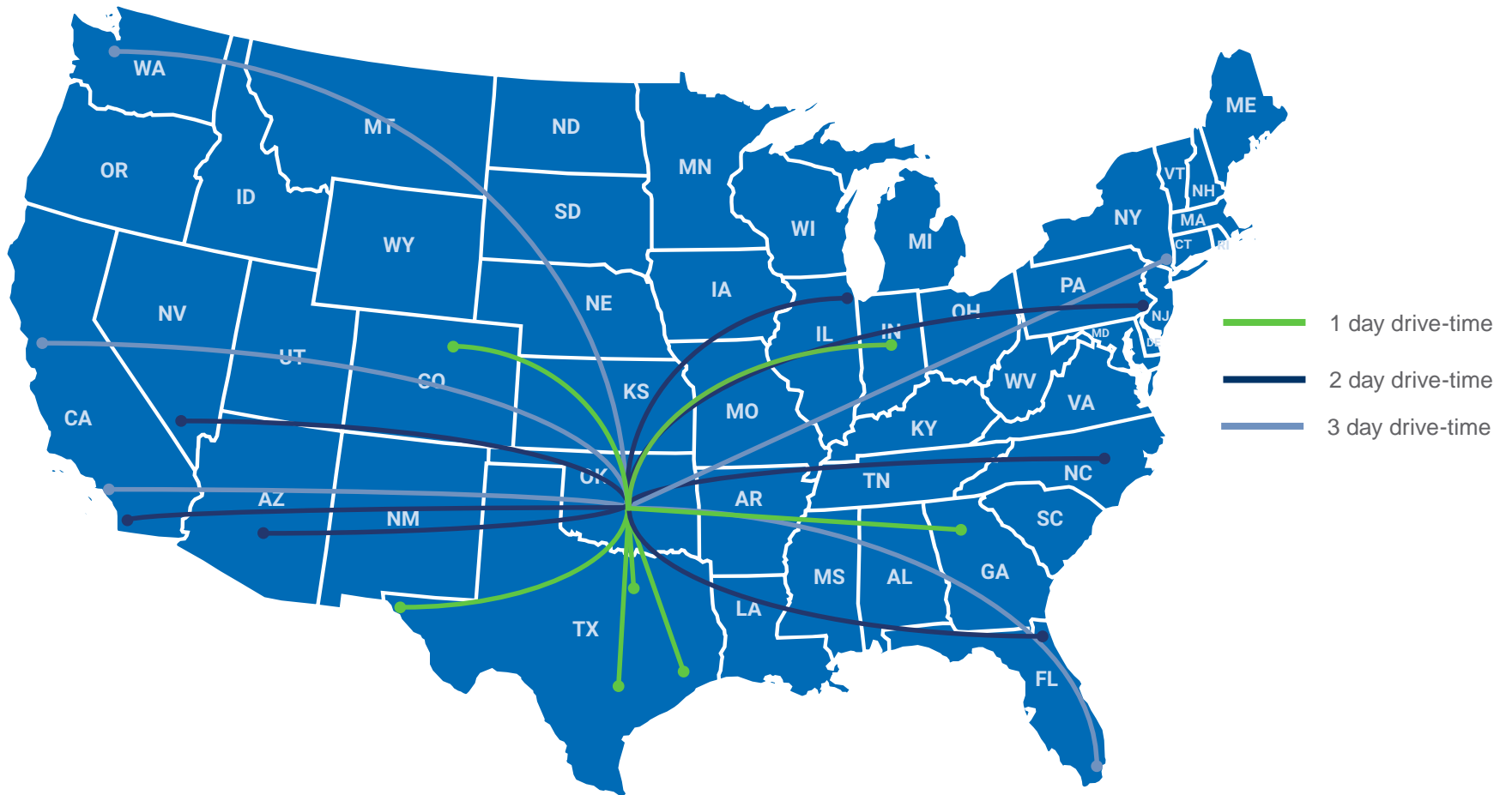
- Central Spine - Maximizing site access
- Site Flexibility - Parcels & building sizes can change to meet & react to market demand
- Multiple Access Points - Providing efficient traffic flow
- Natural Park Features - Enhancing the parks setting
- Gathering Spaces - To improve quality of work life
- Pedestrian 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



Site	Acres	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 (u/c)
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

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	60,000 SF Available	120,000 SF
\$8.00/SF/YR (NNN)	\$8.00/SF/YR (NNN)	\$8.00/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	22 dock high doors	
22 dock pits	22 dock pits	22 dock pits	
4 grade level	4 grade level	4 grade level	
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	
36 trailer parks	38 trailer parks	No trailer parks	
86 car parks	79 car parks	82 car parks	
LED lighting	LED lighting	LED lighting	
Divisible to 30,000 SF	Divisible to 30,000 SF	Divisible to 15,000 SF	
Available Q4 2024	Available Q4 2024	Available Q4 2025	

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



OKC MARKET REPORT



STATE CAPITAL OF OKLAHOMA

1.47M

OKC METRO POPULATION
2023

624 SQ MI

CITY OF OKC AREA SIZE

3.4%

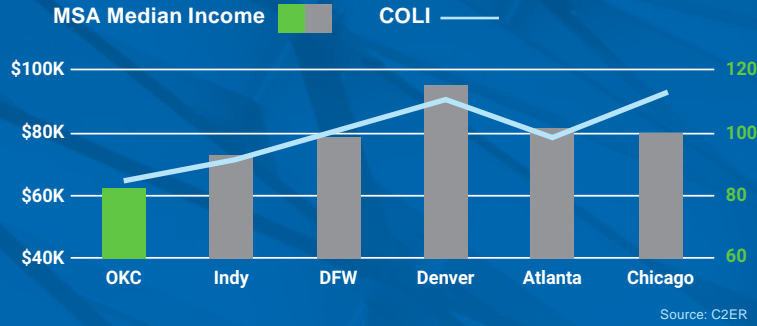
OKC METRO UNEMPLOYMENT
Jan 2024

AAA

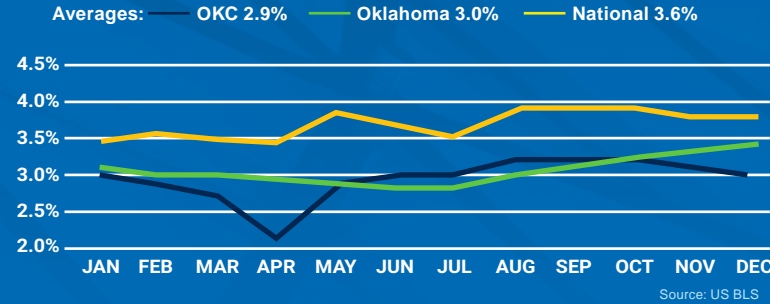
BOND RATING OKC 2023
Moody's and S&P

NEWMARK ROBINSON PARK

COST OF LIVING INDEX COMPARABLES



UNEMPLOYMENT RATES 2023



MAJOR EMPLOYERS

HQ Employer	Empl.	Sector	Market Cap
Amazon	8,000	Retail	\$1.82T
• Hobby Lobby Stores Inc.	6,500	Retail	Private
• Paycom	4,200	Technology	\$10.63B
The Boeing Co.	3,740	Aerospace	\$122.53B
• MidFirst Bank	3,100	Finance	Private
AT&T	2,700	Business Svcs.	\$120.12B
• Love's Travel Stops & Country Stores	2,500	Retail	Private
Dell	2,100	Business Svcs.	\$63.82B
• American Fidelity	1,950	Finance	Private
• Devon Energy	1,800	Energy	\$28.11B
• Continental Resources*	1,400	Energy	Private

*Continental went from a public to a private company in 2022

2023 OVERVIEW

Situated in the middle of the country at the crossroads of two major interstates, Oklahoma City is the regional leader in oil and gas, aviation and aerospace, biotechnology, transportation and logistics, and business services.

Tinker Air Force Base in SE OKC is the largest single-site employer in the state. Significant private employers include homegrown companies Paycom, Hobby Lobby, Love's Travel Stops & Country Stores, Devon Energy, Chesapeake Energy, Continental Resources, and American Fidelity.

Population growth and job growth remain strong as OKC is a desirable location for those starting their career or looking to advance in industries from oil and gas to biosciences.

The taxpayer-funded MAPS projects entered their fourth decade with the latest iteration, MAPS 4, which will bring capital improvements and the first MAPS projects to address issues including homelessness and those who have suffered abuse.

In December 2023, OKC voters overwhelmingly approved an extension of the penny MAPS tax to fund a new downtown arena to house the NBA's OKC Thunder and concerts and events in the coming decades.

OKC is on an upward trajectory based on industry diversity, public-private partnerships, low unemployment, a low cost of living, and a quality of life that is hard to find in many cities due to soaring costs.

NEWMARK ROBINSON PARK IN REVIEW



6.6M SF

SOLD AND LEASED
Previous 3-year average



\$1.3B

TOTAL TRANSACTIONS
Previous 3-year average

CITY FINANCES | The City of Oklahoma City pays for day-to-day operations from the General Fund. General Fund sales tax collections for Feb. 2023 were \$27.7M. That's around \$1.4M or 4.7% below projections and \$628,000 or 2.3% above the same month in 2022.



4.125%
City Tax Rate
by the Cent Per
Dollar Spent

2¼¢ GENERAL FUND

1½¢ ZOO

¾¢ PUBLIC SAFETY

1¢ TEMPORARY

OKC⁵⁷⁷

OKLAHOMA CITY'S PREMIER COMMERCE PARK

BRETT PRICE, CCIM, SIOR

bprice@newmarkrp.com

C: 405.613.8380

TANENBAUM
GARDNER
TANENBAUM

NEWMARK
ROBINSON PARK

204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | NEWMARKRP.COM

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.