

OKC ⁵⁷⁷

OKLAHOMA CITY'S PREMIER COMMERCE PARK



NEWMARK
ROBINSON PARK

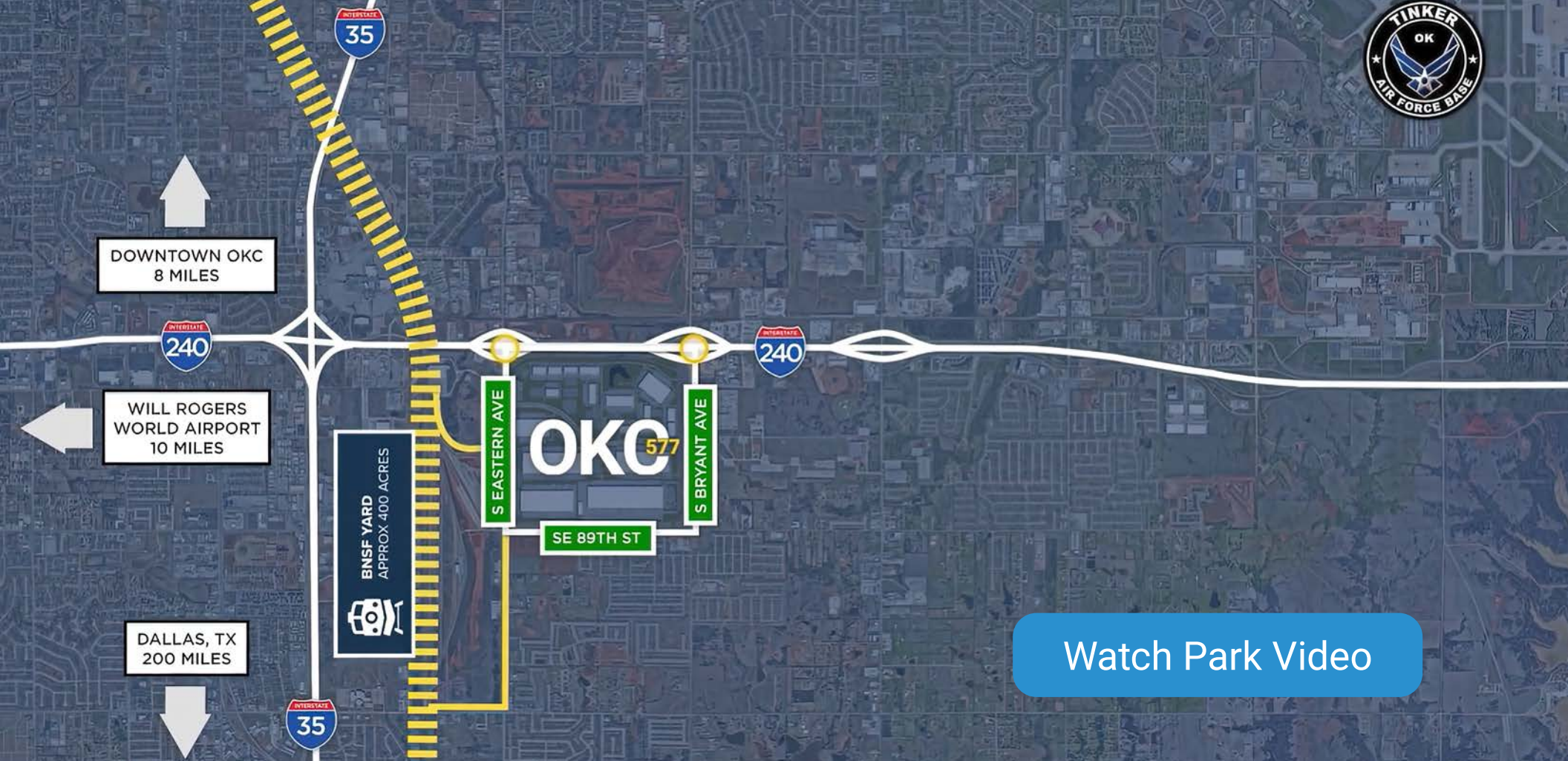
577± ACRE MASTER PLANNED PARK

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 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

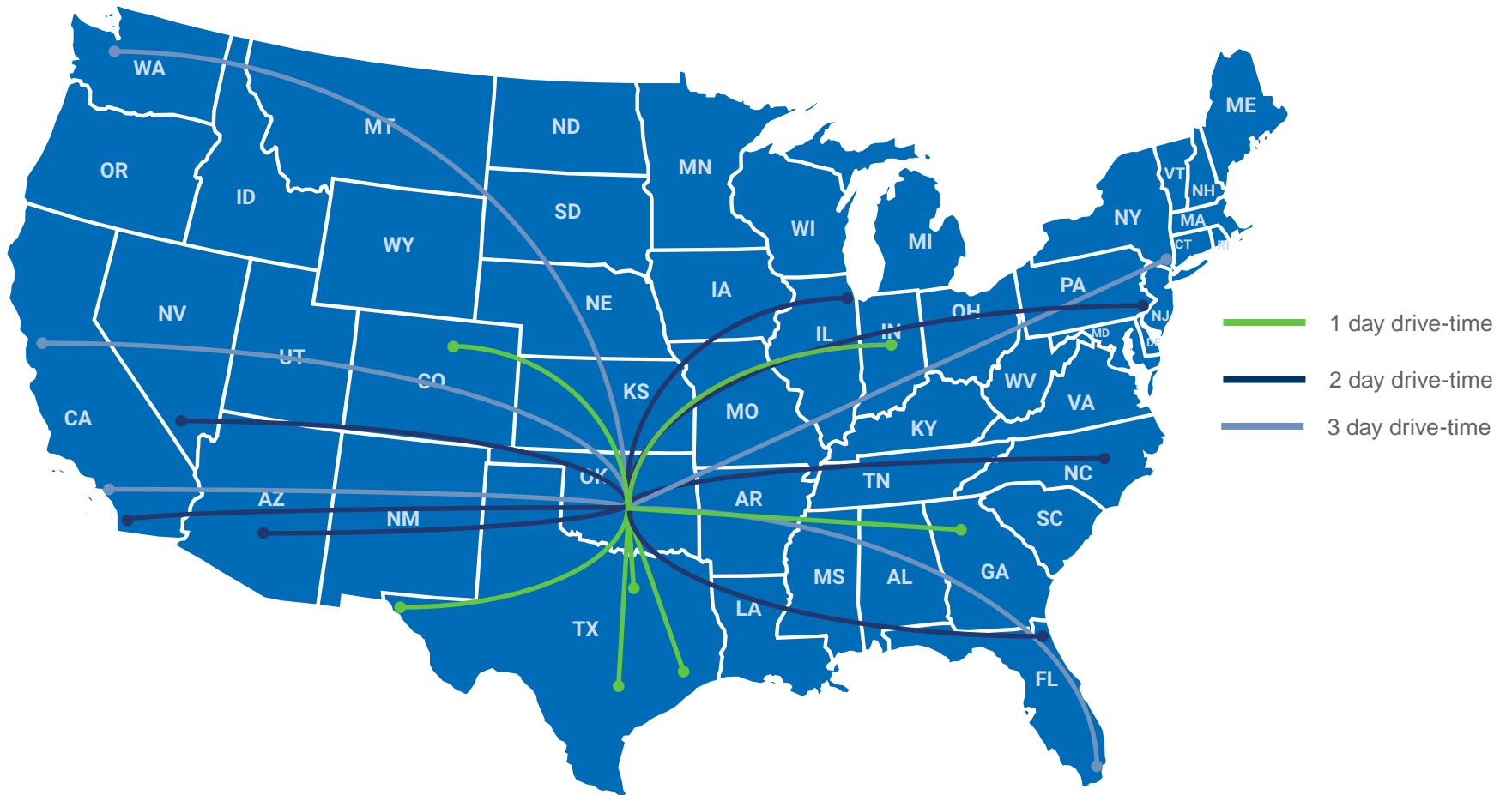
CITY, STATE	DISTANCE
1. New York, NY	3 days
2. Los Angeles, CA	2 days
3. Chicago, IL	2 days
4. Houston, TX	1 day
5. Phoenix, AZ	2 days
6. Philadelphia, PA	2 days
7. San Antonio, TX	1 day
8. San Diego, CA	2 days
9. Dallas, TX	1 day
10. Austin, TX	1 day

CITY, STATE

CITY, STATE	DISTANCE
11. Jacksonville, FL	2 days
12. San Jose, CA	3 days
13. Fort Worth, TX	1 day
14. Columbus, OH	2 days
15. Charlotte, NC	2 days
16. Indianapolis, IN	1 day
17. San Francisco, CA	3 days
18. Seattle, WA	3 days
19. Denver, CO	1 day
20. OKLAHOMA CITY, OK	

CITY, STATE

CITY, STATE	DISTANCE
21. Nashville, TN	2 days
22. El Paso, TX	1 day
23. Washington, DC	2 days
24. Las Vegas, NV	2 days
25. Boston, MA	3 days
26. Portland, OR	3 days
27. Louisville, KY	2 days
28. Memphis, TN	2 days
29. Detroit, MI	2 days
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 Available
\$8.00/SF/YR (NNN)	\$8.00/SF/YR (NNN)	\$8.00/SF/YR (NNN)	\$8.00/SF/YR (NNN)
TIA - \$8.00/SF	TIA - \$8.00/SF	TIA - \$8.00/SF	TIA - \$8.00/SF
22 dock high doors	22 dock high doors	22 dock high doors	36 dock high doors
22 dock pits	22 dock pits	22 dock pits	36 dock pits
4 grade level	4 grade level	4 grade level	3 grade level
32' clear height	32' clear height	32' clear height	32' clear height
50' x 50' column spacing	50' x 50' column spacing	50' x 50' column spacing	50' x 50' column spacing
200' truck court	200' truck court	150' truck court	200' truck court
36 trailer parks	38 trailer parks	No trailer parks	48 trailer parks
86 car parks	79 car parks	82 car parks	114 car parks
LED lighting	LED lighting	LED lighting	LED lighting
Divisible to 30,000 SF	Divisible to 30,000 SF	Divisible to 15,000 SF	Divisible to 40,000 SF
Available Q4 2024	Available Q4 2024	Available Q4 2025	Available Q4 2024

PARK UTILITIES

• ELECTRIC

- Substation on-site, main substation 1 mile± east
- Total capacity - 40 MW
- Available - 5 MW±
- Distribution voltage - 12.47 kV
- Transmission line servicing substation - 138 kV

• NATURAL GAS

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

• WATER

- 12" line serving the site, 16" in progress
- Water treatment plant total capacity - 225M GPD
- Available - 100M GPD

• WASTE WATER

- 8" & 10" line serving the site, 18" in progress
- 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

624 SQ MI

CITY OF OKC AREA SIZE

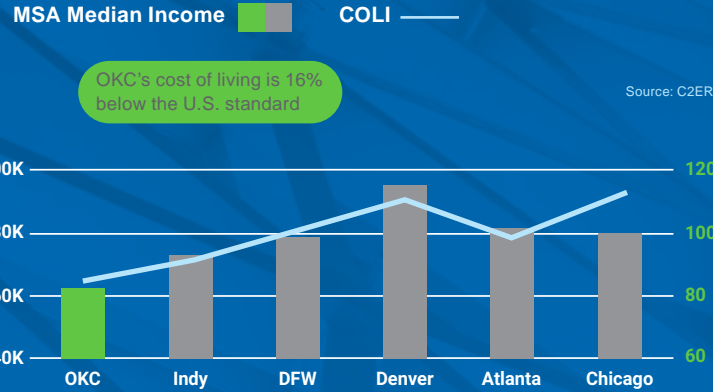
2.9%

OKC METRO UNEMPLOYMENT
2023 Average

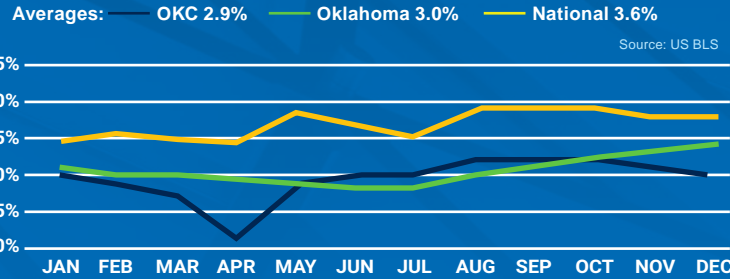
AAA

BOND RATING
OKC 2023
Moody's and S&P

COST OF LIVING INDEX COMPARABLES



UNEMPLOYMENT RATE 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

*the Hamm family took Continental private 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 project 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, low cost of living, and some of the lowest tax rates in the nation.

NEWMARK ROBINSON PARK 2023 IN REVIEW



6.6M SF

SOLD AND LEASED

Annual average over past 3 years



\$1.28B

TOTAL TRANSACTIONS

Annual average over past 3 years

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

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