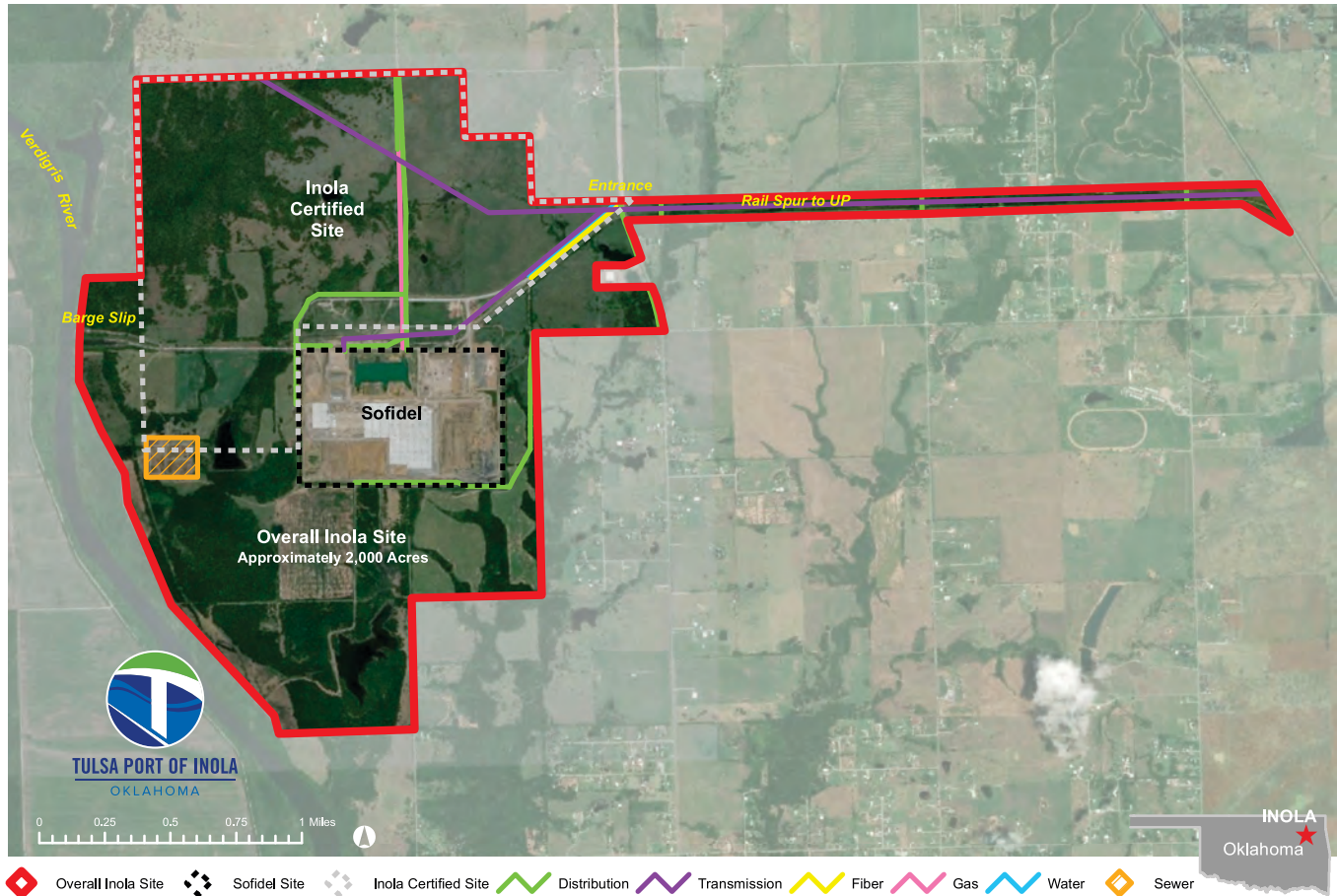


TULSA PORT OF INOLA

2,500 acres - 1,108 Acres Certified for Industrial Development
Master Planned by Burns & McDonnell



Site Overview

- S 4200 Road, Inola, Rogers County, OK
- Owned and operated by Tulsa Ports
- 2000+ acres available | 1,108 acres certified
- Industrial park master plan by Burns & McDonnell

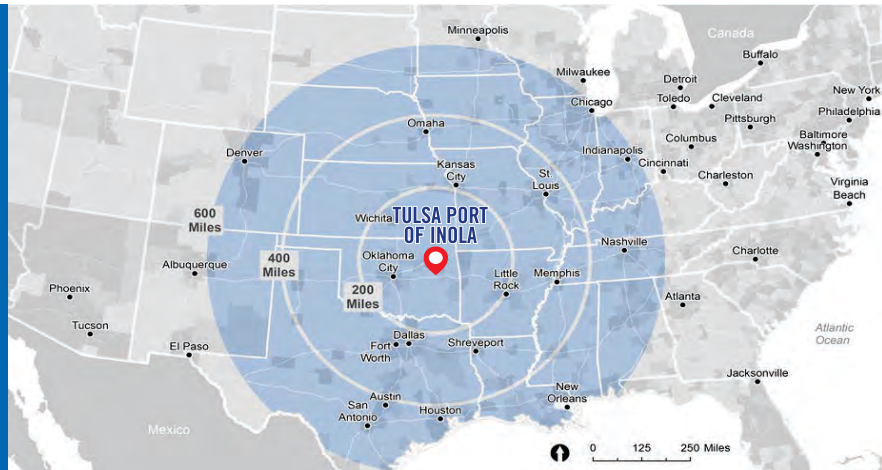


Ready for Industrial Development

1,108 acres of this site has been certified for large-scale development additional site documentation for the site is available

- Phase I and Phase II Environmental Study
- Geo-Technical Study
- Topographical Analysis and Maps
- Industrial Quality Infrastructure
- Boundary Survey
- Natural Resource Assessment
- Archeological Field Reconnaissance
- Threatened/Endangered Species Review
- Additional Supporting Documentation

Tulsa Port of Inola is located within one day of truck travel of major markets including Chicago, Atlanta, and Houston.




Inola, OK

Tulsa Port of Inola is located east of Tulsa, a vibrant city with many diverse and profitable industries and an ever-expanding array of living and entertainment opportunities. The area is an ideal location for companies seeking a business-friendly region, very competitive operating costs, and a strong transportation network coupled with a skilled industrial workforce.



Transportation

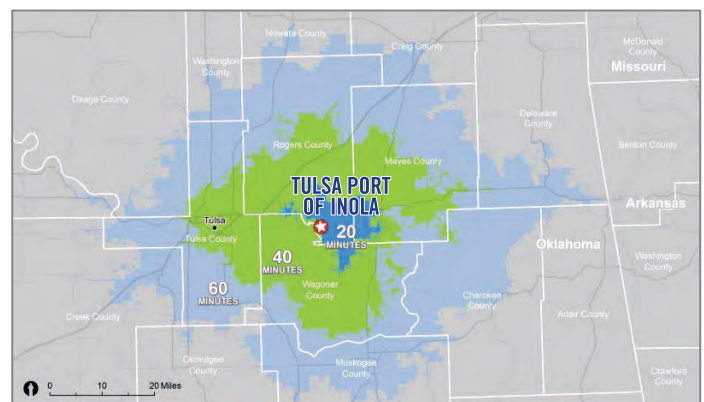
- Railroad access: Union Pacific Class I rail spur (unit train capable loop under design)
- Navigable River Access: Barge slip on the McClellan Kerr Arkansas River Navigation System (MKARNS)
- 13 miles from Tulsa Port of Catoosa (current barge service)



Available Workforce

Working Age Population (Age 18-64)	
Within 20 miles of site	51,571
Within 40 miles of site	562,235
Within 60 miles of site	698,808

Source: ESRI Business Analyst, 2019




Utilities

- Electric: 345 kV, 138 kV and 13.2 kV lines on site | PSO
- Natural Gas: 12" line | Oklahoma Natural Gas Company
- Water: 12" line | Rural Water District No. 2
- Wastewater: Sewer lagoon system on site
- Telecommunications: TDS Fiber on site