



INDUSTRIAL PARK AVAILABLE



OKMULGEE BUSINESS COMPLEX (OBC) | FAIRGROUNDS ROAD & US HWY 75 | OKMULGEE, OK | 35.646430, -95.966419

This 80-acre multi-zoned brownfield is an ideal location for advanced manufacturing, distribution and industrial support firms. The OBC will be undergoing infrastructure construction in 2025-2026. This includes interior industrial access roads, a detention pond, rail spur/switch as well as Fairgrounds Road improvements to accommodate industrial traffic into the OBC as well as festival/event traffic into the Muskogee Nation Festival grounds.

SITE INFORMATION:

- ✓ Privately owned by Okmulgee Area Development Corp.
- ✓ Inside City limits
- ✓ For Sale or Lease

PROXIMITY TO MARKET:

Located on US Highway 75 (4 lane divided) connecting Canada to Dallas. Within 45 minutes of downtown Tulsa, 30 minutes from South Tulsa. Within 1 hour of Tulsa International Airport and 4 miles from Okmulgee Regional Airport.

I-44 35 Miles

I-40 14 Miles

Port of Muskogee 50 Miles

UTILITIES: All utilities on site except fiber.

- ✓ **ELECTRIC:** AEP/Public Service Co has a 13.2kV distribution system with ~8MW excess capacity. The nearby 138kV transmission system has ~50MW excess capacity.
- ✓ **NATURAL GAS:** Oklahoma Natural Gas has a 12" steel line
- ✓ **WATER/SEWER:** Okmulgee Municipal Authority has a 12" sewer line and a 12" water line
- ✓ **FIBER:** No fiber currently at the industrial parcel; BTC Broadband and ecoLINK have an approximate 6-12 week build time.

DUE DILIGENCE: Due Diligence Completed (40 acre industrial parcel)

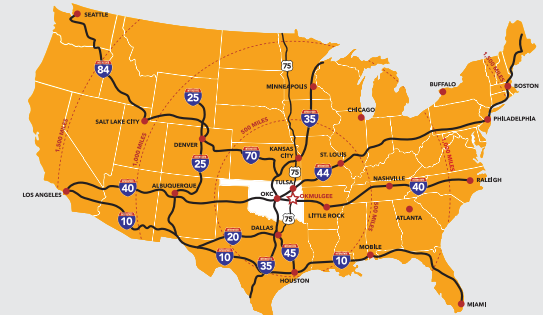
- ✓ Wetlands Delineation
- ✓ Jurisdictional Determination
- ✓ Endangered Species
- ✓ Cultural/Archeological Studies
- ✓ Preliminary Geotech
- ✓ No Further Action Required Certification

NOTE: The basic map is for general knowledge of the project area. It is not to scale and cannot be used to calculate the dimensions. Official construction drawings are available.



OKMULGEE COUNTY NATIONAL DRIVE TIMES

Okmulgee really shines when it comes to our strategic placement and transportation tactical advantages. This makes us an ideal location for moving goods and services by truck in any direction in the United States.



FEATURES