

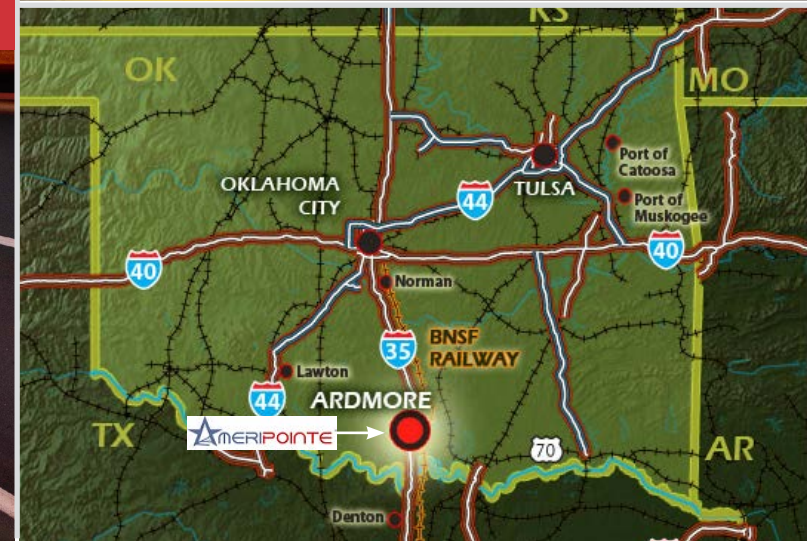


Click [HERE](#) to view the INCENTIVES for doing business in Ardmore, Oklahoma

[ameripointe.com](http://ameripointe.com)



View the Ameripointe video [HERE](#)



**Steve Pastor**

VP - Global Supply Chain & Ports/Rail Practice  
NAI James E. Hanson  
NAI Global Industrial Chairperson  
201 478 7376  
[spastor@naihanson.com](mailto:spastor@naihanson.com)

**Bob Sullivan, CCIM**

Owner/CEO  
NAI Sullivan Group  
405 840 0600 x304  
[bob@naisullivangroup.com](mailto:bob@naisullivangroup.com)

**Amir Shams**

Investment/Industrial Specialist  
NAI Sullivan Group  
405 313 0333  
[amir@naisullivangroup.com](mailto:amir@naisullivangroup.com)

**Barry J. Cohorsky, SIOR**

Senior Vice President  
NAI James E. Hanson  
973 240 2110  
[bcohorsky@naihanson.com](mailto:bcohorsky@naihanson.com)

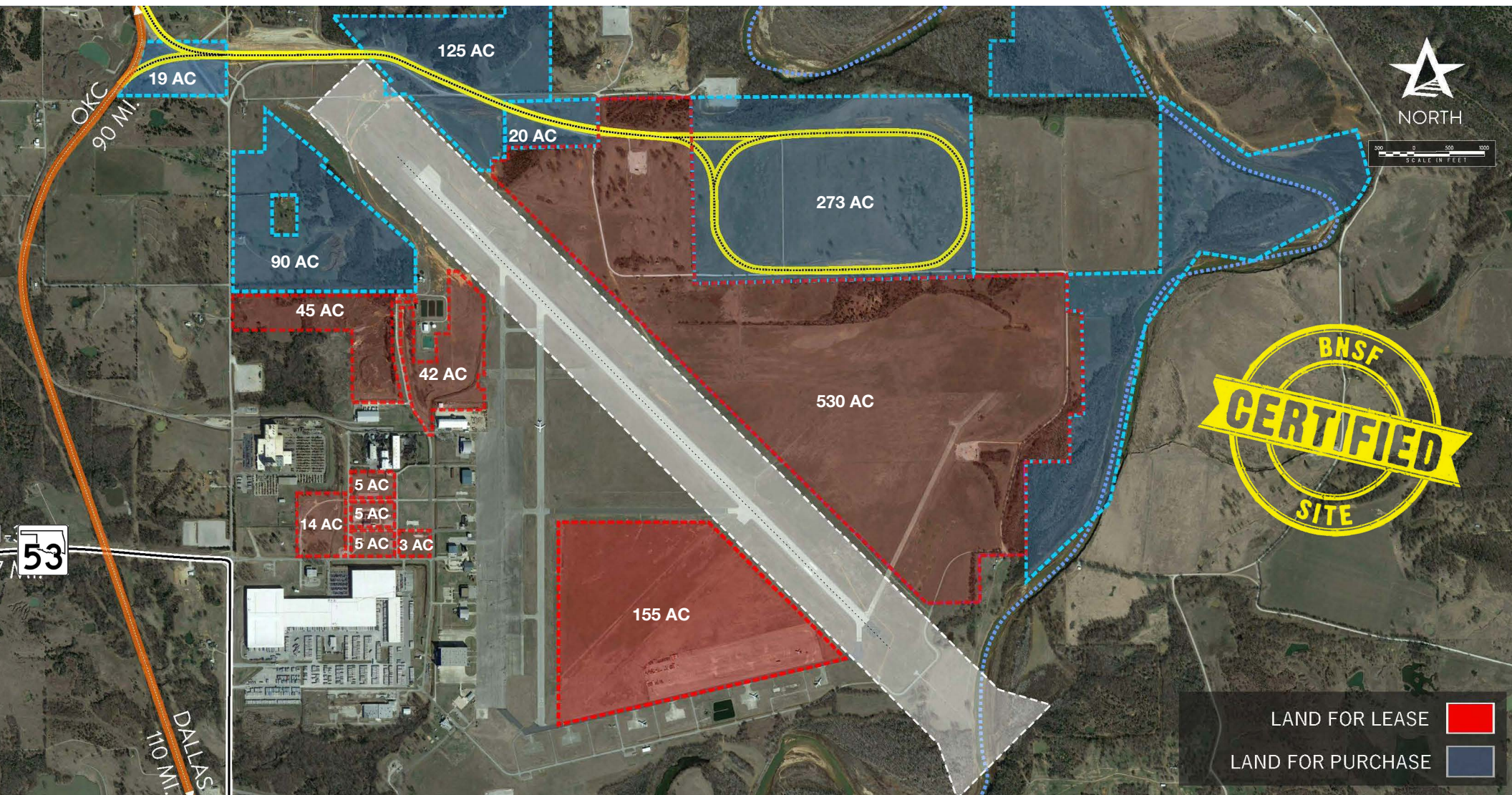
**John "LJ" Koch**

Industrial Specialist  
NAI James E. Hanson  
973 240 2142  
[jkoch@naihanson.com](mailto:jkoch@naihanson.com)

**Zac McQueen**

Investment/Industrial Specialist  
NAI Sullivan Group  
405 476 9199  
[zac@naisullivangroup.com](mailto:zac@naisullivangroup.com)

# SITE OVERVIEW



LAND FOR LEASE	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>
LAND FOR PURCHASE	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span>

*"We are excited to be partnering with Ameripointe to provide our rail services through their park. With its loop track infrastructure, unique to Southern Oklahoma and Northern Texas, this location will accommodate efficient unit train operations and enable future expansions for carload commodities."*

--Colby R. Tanner  
Vice President of Economic Development  
BNSF Railway

## ★ GENERAL

- 1,350+ acres of developable land with multiple sized parcels.
- Foreign Trade Zone.
- Enterprise Zone.
- Zoned Heavy Industrial.
- Pad-ready sites.
- Asking \$20,000 per acre for non-rail access land. The only land available for sale is in the blue designated areas.
- Rail access land is negotiable.

## 🚂 RAIL

- Phase I completed- 33,560' of track, which includes a 10,900' loop.
- Mainline turnouts are remote-actuated powered, allowing for easy ingress/egress.
- Ameripointe can accommodate any train configuration up to the typical 120/135-unit train.
- The Park can accommodate any type of facility to load/unload commodities, including those with vertical storage.
- Multiple rail options have been designed to accommodate transload and manifest opportunities.
- Online switching is available.

## ✈️ AIR CARGO

- 9,000' runway – Class “D” airspace.
- Only independent airpark with a federal tower.
- Development opportunities for air cargo inside controlled area.
- Future customs facility.
- Four (4) hangars, including an FBO hangar.



## TRUCKING

- 85% of the U.S. can be reached within two truck days.
- 7 miles to I-35 corridor via Highway 53.
- 16 miles to Ardmore via Highway 53 and Highway 77.
- 113 miles to Dallas/Fort Worth.
- 90 miles to Oklahoma City.
- 96 miles to Will Rogers International Airport.



③ 1,350 acres of saleable or lease land that can be divided into whatever parcel configuration is required.

③ 33,560' of rail track including existing 10,900' loop track.

③ New 1,500' long transload pad, dual scales and scale house.

③ Ready for 24-hour operation transfer to pipeline, trucks, or on site storage facilities.

③ Access to BNSF's mainline that runs from Houston, TX to Duluth, MN.

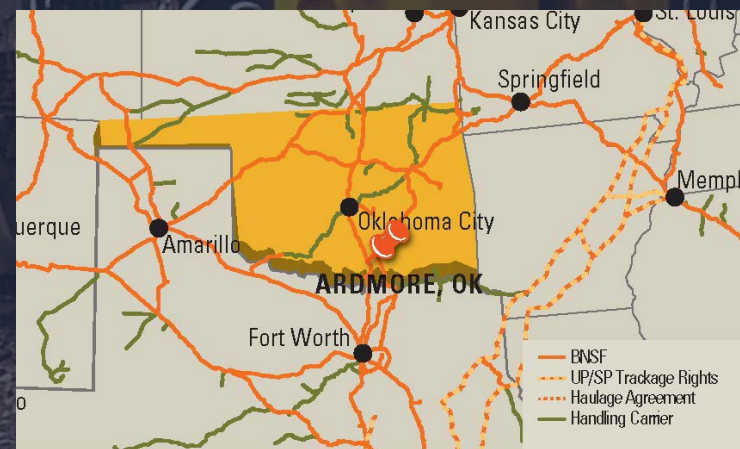
③ 7 miles off

The Ameripointe Park has been certified by the BNSF Railway's Certification Site Program. This certification program is a comprehensive rail served-shovel ready validation to potential customers that the BNSF has evaluated the existing and proposed infrastructure, all environmental and geotechnical reports have been obtained, utilities and site readiness is ready for acquisition and development and local authority sign off has been obtained.



Selecting a certified site can provide value to potential customers by:

- Reduced site selection time.
- Reduced development time and cost.
- Increase speed to market.
- Knowing that BNSF has approved the site and is a logistic partner in the project.



## ELECTRIC



Provider: Oklahoma Gas & Electric  
 Voltage into park: 7,200 volts, 12,500 primary, 3 phase  
 Dual feed available: Available from one or two substations

## INDUSTRIAL ELECTRICITY

Level 1 (above 50 kv)

Charge: \$300 per month  
 Capacity charge: Summer max demand \$9.48  
 Winter max demand \$4.56  
 Energy charge: First 1 million kWh per month  
 \$.0392 per kWh  
 All additional kWh per month  
 \$.0362 per kWh

## NATURAL GAS



Provider: Oklahoma Natural Gas Company  
 Size of gas main into park: 4 inch  
 Gas pressure: Medium

Standard rates are available based upon location and delivery volume requirements.  
 Rates are available for delivery only as well as delivery and commodity (www.ong.com).

## TELECOMMUNICATIONS



Local exchange carrier: Chickasaw Telephone Co.  
 Nearest central office: Onsite  
 ADSL available from central office: Yes  
 Analog or digital: Digital  
 Fiber installed or available: Yes  
 ISDN available from central office: No

## WATER



Provider: City of Ardmore  
 Size of water main to park: 10 inch  
 Static pressure: 52  
 Residual pressure: 44  
 Flow per minute: 1,128  
 Treatment plant: Membrane  
 Rated capacity (mgd): .250 mgd  
 Peak demand (mgd): .10 mgd  
 Booster pump required: No  
 Onsite storage: Yes  
 Elevated: Yes  
 Capacity in gallons: 250,000

COSTS		\$
10,000 gallons:	\$65.98	
100,000 gallons:	\$323.76	
400,000 gallons:	\$763.76	

## SEWER



Provider: City of Ardmore  
 Size of sewer main into park: 8 inch  
 Use of lift required: Yes  
 Type: Lagoons  
 Rated capacity (mgd): 1.0 mgd  
 Peak demand (mgd): .20 mgd

## COSTS



10,000 wastewater gallons: \$68.27  
 100,000 wastewater gallons: \$317.75  
 400,000 wastewater gallons: \$1,149.35

\*A wastewater gallon is equal to 90% of an incoming water gallon for purposes of wastewater billing, unless measured with an approved volume device.

Onsite Fire Department

## Connecting Your Rail & Trucking Supply Chain

Trans-loading is more than just the process of transferring products from one mode of transportation to another. It is an important part of connecting your rail and trucking supply chain together. Ameripointe Logistics Park offers shippers the benefits of rail freight economics without the cost of onsite rail infrastructure.

Serviced by BNSF Railway, Ameripointe is one of just 16 locations in the U.S. that has received BNSF's "Certified Site" designation. This designation provides end users the comfort of knowing that it has achieved the railroad's stringent requirements to meet their customer's needs.

The Park currently has infrastructure to receive full-unit trains with the potential to hold up to 200 cars. A transload pad capable of unloading 18 cars at one time with dual scales is also in place. The rail yard operates 24/7 year-round.



## AMERIPOINTE

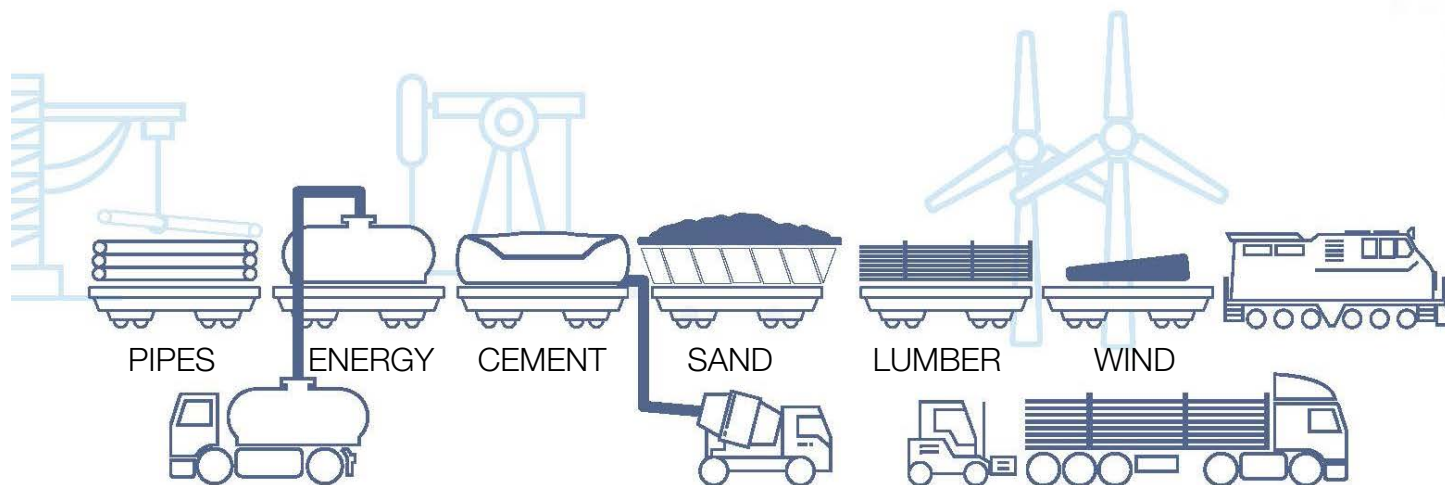
At a Glance

PHASE 1  
RAIL INSTALLATION COMPLETE

- 120' x 1,500' transload pad.
- Dual scales and scale house.
- On-site switching.
- Land availability for vertical storage.


PHASE 2  
IN PROGRESS


- Rail car storage.
- Rail car cleaning.
- Rail car repair.
- Design/build for rail-served facilities.



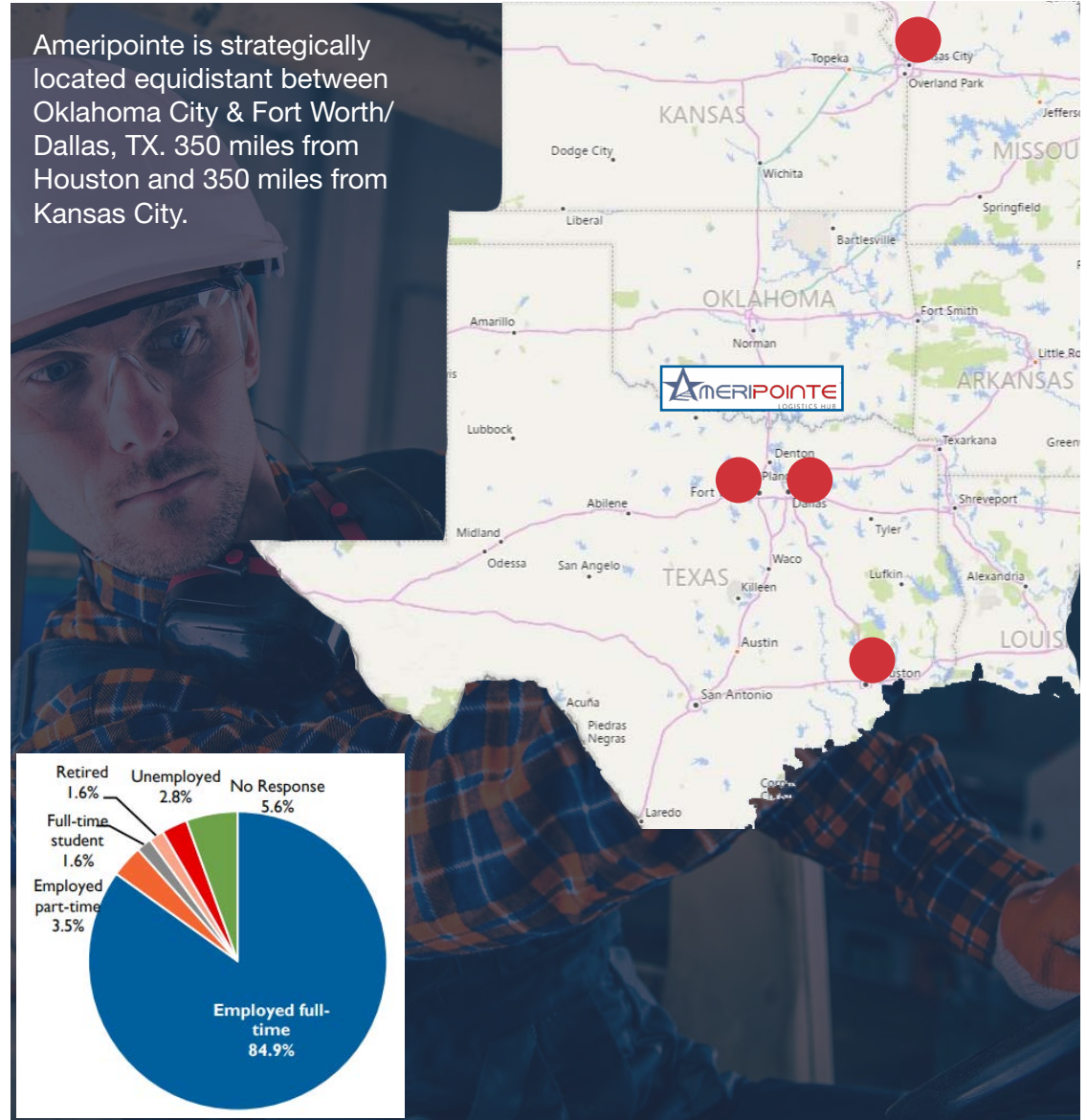
# SITE/AREA DETAILS



 <b>DEMOGRAPHICS</b>	
Ardmore	25,364
5 mile radius	26,165
10 mile radius	37,829
15 mile radius	42,485
60 mile radius	508,268

 <b>WORKFORCE</b>	
Total wage & salary employment	24,147
Annual mean wage	\$40,032
Employees within 10 miles of site	17,097
Average commute time	17 minutes
Employed full-time	84.9% (see chart at right)

Ameripointe is strategically located equidistant between Oklahoma City & Fort Worth/Dallas, TX. 350 miles from Houston and 350 miles from Kansas City.



# CORPORATE NEIGHBORS & TOP EMPLOYERS



1101 Michelin Rd, Ardmore, OK  
1860 Employees • 1.5 MM SF



1011 14th Ave NW, Ardmore, OK  
871 Employees • 180,000 SF



401 General Dr, Ardmore, OK  
730 Employees • 1.3 MM SF



**DOLLAR TREE**  
201 Dollar Tree Way, Marietta, OK  
450 Employees • 1 MM



2510 Sam Noble Pkwy, Ardmore, OK  
387 Employees • 175,898 SF



3500 Flanders Dr, Ardmore, OK  
350 Employees • 439,414 SF



270 Redwing Rd, Ardmore, OK  
350 Employees • 200,000 SF



3211 Prairie Valley, Ardmore, OK  
325 Employees • 720,000 SF



3411 Cypert Way, Ardmore, OK  
290 Employees • 121,000 SF