

AVAILABLE NOW

# PORT MUSKOGEE SOUTH

**GALLERY DRIVE,  
MUSKOGEE, OKLAHOMA**

Frontier Terminal: 4511 Gallery Drive

**OKLAHOMA**  
**80.9 ACRES**  
35.74142, -95.29677



## OVERVIEW

**City:** Muskogee, OK  
**County:** Muskogee County, OK  
**Ownership:** Publicly owned by Muskogee City-County Port Authority  
**Available Acreage:** 80.9 acres  
**Lease Price:** \$4,500/acre/year for riverfront property

## HIGHLIGHTS

-  **ZONING** Heavy Industrial (I-2)
-  **INTERSTATE ACCESS** Muskogee Turnpike: Adjacent  
US I-40: 27.7 mi  
US I-44: 45 mi
-  **HIGHWAY ACCESS** US 64: 6.5 mi  
US 69: 7 mi  
US 62: 6.2 mi
-  **PORT ACCESS** Port Muskogee: 4.9 mi
-  **AIRPORT ACCESS** Muskogee-Davis Field Airport: 8 mi  
Tulsa International Airport: 51.1 mi
-  **RAIL SERVICE** BNSF - Class 1
-  **TRAINING SUPPORT** Indian Capital Technology Center: 4.6 mi  
OSU IT: 43 mi  
Tulsa Tech: 44.4 mi
-  **EMERGENCY RESPONSE** EMS: 4.2 mi  
Fire (ISO 2): 5.4 mi  
Police: 4.3 mi

## DUE DILIGENCE

Suitable for development with no major impediments.

- Phase 1 Environmental Site Assessment - 2022

IDEAL FOR:



INDUSTRIAL



## UTILITIES

- Electricity:** OG&E has 12.47 kV and 7.2kV electric distribution lines along Chandler Rd with 5 MW of available capacity
- Natural Gas:** ONG has a 4" 20-40 psig natural gas line on US Highway 165; 50 mcfh of available capacity
- Water:** City of Muskogee has a 12" water line serving available site; excess capacity of 250,000 GPD
- Sewer:** City of Muskogee has a 8" gravity sewer line serving available site; excess capacity of 100,000 GPD
- Fiber:** AT&T Fiber and Dobson Fiber

# COMMUNITY OVERVIEW

## MUSKOGEE

Located within the Greater Tulsa region on the nation's most inland all-weather waterway, Muskogee is uniquely positioned to offer multi-modal transportation opportunities with water, rail, air and highways. Numerous community initiatives are currently underway to improve infrastructure and quality of life.

**45,000+**  
25 or Older Population  
in Muskogee Co.

**530,000+**  
People Employed  
Within 45-Minutes

**20 States**  
Accessible by Inland  
Waterway

**94%**  
of U.S. Population  
Accessible Overnight  
by Road

**1,100 Acres**  
of Publicly Owned  
Industrial Land

**3**  
Higher Education  
Institutions

**#4**  
Most Affordable  
City in U.S.

**#1**  
County in OK for  
Capital Investment

**\$104,200**  
Median Home Value

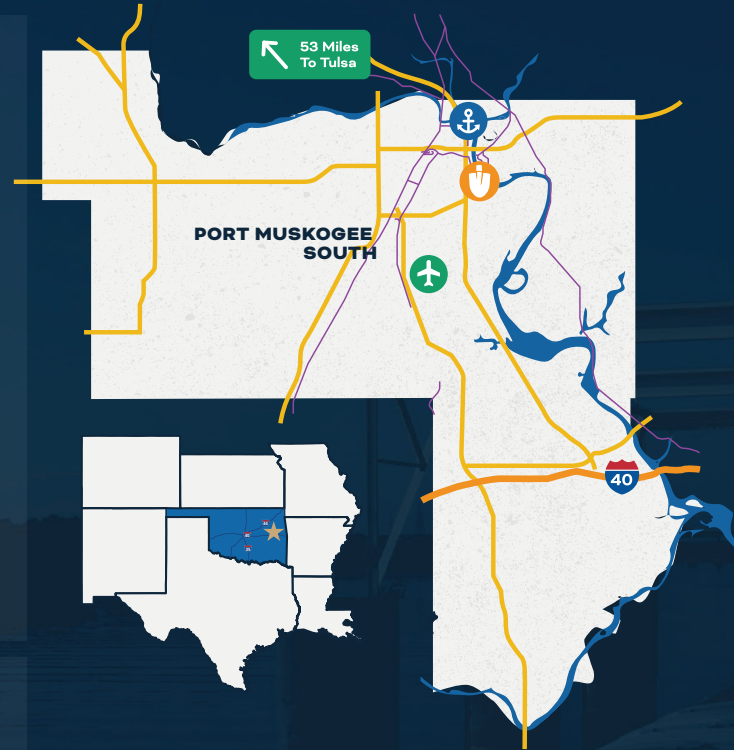
**20.8 Minutes**  
Average Commute Time

**21 Colleges**  
Within 45 Minutes

**13 Tech Centers**  
Within 45 Minutes

**Local Incentives**  
For Company and  
Employee Recruitment

## MUSKOGEE COUNTY



- Interstate
- Highways
- Railway
- Waterway
- Airport
- Port
- Site

## OKLAHOMA

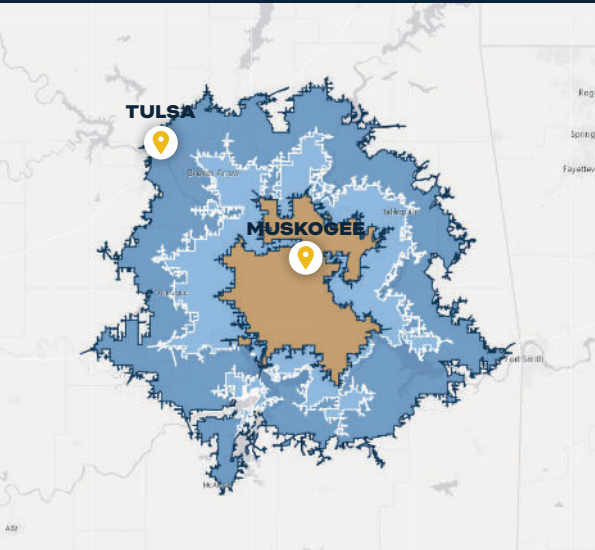
**#4**  
Lowest Cost of Living  
(Forbes)

**16% Lower**  
Electrical Power Costs  
Than National Average

**Top 10**  
Lowest Tax Burden  
(CNBC)

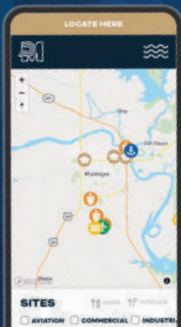
- Central location & crossroads of North America
- Inland, ice-free ports mean lower transportation costs

- Diverse incentives + tax credit packages to give companies a competitive advantage
- Right-to-Work State



## LABOR SHED

	30 MINUTE DRIVE	45 MINUTE DRIVE	60 MINUTE DRIVE
<b>TOTAL POPULATION</b>	<b>174,247</b>	<b>554,118</b>	<b>1,240,379</b>
<b>LABOR FORCE</b>	<b>73,796</b>	<b>259,633</b>	<b>595,788</b>
<b>BACHELOR'S DEGREE</b>	<b>20.3%</b>	<b>23.9%</b>	<b>26.5%</b>



### VIEW MORE SITES ON OUR INTERACTIVE MAP



Scan the QR code to see more available sites and discover everything the Muskogee region has to offer.

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ECONOMIC DEVELOPMENT

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**PORT MUSKOGEE**  
SUCCESS FLOWS FROM MUSKOGEE