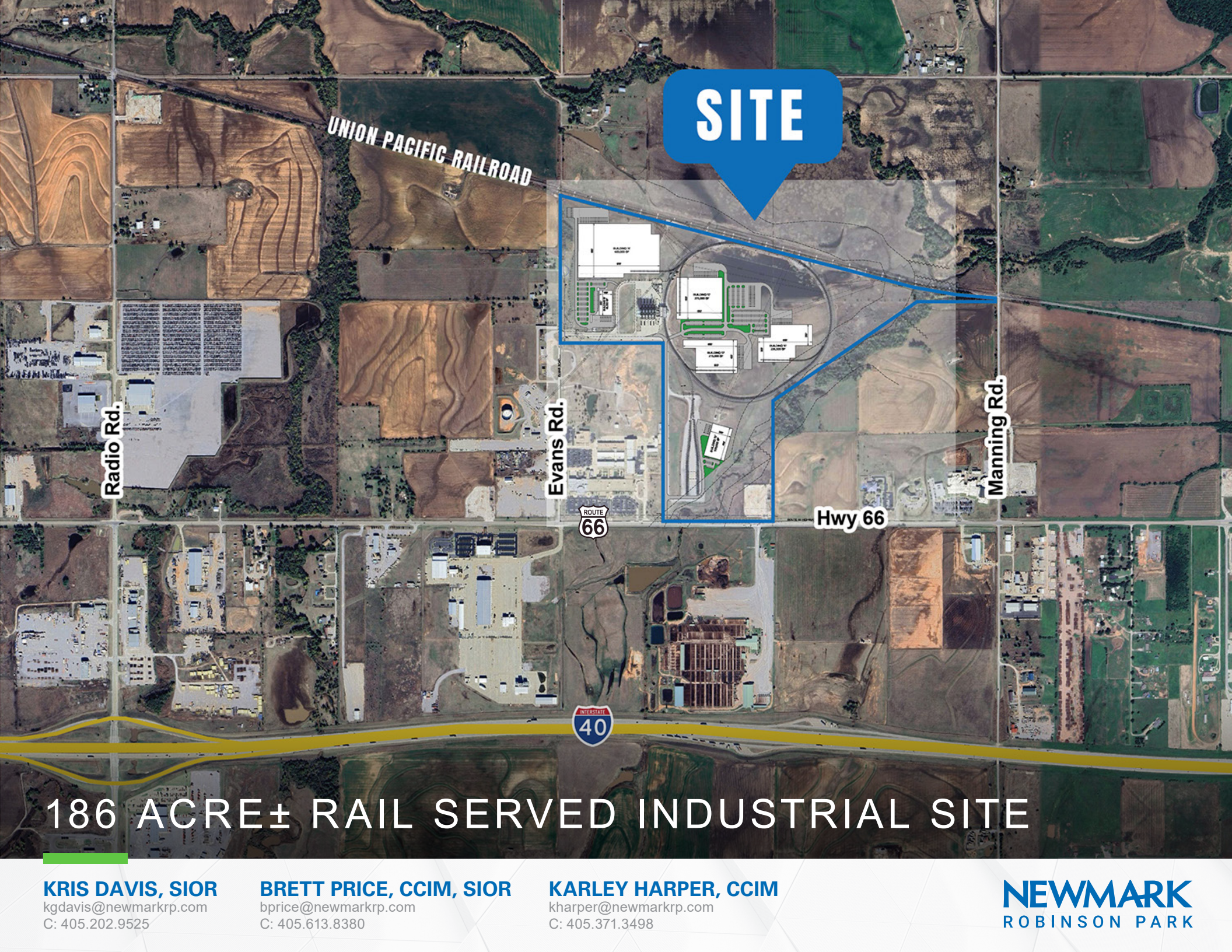




SITE

UNION PACIFIC RAILROAD

Radio Rd.

Evans Rd.

Manning Rd.

ROUTE
66

Hwy 66

INTERSTATE
40

186 ACRE $\pm$ RAIL SERVED INDUSTRIAL SITE

KRIS DAVIS, SIOR

kgdavis@newmarkrp.com
C: 405.202.9525

BRETT PRICE, CCIM, SIOR

bprice@newmarkrp.com
C: 405.613.8380

KARLEY HARPER, CCIM

kharper@newmarkrp.com
C: 405.371.3498

NEWMARK
ROBINSON PARK

SITE DETAILS

DETAILS

Site Size	186 Acres±
Price	Build to Suit
Building Capacity	1.4M SF±
Rail Car Capacity	Up to 315 3-unit trains
Power	3-phase, 480/277V service from a 1000kVA transformer and 500kVA transformer on site 3 MW available - can be expanded*
Rail Provider	Union Pacific Railroad

**Electricity available is subject to change.*

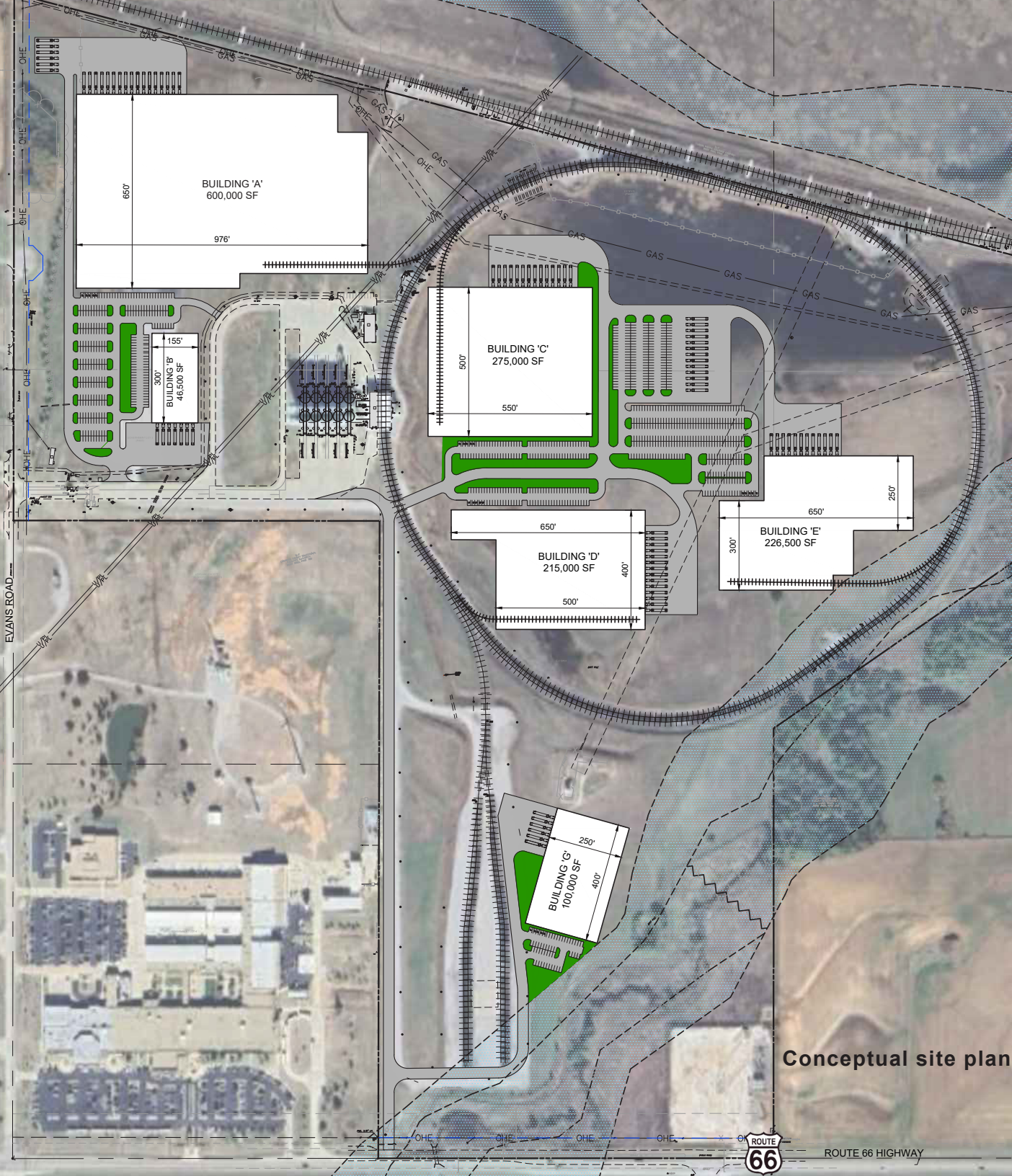
LOCATION OVERVIEW

This property is ideally located with frontage along Hwy 66 and less than one mile north of I-40, both of which run east-west through the county. Canadian County is just twenty minutes west of Oklahoma City and is the fastest-growing county in the state due to several population centers.

In 2025, OKC ranked as the most affordable large U.S. city, with a cost-of-living index of 81.2, nearly 19% below the national average, while the metro's annual unemployment rate averaged 3.2%, below the U.S. average of 4.3%. Greater Oklahoma City Chamber-assisted companies announced 3,406 jobs, more than \$206 million in new payroll and over \$4.45 billion in capital investment in 2025, with continued growth expected in 2026.

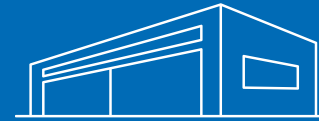
Canadian County offers extensive economic development opportunities, including top-ranked schools, a productive and competitive labor force, an excellent business climate, and the nation's top career-technology network, Canadian Valley.





Conceptual site plan

DEVELOPMENT HIGHLIGHTS



Build-to-suit opportunity
on 186 acres±



1.4M SF± of
building capacity



3.5 miles of track



315± 3-unit trains



Within a 2 - 3 day
drive time to the 30
largest US cities



Strategically
located via rail
and highway



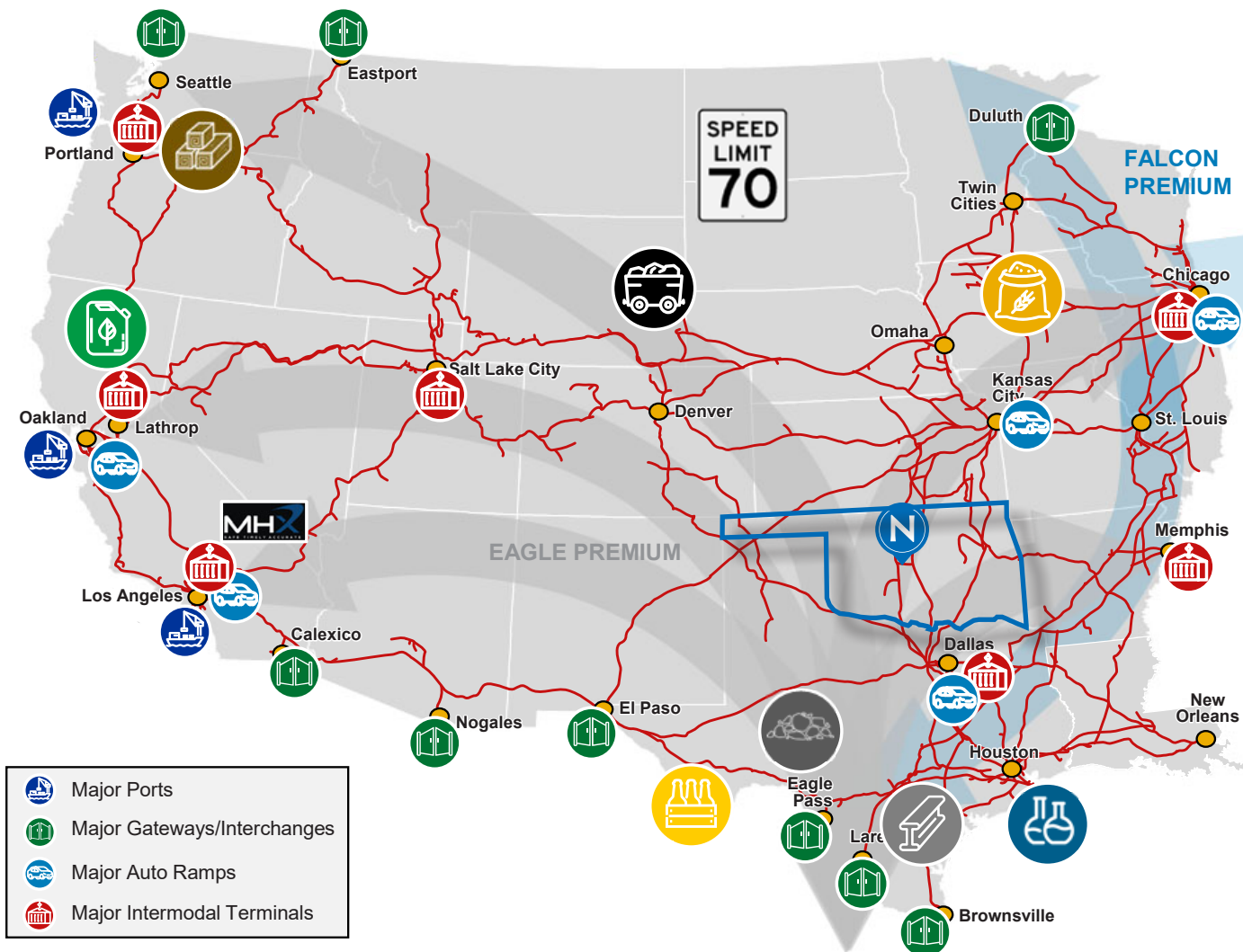
Quality labor force



World-renowned
incentive packages



RAIL DETAILS



The site is served by Union Pacific Railroad (NYSE: UNP), which operates in 23 states in the western two-thirds of the US. The railroad's diversified business mix includes Bulk, Industrial and Premium business groups. Union Pacific serves many of the fastest growing U.S. population centers, operates from all major West Coast and Gulf Coast ports to eastern gateways, connects with Canada's rail systems and is the only railroad serving all six major Mexico gateways. Oklahoma is a vital link in Union Pacific's north-south corridor between the Midwest and the Gulf Coast.

Union Pacific invests private capital to maintain and improve its infrastructure in Oklahoma and across its network. From 2021 - 2025, UP spent **\$195 million** on Oklahoma tracks, structures and facilities. This commitment to providing a safe, reliable and efficient network makes UP a valuable resource in attracting new business and industry.¹

TOP FIVE COMMODITIES IN 2025¹

SHIPPED

1. Stone & Gravel
2. Wheat & Flour
3. Paperboard & Printing Paper
4. Fertilizer
5. Cement & Misc. Minerals

RECEIVED

1. Coal
2. Stone & Gravel
3. Assembled Autos
4. Feed Ingredients
5. Meals & Oils

TRAVEL TIMES

- Less than 1 minute to I-40
- 5 minutes to Hwy 81
- 10 minutes to Kilpatrick Turnpike (I-344)
- 20 minutes to OKC Will Rogers International Airport
- 20 minutes to I-240
- 30 minutes to I-35





OKLAHOMA CITY MARKET REPORT

THE YEAR OF OPTIMISM

Optimism is growing for Oklahoma City's commercial real estate market in 2025. The past few years brought challenges. COVID-19, high interest rates, and election-year uncertainty created hurdles. Now, key trends point to recovery.

The office sector saw positive absorption in 2024, with a strong start and end to the year, though activity remained uneven. Interest among buyers and sellers grew after the Federal Reserve cut rates in September. State and federal mandates and those from the private sector requiring employees to return to the office full-time are driving demand.

The industrial sector stayed active in leasing. Sales slowed due to high interest rates, which eased in the fourth quarter. A U.S. manufacturing resurgence and investment in onshoring should boost demand this year. Slower construction in 2024 will help absorb Class A vacancies.

The retail sector expanded with projects like The Oak, which added a boutique hotel, luxury apartments, and new dining and retail options, including new-to-market brands. However, uncertainty remains about the impact of national chain restaurants and big-box store closures on the local market.

The multifamily sector saw total sales of \$121 million in 2024, down from 2023. The fourth quarter brought a strong surge, with \$37 million in deals. Buyers and sellers are adjusting to higher interest rates as they navigate changing conditions, although rental and occupancy numbers remain strong across all property classes.

Overall, 2025 looks promising as rate cuts, government mandates, and new developments drive momentum.

20TH LARGEST

CITY IN THE UNITED STATES AND 42ND
LARGEST MSA

82.3%

COST OF LIVING 17.7% BELOW THE
UNITED STATES STANDARD

#1

FASTEST GROWING MEGALOPOLIS IN
THE COUNTRY (I-35)

5,800+

JOB'S CREATED IN 2024 RESULTING IN
\$350M IN NEW PAYROLL

\$664M+

NEW CAPITAL INVESTMENTS ACROSS
THE METRO

3

FORTUNE 500 COMPANIES
DEVON ENERGY | CONTINENTAL
RESOURCES | EXPAND ENERGY

2

S&P 500 COMPANIES
DEVON ENERGY | PAYCOM

\$4.5B

TOTAL ECONOMIC
IMPACT FROM OKC
TOURISM

ECONOMIC IMPACT

Visit OKC reported for FY24 the city collected \$606M in direct tax receipts from visitors, welcomed 24.1M visitors, and employed nearly 35,000 in the hospitality sector. The total economic impact from tourism was \$4.5B.

66.4%

APPROVAL RATE OF
THE PROPOSED HOTEL
TAX

HOTEL TAX: PASSED

In August, OKC voters approved a 3.75% hotel tax increase by 66%. It brought the city’s hotel tax total to 17.875% to promote tourism and provide improvements to facilities. The room tax increase brought OKC in line with peer cities.

4.6%

INCREASE OF
AIRPORT TRAFFIC
SINCE 2023

OKC WILL ROGERS INTL AIRPORT

The OKC Airport Trust released bid documents in February for construction of a Federal Inspection Station. It is the first step toward offering international flights. In 2024, the airport set a passenger traffic record with more than 4.6 million passing through the airport, a 4.6% increase from 2023.

\$20M

ESTIMATED
ECONOMIC
IMPACT

2028 OLYMPICS

OKC is set to host the canoe slalom and women’s softball events as part of the 2028 Los Angeles Olympics and Paralympics. Existing facilities in OKC made it a desirable city for both competitions.

\$600M

ESTIMATED
ECONOMIC IMPACT
SINCE 2008

OKC THUNDER

The OKC Thunder has made 11 Playoff appearances, the Western Conference Finals four times, and the NBA Finals once. The team supports about 3,000 jobs.

\$531M

ESTIMATED ECONOMIC
IMPACT SINCE 2021

FILM INDUSTRY

Two movies made in Oklahoma and released in 2024 were “Twisters,” which grossed \$371M at the box office and “Reagan,” which grossed \$30.1M.

MAPS REMAINS A MAJOR OKLAHOMA CITY DRIVER



INNOVATION HALL



DIVERSION HUB



CLARA LUPER CIVIL RIGHTS
CENTER

\$350M

1993 MAPS

\$10M

1998 MAPS EXTENSION

\$700M

2001 MAPS FOR KIDS

\$777M

2009 MAPS 3

\$978M

2019 MAPS 4

TODAY, VARIOUS
MAPS PROGRAMS
HAVE FUNDED \$3.2
BILLION WORTH OF
IMPROVEMENTS TO
OKLAHOMA CITY,
WITH AN ESTIMATED
**\$7B+ ECONOMIC
IMPACT.**



STATE CAPITAL

624
SQ MI

OKC AREA
SIZE

2.8%

UNEMPLOYMENT
RATE
Dec 2024

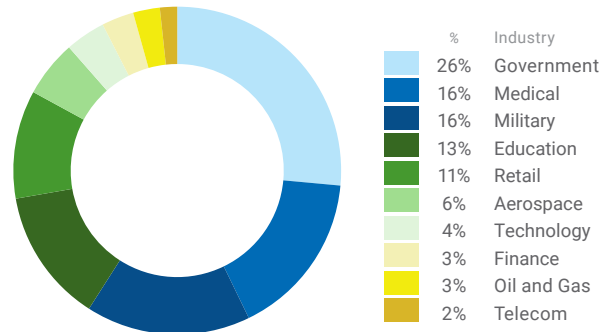
1.49M

METRO
POPULATION
2024

AAA

BOND RATING
2024 Moody's, S&P

OKC EMPLOYERS OF 1,000+ EMPLOYEES BY INDUSTRY



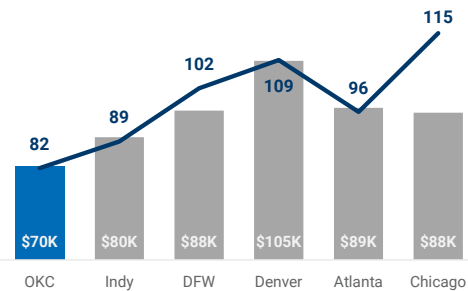
The OKC metro has a diverse group of employers including many government, educational, and medical jobs, in addition to homegrown companies like Hobby Lobby, Love's, and Paycom.

TOP EMPLOYERS LIST

Employer	No. of Employees	Industry
State of Oklahoma	37,600	Government
Tinker Air Force Base	26,000	Military
University of Oklahoma–Norman	11,530	Education
INTEGRIS Health*	11,000	Medical
Amazon	8,000	Retail
Hobby Lobby Stores Inc.*	6,500	Retail
Mercy Hospital*	6,500	Medical
SSM Health Care of Oklahoma Inc.*	5,600	Medical
FAA Monroney Aeronautical Center	5,150	Aerospace
OU Health Sciences Center–OKC	5,000	Education
City of Oklahoma City	4,500	Government
Paycom*	4,200	Technology
The Boeing Co.	3,740	Aerospace
MidFirst Bank*	3,100	Finance
Norman Regional Hospital*	2,740	Medical
AT&T	2,700	Telecom
Love's Travel Stops & Country Stores*	2,500	Retail
Dell	2,100	Technology
Oklahoma City Community College	2,100	Education

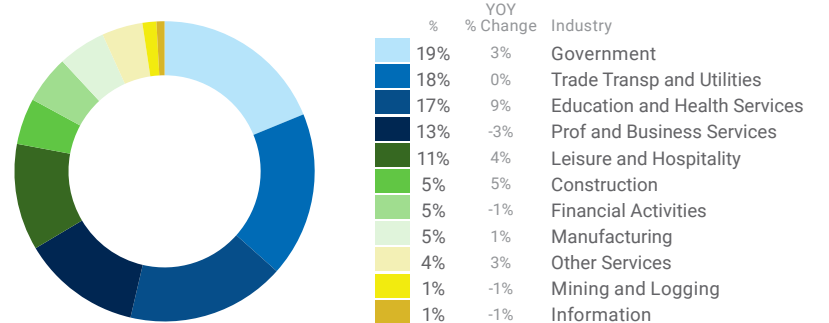
*denotes headquartered in Oklahoma

COST OF LIVING INDEX Medium HH Income



OKC's cost of living is 17.7% below the U.S. standard. The median household income is \$70,264. For the same standard of living in Denver one would have to make \$90,044 and \$93,851 in Chicago.

INDUSTRY DIVERSITY



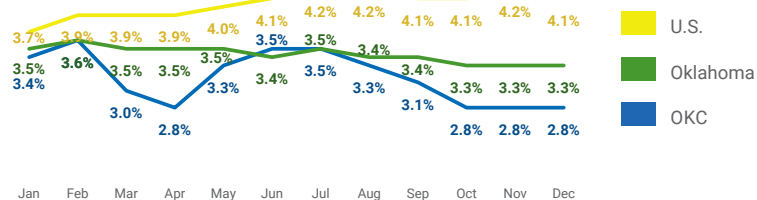
Local, state, and federal government jobs make up the largest share of employment, highlighting the importance of public sector work. While the energy sector is the largest industry in the state, oil and gas jobs account for only about 1% of employment. However, these jobs contribute significantly to the economy, making up 16.2% of total statewide household income.

HIGHER EDUCATION ENROLLMENT

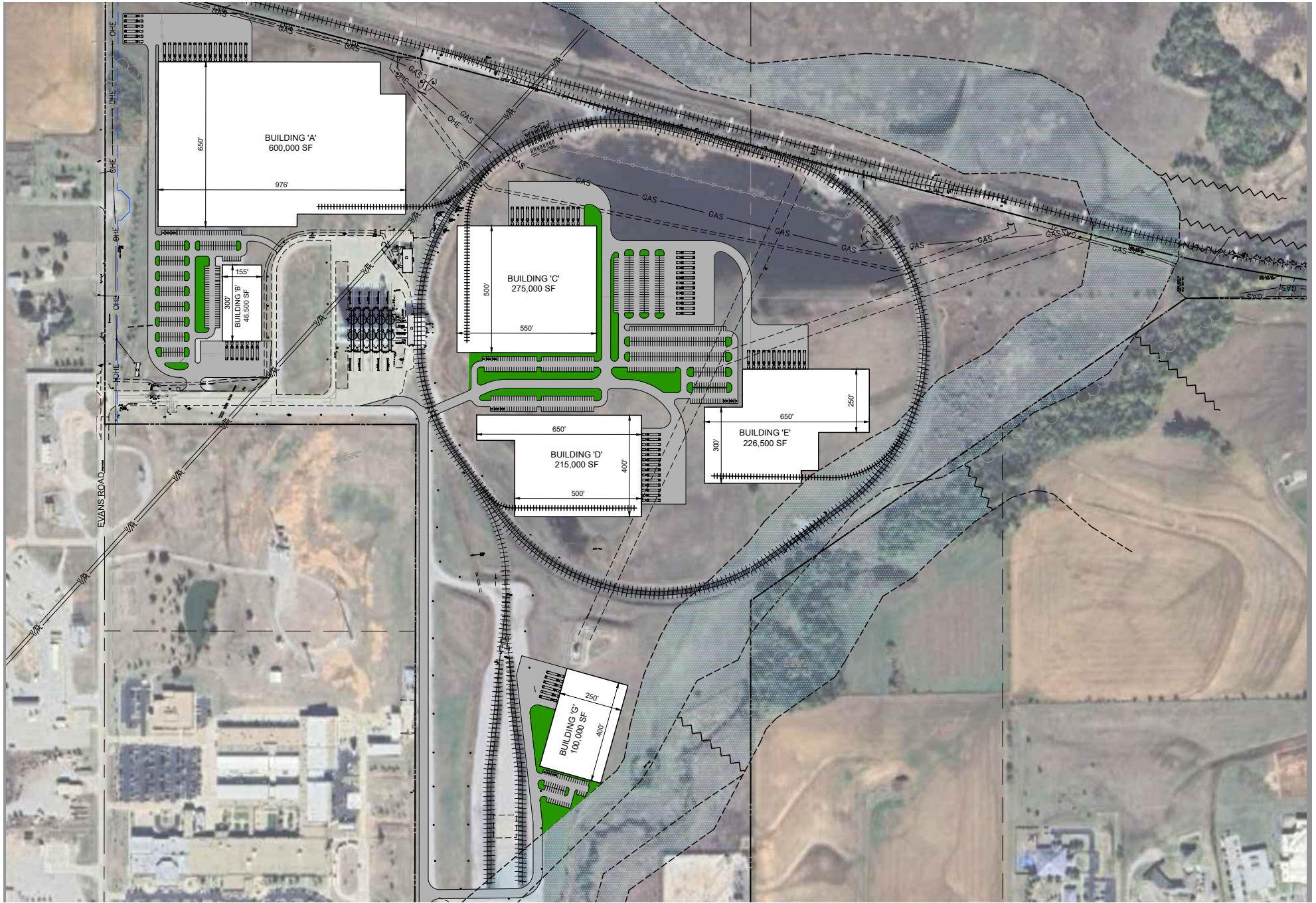
Higher Education	Fall '24	Type
OU, OU Health Sciences Center, Law	34,556	Research
OSU, OSU-OKC, Veterinary	31,205	Research
University of Central Oklahoma	12,554	Regional
Oklahoma City Community College	11,476	Community
Rose State College	7,000	Community
Oklahoma City University	1,982	Private
Oklahoma Christian University	2,537	Private

Report Sources: C2ER, City of Oklahoma City, CoStar, Federal Reserve, Fortune, Gardner Tanenbaum, Greater OKC Chamber, LA 2028, Moody's, OKC Thunder, Oklahoma Film and Music Office, Oklahoma Regents for Higher Education, Robinson Park, S&P, The Oklahoman, U.S. BLS, U.S. Census Bureau, Visit OKC, OKC Will Rogers International Airport

UNEMPLOYMENT RATE 2024



For December 2024, OKC maintained November's unemployment rate of 2.8%, **the second lowest unemployment rate in the country for MSA's of 1 million or more**. It was the 41st straight month the metro's unemployment was under 4%. That compares to 3.3% for Oklahoma in December and 4.1% nationally.



Conceptual site plan