# WILEY POST AIRPORT DEVELOPMENT OPPORTUNITIES

NAIRED COMMERCIAL REAL ESTATE

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# WILEY POST AIRPORT

NAI Red, Inc. is proud to offer Build-to-Suit development opportunities at Wiley Post Airport (PWA) in Oklahoma City, OK. Wiley Post is Oklahoma City's business airport. It features three runways, the longest of which is 7,200 feet and can accommodate double tandem aircraft up to 90,000 lbs, and hosts three FBOs. Centrally located in Oklahoma City -- the MRO Capital of the World -- Wiley Post Airport is the perfect place for your MRO or aerospace manufacturing facility.

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## ABOUT WILEY POST AIRPORT

Wiley Post Airport (PWA) is a general aviation airport that serves as the business airport for Oklahoma City and is classified as a National Reliever airport. Located in northwest Oklahoma City, the airport is seven miles from downtown Oklahoma City -- the 20th largest city in the US. Over $17 million in capital improvement projects have been completed at the airport since 2009, and an additional $56 million in Capital Improvements is planned through 2029. A $19 million project began in 2025 to widen runway 17R/35L to 100 feet and improve drainage. The staff at Wiley Post Airport have over 100 years of combined airport experience. Wiley Post handles over 80,000 flight operations annually and is home to 365 aircraft, 84 of which are jets. The control tower is manned 24 hours a day, 7 days a week. The airport features 76 businesses comprised of 39 corporate operators, 34 aviation-related businesses and three Fixed Base Operators (FBO). In total, over 600 employees work at Wiley Post Airport.

## DEVELOPMENT OPPORTUNITIES

NAI Red is pleased to market approximately 244 acres of land at Wiley Post Airport for development via ground lease arrangements. Approximately 94.6 acres of land is earmarked for aviation-related development. Of the remaining 149.4 acres, 129.1 acres may be aviation or non-aviation related development, and 20.1 acres is designated for non-aviation uses. Aviation, Industrial and Retail development all have compelling possibilities at Wiley Post Airport.

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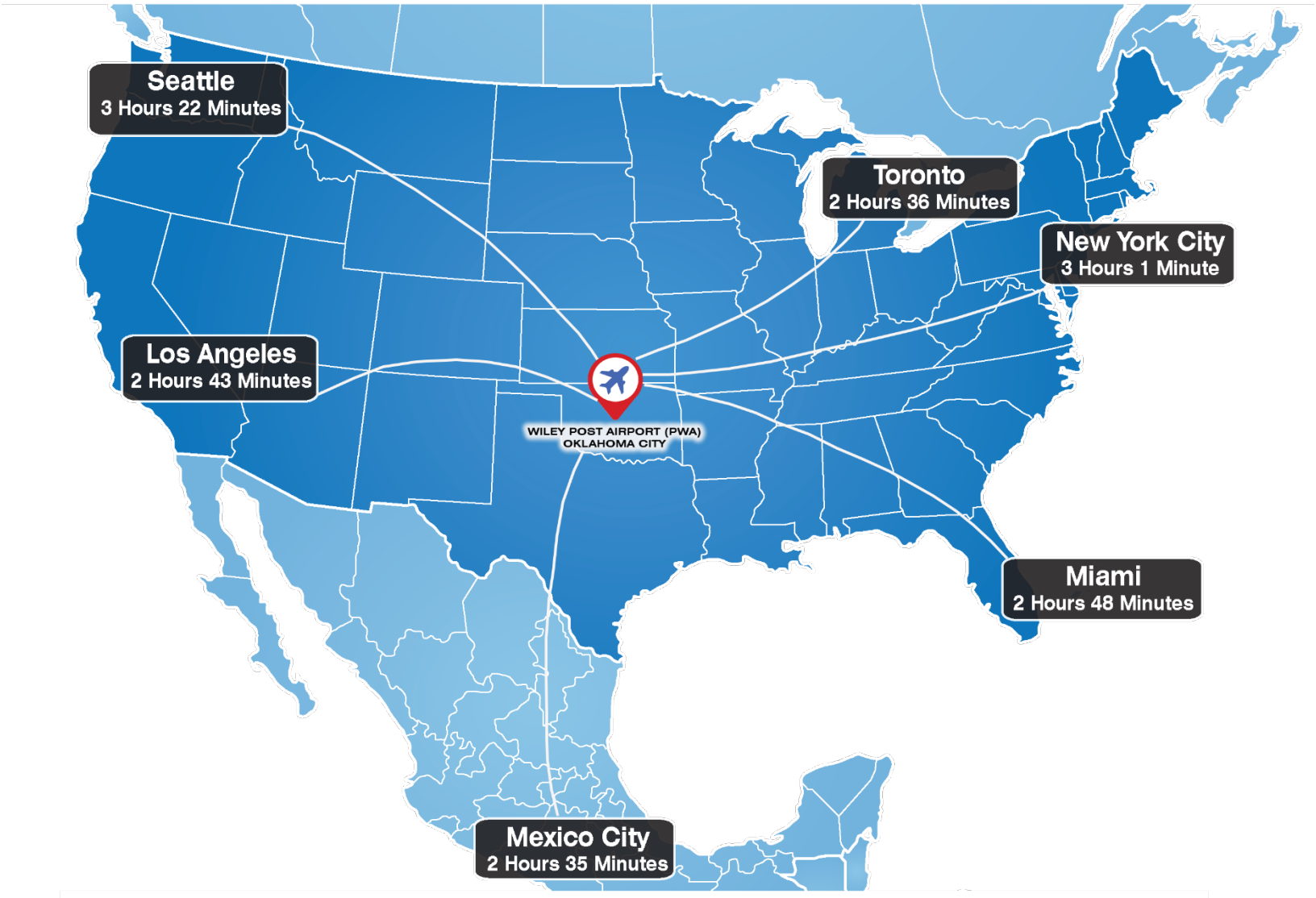
# AVIATION DEVELOPMENT

Wiley Post Airport is a perfect location for business jet and regional jet MRO or manufacturing facilities. Centrally located, Wiley Post is within 3-1/2 hours travel time from all major population centers in North America. Oklahoma City is home to Tinker AFB, which is the largest MRO facility in the world. The workforce surrounding Wiley Post is heavily stocked with aircraft MRO experience. Furthermore, Oklahoma City's cost of living and electricity cost is among the lowest in the nation.

Wiley Post Airport also functions as an excellent base for your corporate aircraft. Let us help you to design and build a bespoke hangar for your corporate aircraft that can have many comfort and convenience-oriented amenities for your private travel experience.

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# Airport Information

| | |
|---|---|
| **FAA Identifier:** | **PWA** |
| **Elevation:** | **1,299.6 feet** |
| **Location from City Center:** | **7 miles to the NW of City Center** |
| **Time Zone:** | **UTC - 5 (UTC -6 during Standard Time)** |
| **Airport use:** | **Open to the Public** |
| **Control Tower:** | **Yes** |
| **Attendance:** | **Continuous** |
| **ARTCC:** | **Fort Worth Center** |
| **FSS:** | **McAlester Flight Service Station** |
| **NOTAMs Facility:** | **PWA (NOTAM-D Service Available)** |
| **Fuel Available:** | **100LL Jet-A+** |
| **Airframe Service:** | **Major** |
| **Powerplant Service:** | **Major** |
| **Bottled Oxygen:** | **High/Low** |
| **Bulk Oxygen:** | **High/Low** |
| **FBOs:** | **3** |
| | |
| **Runway 17L/35R** | |
| **Dimensions:** | **7,199 x 150 feet** |
| **Surface:** | **Concrete, grooved** |
| **Ruway Edge Lights:** | **High Intensity** |
| **Weight Bearing Capacity** | |
| **Single Wheel:** | **35,000 lbs** |
| **Double Wheel:** | **50,000 lbs** |
| **Double Tandem:** | **90,000 lbs** |
| | |
| **Runway 17R/35L** | |
| **Dimensions:** | **5,002 x 75 feet** |
| **Surface:** | **Asphalt/Concrete** |
| **Runway Edge Lights:** | **Medium Intensity** |
| **Weight Bearing Capacity** | |
| **Single Wheel:** | **26,000 lbs** |
| **Double Wheel:** | **45,000 lbs** |
| | |
| **Runway 13/31** | |
| **Dimensions:** | **4,214 x 100 feet** |
| **Surface:** | **Concrete** |
| **Runway Edge Lights:** | **Medium Intensity** |
| **Weight Bearing Capacity** | |
| **Single Wheel:** | **35,000 lbs** |
| **Double Wheel:** | **50,000 lbs** |
| **Double Tandem:** | **90,000 lbs** |

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## INDUSTRIAL DEVELOPMENT

Industrial development is possible for the parcels not earmarked for Aviation usage. Parcels used for industrial usage are easily divisible and portions of the property could be used for an industrial park without the necessity of being aviation related. Industrial facilities as large as 1,000,000 square feet could be developed on specific parcels.

The Northwest industrial submarket contains roughly 1.7 million SF of inventory. The submarket has approximately 760,000 SF of logistics inventory, 110,000 SF of flex inventory, and 800,000 SF of specialized inventory. Market rents in Northwest are $10.30/SF. Rents average around $10.00/SF for logistics buildings, $12.80/SF for flex properties, and $10.30/SF for specialized assets.

## RETAIL DEVELOPMENT

Parcels totaling 20.3 acres along Rockwell Avenue and Wilshire Avenue could be suitable for Retail development. Additionally, the 10-acre parcel at the northeast corner of NW 39th Expressway and North Council Road are also well positioned for Retail development. The traffic count along NW 39th Expressway, ( Route 66 ) produces a traffic count of 26,087 cars per day, while the intersection of Wilshire and Rockwell Avenue produce a traffic count of 18,609 cars per day. The Wilshire/Rockwell intersection is just ½ mile south of major regional retail hubs along the Northwest Expressway of Oklahoma City, carrying 45,218 cars per day.



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# OKLAHOMA BUSINESS CLIMATE

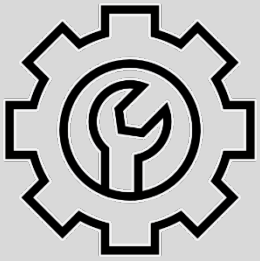
Oklahoma City is the 20th largest city in the United States and is one of 14 US cities that added over 100,000 residents between the 2010 and 2020 censuses. Public and private partnerships over the last 10 years have dramatically transformed the face of the city, staking a claim for the future as a pre-eminent American city. Oklahoma City offers everything you look for in a modern metropolitan community - an abundance of the arts, quality health care, excellence in education and more.

Oklahoma has some of the lowest tax rates and best tax incentives in the nation. The state offers companies a low cost of doing business, a low cost of living for employees, and tax rebates that reduce tax burdens even further. Businesses can choose between an incentive or a tax credit package, and in some cases, qualifying businesses can take advantage of both programs.

Aerospace is 2nd largest Industry in Oklahoma

1,100+ Aerospace and Defense Entities

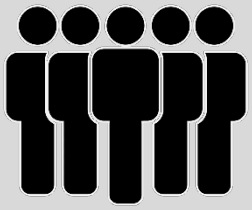
20-30% Lower Energy Costs than National Average



22% Increase in Engineering Students over the last Decade

Oklahoma has the Lowest Cost of Doing Business in US

4th Lowest Corporate Tax Rate in US



99 Million People within 500 Miles of Oklahoma

Oklahoma Produces 45% more Energy than Consumed

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