



**Cherokee Expressway Industrial Park Site #10 (CEIP)**

AEP Qualified Data Center Site – Tulsa, Oklahoma

**Address**

East 66th Street and Highway 75, Tulsa, OK 74073

**Property Description**

The CEIP site is favorable for data center development and offers strong utility infrastructure. The site is part an industrial / technology park with 300 platted/unplatted, fully –engineered sites available; flexible planning process and competitively priced to serve the needs of business and light industrial users. Only minutes to downtown Tulsa, the Port of Catoosa, and the Tulsa International Airport. Site is well suited for a data center location.

**Data Center Modeling**

The pre-qualification analysis modeled a data center with 100,000 square feet of white space. **It has been deemed appropriate for colocation and enterprise users.**

**Site Details**

Available Acres: 58.65  
 Type of Site: Technology Park  
 Zoning: Industrial – Light  
 Topography: Flat  
 Setting: Industrial/Technology Park

**Available Utility Resources**

**Power**

- Electric Service Provider – Public Service Company of Oklahoma
- Cost of power \$.0409/kWh (assumes 10 MW as of 03/06/13); rates lower than state and national averages
- 138kV Transmission service – 12-18 months delivery date
- Dual circuit 138kV service available from two diverse substations
- 13.8 kV existing service voltage
- Data center analysis design load capacity in excess of 20MW

**Fiber and Telecommunications**

- Several long haul fiber carriers in close proximity
- High bandwidth
- In direct path of the central fiber corridor connecting Houston to Chicago
- Several fiber provider manholes identified during site survey

**Gas**

- Gas Service Provider – Oklahoma Natural Gas
- 4½” medium pressure existing gas line

**Water**

- Water Service Provider – City of Tulsa
- 12” and 24”; capacity in excess of 300,000 GPD

**Sewer**

- Wastewater & Sewer Service Provider – City of Tulsa
- 12”; capacity in excess of 300,000 GPD

**Available Acres: 58.65**



Aerial view

**Contact**

Janet Smith  
 AEP – Public Service Company of Oklahoma  
 212 East 6th Street, Tulsa, OK 74119  
 Phone: 918-599-2405  
 E-mail: [jpsmith1@aep.com](mailto:jpsmith1@aep.com)  
 Web: [aeped.com](http://aeped.com)



CEIP is located in Tulsa, OK, approximately 7 miles from the center of downtown. Major nearby MSAs include Dallas, TX (243 miles) and Kansas City, MO (270 miles).

CEIP is in the direct path of the central fiber corridor which connects Houston, TX to Chicago, IL and major points in between.



## Location

- Located directly off 4-lane U.S. Highway 75 and east of 66th St. North
- Most of the park's 360 acres are currently developed with a variety of business, including Fortune 500 and 100 companies
- 3 mission critical facilities in park – HP EDS, Capital One Call Center and Verizon facility
- 7 miles north of downtown Tulsa
- 8 miles from I-244
- 3 miles to Tulsa International Airport
- The population of the Tulsa MSA is nearly 1 million people



Rendering of data center at site

## State Tax Structure / Incentives\*

- Sales Tax – ≈8.66% (includes avg. local tax)
- Sales Tax Exemption – Yes
- Business Personal Property Tax – Yes
- Property Tax Abatements for Data Centers – Yes, 100% for 5 years
- TIF Agreements – Yes
- Job Training – Yes
- Corporate Business Tax/Apportionment – 3 Factor
- Possible Incentive Programs – Opportunity Enterprise Zones

\*subject to qualifications and availability



Aerial view of data center at site



Panoramic view scanning south to southwest

## The AEP Data Center Site Qualification Program

This site has been designated an AEP Qualified Data Center Site. It has passed a rigorous, independent on-site review of requirements needed to support a major data center. Biggins Lacy Shapiro & Company, a location economics and site selection firm, served as lead consultant for the program, together with its affiliated energy services company, Sugarloaf Associates, and Intelligent Building Solutions, a facilities consulting firm.

*This designation has been provided without any representations or warranties regarding the suitability of the property for a particular project or with respect to the property's compliance with applicable federal, state or local laws including, without limitation, environmental laws, or regarding the presence of infrastructure, including, without limitation, electrical service, fiber availability, and water service.*

---

**An in-depth site prospectus is available upon request.**