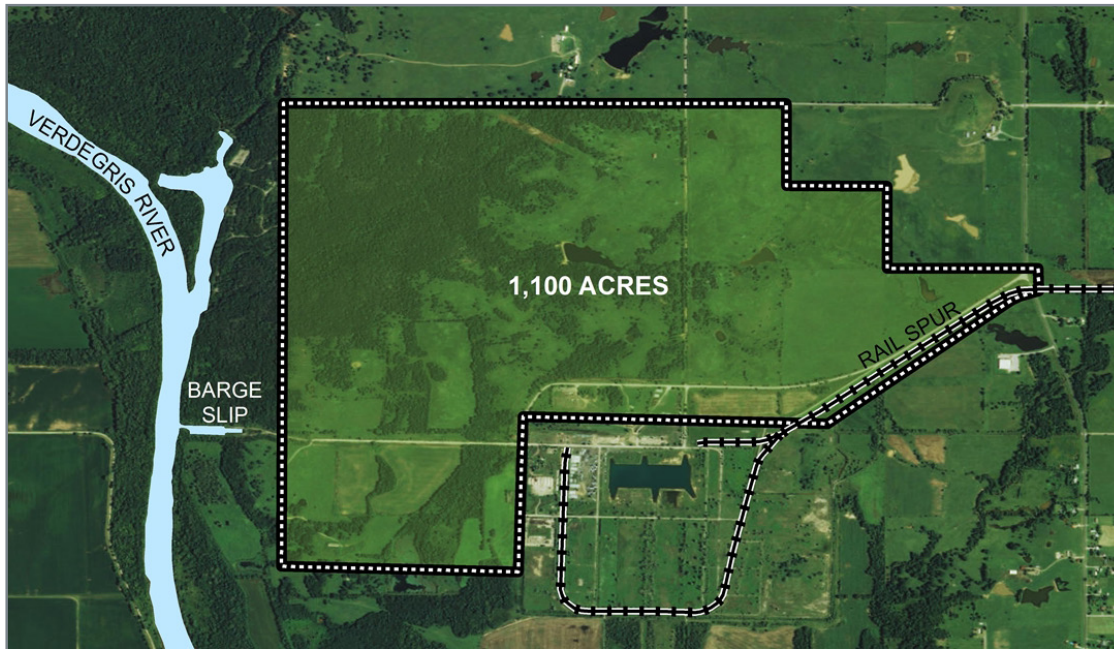




Inola River/Rail Site

Near Tulsa, OK | 1,108 Acre Site | Strong Electrical Infrastructure



**NEARLY 1 MILLION
POPULATION IN
TULSA REGION**



Site Details

Location: 33512 S Lock & Dam Road (S4200),
Inola, Oklahoma (Rogers County)

Acres: 1,108 total acres

Topography: Flat to moderately sloping

Zoning: Heavy Industrial

Setting: Planned Industrial Park/Single Site

www.aeped.com/inola

15 MIN
EAST OF TULSA



Ready for Industrial Development

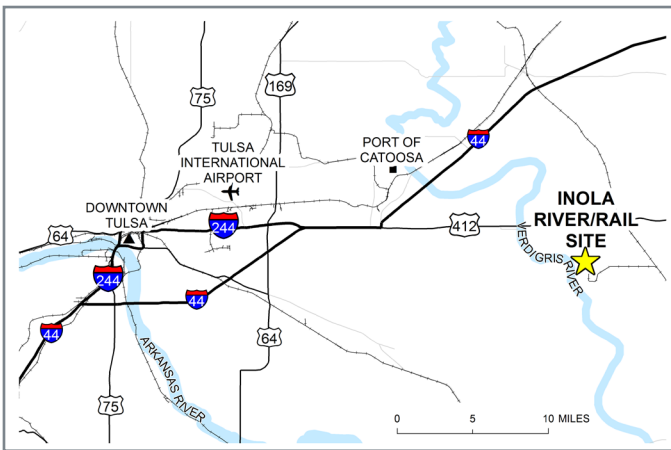
This AEP Quality Site has been certified for development by industry-leading site consultant, McCallum Sweeney Consulting. The site is owned by AEP Operating Company Public Service Company of Oklahoma. Additional site documentation is available:

- Phase 1 Environmental Study
- Geo-Technical Studies
- Topographical Analysis and Maps
- Industrial Quality Infrastructure Masterplan
- Boundary Survey
- Wetlands Delineation Map
- Floodplain Boundaries
- Archeological Findings
- Threatened/Endangered Species Review
- Additional Supporting Documentation

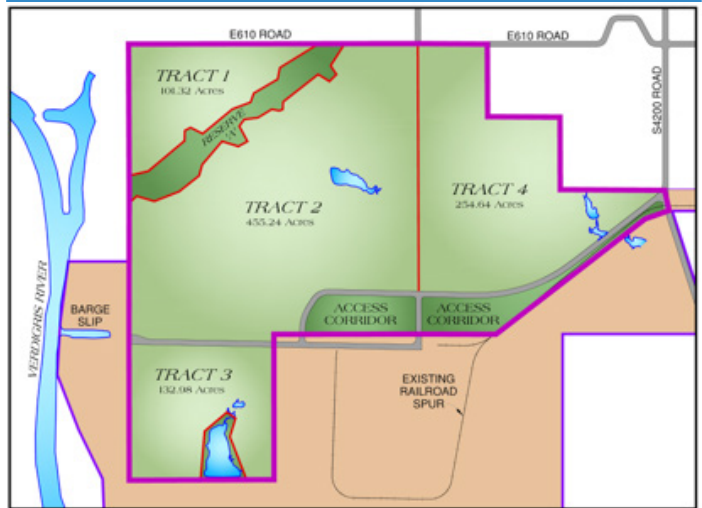
**AEP PUBLIC SERVICE
COMPANY OF
OKLAHOMA**

A unit of American Electric Power

AEP Economic & Business Development | America's Economic Development AuthoritySM



Inola River/Rail Site Master Plan Concept



READY FOR INDUSTRIAL DEVELOPMENT

Transportation

- 15 miles to I-44
- 3 miles to 4-lane, divided U.S. 412
- Nearest Commercial Airport: Tulsa International Airport (20 miles)
- Railroad Access: Union Pacific Class 1 Railroad via rail spur
- River Access: Barge Slip on the navigable Verdigris River
- The Tulsa Port of Catoosa (13 miles north)

Utilities

- Electrical: 345 kV, 138 kV and 13.2 kV | PSO | Competitive Rates
- Natural Gas: 2-inch line (1 mile; 12-inch line to be extended from 18-inch high pressure line) | Oklahoma Natural Gas Company
- Water: 4" line to be upgraded to 12-inch | Rural Water District No. 2
- Telecommunications: Fiber, T-1, Ethernet available
- Wastewater: New treatment plant planned
- Plans in place to extend utilities within 9 - 12 months

Tulsa

Tulsa is a vibrant city with many diverse and profitable industries and an ever-expanding array of living and entertainment opportunities. The area is an ideal location for businesses seeking a business-friendly region, very competitive costs, a strong transportation network and a skilled industrial workforce.

Contact

Janet Smith
 AEP- Public Service Company of Oklahoma
 918-599-2405
 jpsmith1@aep.com
www.aeped.com/inola

Available Workforce

Working Age Population (Age 18-64)	
Within 20 miles of site	181,868
Within 40 miles of site	616,634
Within 60 miles of site	785,469

Source: ESRI Business Analyst Online (2014)