

44TH STREET BUSINESS PARK - OKLAHOMA CITY

WAREHOUSE/DISTRIBUTION PARK 44th East of Council Oklahoma City, OK 73118 Oklahoma County

Site Price:

Avg Site Price/Acre:

Configuration and Pricing:

The site is approximately 1,325' x 2,630'

Surrounding Land Uses:

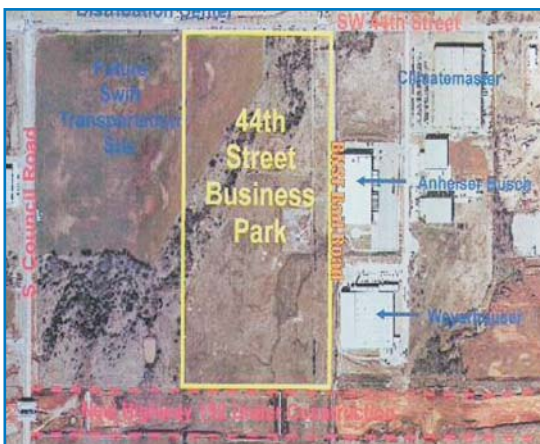
Directly North of the site is the 2,000,000 sf (mol) Hobby Lobby distribution center, to the West of the Property SWIFT Transportation is building a 20,000 sf (mol) distribution center on 31 acres of land. Local investors occupy the rest of the 38 acres of land.

This site is located close to Will Rogers International Airport with new highway 152 completed on the south border of the property and has ON-SITE RAIL ACCESS. This area is a rapidly growing industry cluster with recent construction of Swift Transportation and PACCAR Inc located in the same vicinity. The site can be used for heavy & light Industry if a significant water issue is solved.

The City of Oklahoma City will improve water service for an investor who is willing to commit to buying service from Oklahoma City on a long term basis. Once this is done the site may be certified in Heavy & Light industry as well as Warehouse/distribution.

SITE DETAILS

| | |
|---------------------------------|---|
| Total Developable Acres | 60.9 |
| # of Parcels | 1 |
| # of Structures | 0 |
| # of Access Points | 5 |
| # of Roads | 4 |
| Traffic Light Access | Yes |
| Min Topographic Elevation | 1258 |
| Max Topographic Elevation | 1270 |
| Percentage Slope | |
| Site Terrain | Flat |
| Mineral Rights Ownership | Yes |
| Ownership Type | not mentioned |
| Ingress rating(Congestion) | Excellent |
| Ingress rating(Safety) | Excellent |
| Free of wetlands etc. | Yes |
| Structure Details | None |
| Environmental Studies | Phase 1 completed Augst of 2005 |
| Water Table/Seasonal Variations | N/A |
| Subsurface/Load bearing Details | N/A |
| Water Bodies/Creeks Details | Cambell Creek runs though the site from NE to SW |
| Easement and Right of Way | None |
| Current Zoning Ordinance(s) | The current zoning ordinances are for moderate Industrial Sites (I-2) on the municipal and county level |
| Current Surrounding Land Use | All surrounding land is currently zoned I-2 moderate Industrial. |



WORK FORCE AND EDUCATION

| | |
|--------------------------------------|---------------|
| Population within 75 miles | 1,252,275 |
| WorkForce within 75 miles | 589,781 |
| Colleges/Univs within 75 miles | 8 |
| Community colleges within 10 miles | 8 |
| 2007 New Jobs | 6,045 |
| 2006 New Jobs | 4,030 |
| 2005 New Jobs | 3,601 |
| Work Force Growth 'Previous 3 years' | 36% |
| Closest MSA | Oklahoma City |
| ACCRA Composite Index | 92.2 |
| Current Estimated Population | 1,144,400 |
| 2000 Population | 1,080,346 |
| 1990 Population | 958,839 |
| Population Change '90-Current' | 19.40 % |
| Average Income per capita | \$28,958 |
| Median Income per capita | \$36,767 |

Training / Expansion Programs The most important corporate resource over the next 20 years will be talent. That's where we come in. Oklahoma's Training for Industry program (TIP) can help you find and train your workforce talent, whether you're a new or expanding company in our state. And here is the best part it's free. Once you decide to locate or expand your company in Oklahoma, we work one-on- one with you to design and deliver the best start-up training program available anywhere in the U.S.

Vocational / Technical Support Intended to serve all kinds of companies from retail to manufacturers, warehouse and distribution to business services - industry-specific training provides customized training and services at a low cost to the company. Services and training can include technical skills, team skills, quality/TQM/ISO processes and skills, job profiling, safety training, computer training or any other skills and services you need. You tell us what you need and we'll find a way to deliver!

CHRONOLOGY HISTORY

| | |
|-------------|---|
| Land Uses | Agricultural |
| State Date | 10 |
| End Date | 4 |
| Description | Prior to its development as a Business Park the parcel was used as a family farm or farmland for the last 80 years. |

UTILITIES

| | |
|------------------------------------|-----------------------|
| Name of Electric provider | OG&E |
| Name of Gas provider | ONG |
| Name of Telephone provider | AT&T |
| Name of Water provider | City of Oklahoma City |
| Name of Solid Waste handler | City of Oklahoma City |
| Electricity Available | Yes |
| Electricity Lines(kv) | 138, 34.50, 12.47 |
| Miles to Substation | Less than one mile |
| Dual Feed Possible | Yes |
| Natural Gas Available | Yes |
| Miles to Gas Line | 0 |
| Average Gas rate per mcf | |
| MCF per month | 1,200 |
| Total Gas cost per month | |
| Municipal Water Available | Yes |
| Miles to Water Line | 0.00 |
| Water System Capacity | 2,000,000 |
| Average Water Utilization | 107,000 |
| Peak Water Utilization | 218,000 |
| Excess Water Capacity | |
| Water Cost per Gallon | \$0 |
| Water Usage(gallons/day) | 20,000 |
| Total Water cost per month | \$39 |
| Municipal Sewer Available | Yes |
| Miles to Sewer Line | 0 |

| | |
|------------------------------------|---|
| Sewer System Capacity | 3,680,000 |
| Average Sewer Utilization | 100,000 |
| Peak Sewer Utilization | 250,000 |
| Excess Sewer Capacity | |
| Sewer Cost per Gallon | \$0 |
| Sewer Usage(gallons/day) | 20,000 |
| Total Sewer cost per month | \$56 |
| Name of Telecom Provider | SBC/AT&T |
| Type of Telecom Service | Direct buried |
| Type of Telecom Line | Copper & Fiber |
| Fibre Optic Access | Yes |
| Internet Services Available | Yes |
| # of Internet providers | 2 |
| Gas Line Description | This was calculated this as a 100% load factor customer, meaning they run 24/7 at a consistent usage. That would mean a Maximum Daily Quantity of 3,000 Dth. Final cost would run 9 cents per Dth, but does not include Lost Fuel costs. The customers supplier would put an additional 1.767% over and above the gas used each month by the customer to cover this loss. Assuming natural gas costs of \$6.00, Lost Fuel would be an additional 11 cents, for a total of about 20 cents per Dth. |
| Electric Piping Details | Dual Feeds would be easily established at this site. |
| Water Line Description | Municipal water is available through an adjacent line to the site but a major upgrade is needed to meet the needs of Warehousing. A required upgrade will be needed entailing the building of a tank, pump facility as well as 3.5 miles of water transmission main. |
| Water Piping Details | An Industrial upgrade has been set by the City of OKC on a 7 year timeline. This will be funded through the City of OKC. |
| Sewer Line Description | None |
| Sewer Piping Details | None |

INDUSTRY EXPANSION

| | | |
|-------------|--------------------|----------------------|
| 2007 | Firm Name | Terex Road Building |
| | Total Jobs | 500 |
| | Description | Manufacturer |
| 2007 | Firm Name | Farmers Insurance |
| | Total Jobs | 1,500 |
| | Description | Customer Care |
| 2006 | Firm Name | Sandridge Energy |
| | Total Jobs | 665 |
| | Description | Energy |
| 2005 | Firm Name | Dell Inc. |
| | Total Jobs | 735 |
| | Description | Customer Care Center |
| 2005 | Firm Name | First American |
| | Total Jobs | 500 |
| | Description | Customer Care |

TRANSPORTATION

| | |
|------------------------------|---|
| Regional Airport | Will Rogers World Airport |
| # of Carriers | 10 |
| Miles to Airport | 4 |
| Minutes to Airport | 7 |
| Airline List | American Airlines; Southwest; Continental; United; Northwest; American West; Frontier; Champion Air; Delta; Comair |
| Air Freight Services | Yes |
| Miles to Nearest Rail | 0 |
| Rail Type | Shortline Rail |
| Rail Provider | Burlington-Northern, Santa Fe |
| Miles to Hwy | 3 |
| Route to Hwy | SW 44th is a four lane street with one cross street encountered less than one mile frtnd is zoned for Industrial Usage. |

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