

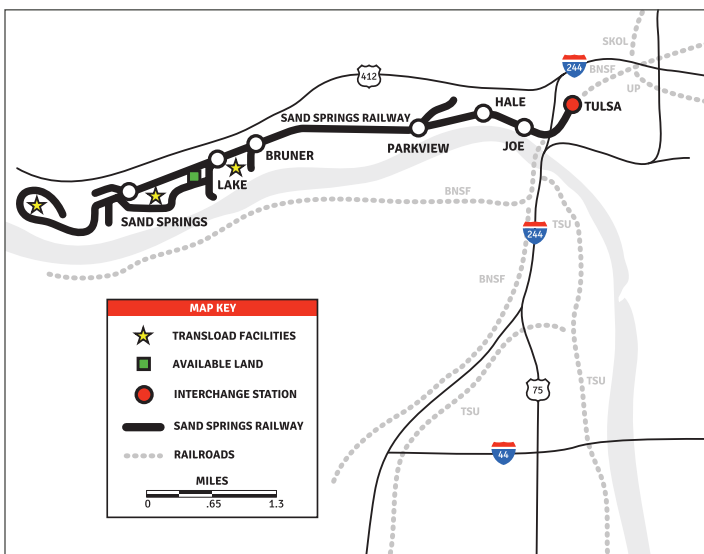
RAIL MADE

EASY

OmniTRAX Rail-Ready Sites

SAND SPRINGS, OKLAHOMA • TULSA COUNTY

West Morrow Road #1



Site Specifications

Site Type	Greenfield
Rail Access	Served
Acres	18.3
Building Size	n/a
Ceiling Height	n/a
Zoning	Industrial
Publicly Owned?	No
Utilities	Off-Market Avail.



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SAND SPRINGS, OKLAHOMA • TULSA COUNTY



Area Highlights

BUSINESS PORTFOLIO Something for Everyone

Tulsa's major industries are aerospace, including aerospace manufacturing and aviation; cybersecurity; health care; energy; machinery; and transportation, distribution and logistics.

General qualities that attract new companies and others to Tulsa are a sound infrastructure, a cost of doing business that is 11 percent below the U.S. average and a cost of living that is eight percent below the U.S. average. Tulsa has the infrastructure necessary to support global businesses and a growing economy.

Northeast Oklahoma is also home to major Fortune 500 companies - Google, Amazon, NGL Energy Partners and American Airlines.



Convenient and Well-Connected

Located in the heart of the U.S., Oklahoma provides businesses with convenient access to most of the continental U.S. The region offers well-connected interstates and highways, the country's furthest-inland-ice-free port, and access to major rail lines. The region's airport also offers direct flights to the nation's major hubs. the country and room for growth.

LOCATION The Crossroads of America

TRANSPORTATION ACCESS and CONNECTIVITY



Rail

BNSF
KCS
Union Pacific
Sand Springs Railway



Highway

Major Roadways



Port

Tulsa Port of Catoosa



Airport

Tulsa International
Pogue Municipal

To ensure that Tulsa's workforce is always up to the task, the Chamber partners with area organizations to train and prepare residents and help local businesses maximize growth opportunities.

19,553

people in area
labor force

4.3%

area
unemployment
rate

\$56,401

per capita
income

88.9%

high school
graduate or
higher

TULSA COUNTY Area Statistics

INCENTIVES

Whether a new concept or a thriving business ready to expand, **Sand Springs** could be just the place to locate your business. Seven minutes from downtown Tulsa, Sand Springs is a community with a celebrated past and future full of opportunities.

The City of Sand Springs utilizes an **Incentive Policy** to provide criteria for identifying situations where it is desirable and suitable to provide incentives for private development in the retail sector and support redevelopment and revitalization of under-served areas.

- Enterprise Zones
- Opportunity Zones
- Oklahoma Department of Commerce Incentives

RAIL MADE

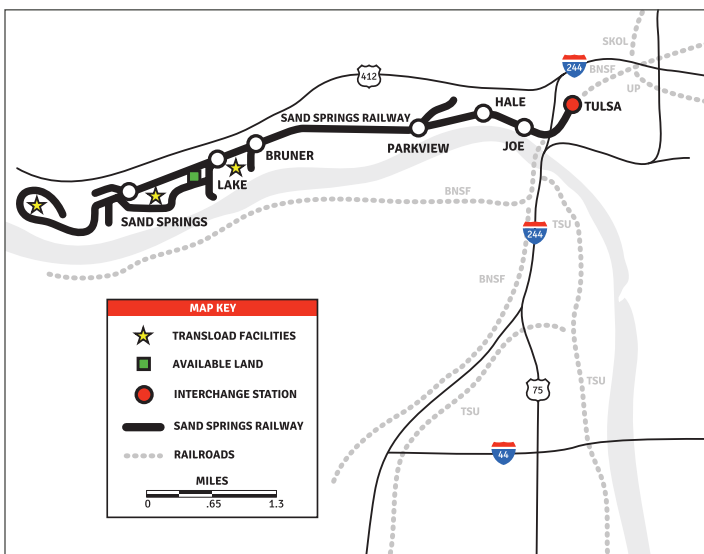
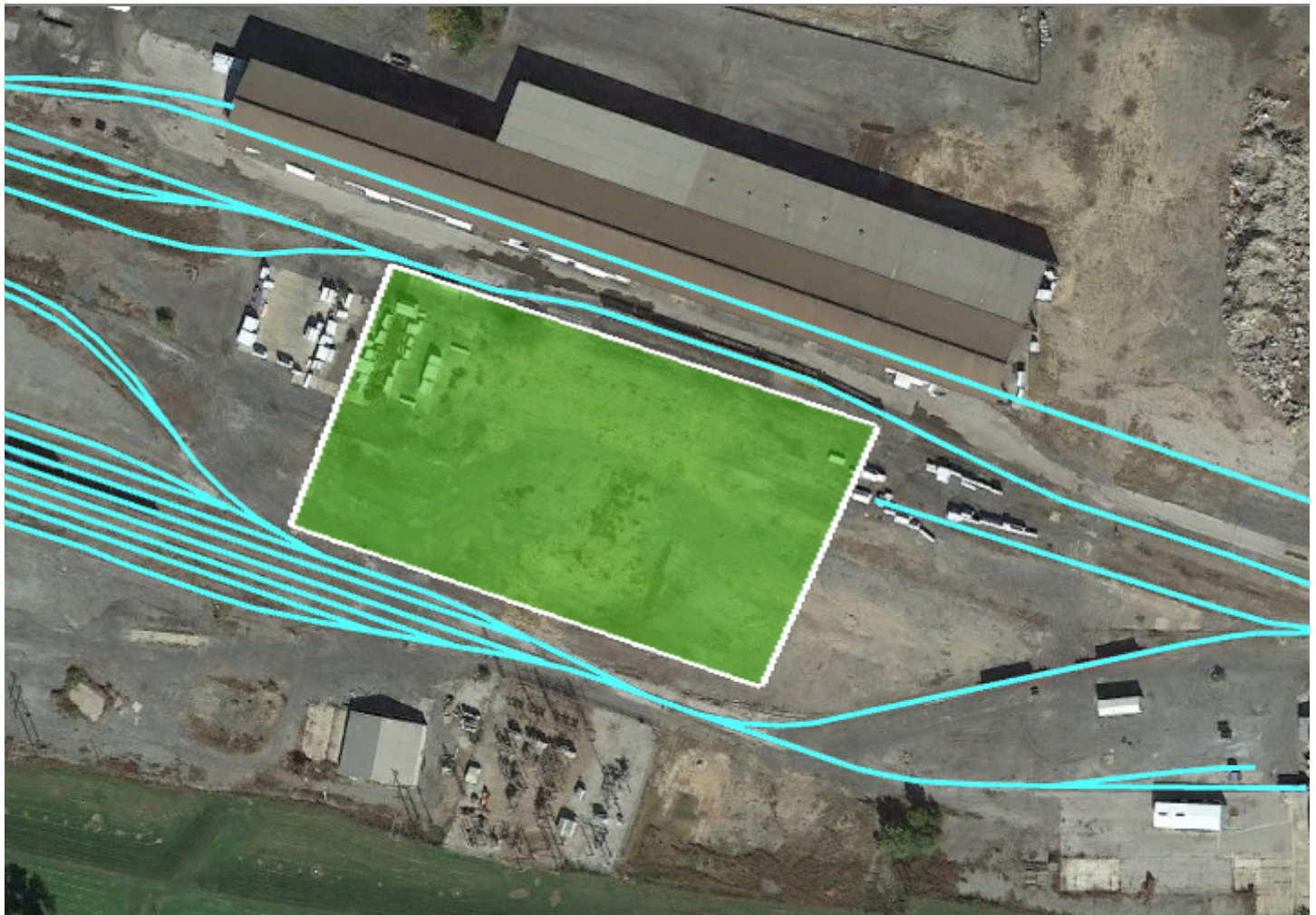
EASY

OmniTRAX Rail-Ready Sites

SAND SPRINGS, OKLAHOMA • TULSA COUNTY



West Morrow Road #2



Site Specifications	
Site Type	Greenfield
Rail Access	Served
Acres	4.8
Building Size	n/a
Ceiling Height	n/a
Zoning	Industrial
Publicly Owned?	No
Utilities	Off-Market Avail.

SAND SPRINGS, OKLAHOMA • TULSA COUNTY



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LOCATION The Crossroads of America

TRANSPORTATION ACCESS and CONNECTIVITY



Rail

BNSF
KCS
Union Pacific
Sand Springs Railway



Highway

Major Roadways
44 244 75 412



Port

Tulsa Port of Catoosa



Airport

Tulsa International
Pogue Municipal

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