

RAIL MADE

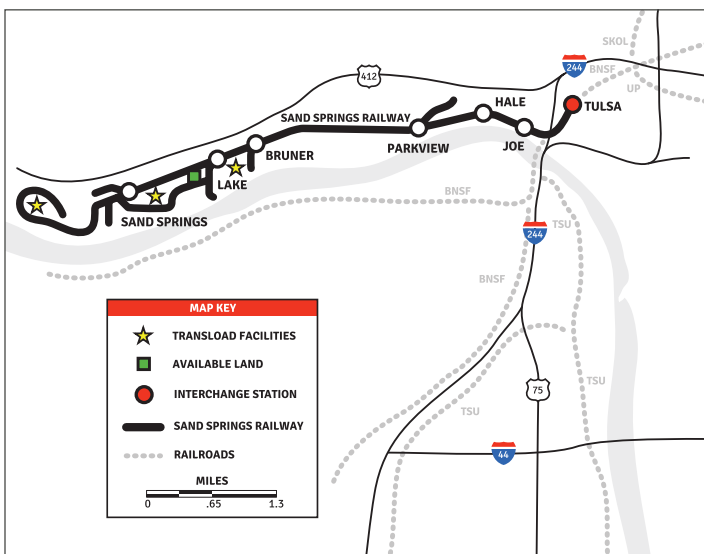
EASY

OmniTRAX Rail-Ready Sites

SAND SPRINGS, OKLAHOMA • TULSA COUNTY



# West Morrow Road #1



## Site Specifications

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



Ean Johnson, CEcD  
Director of Economic Development  
ejohnson@omnitrax.com  
469-261-2083



Grant Gerondale  
Community Development Director  
gggeron@sand Springsok.org  
918-246-2500 ext. 2504

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  
44 244 75 412



### 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