

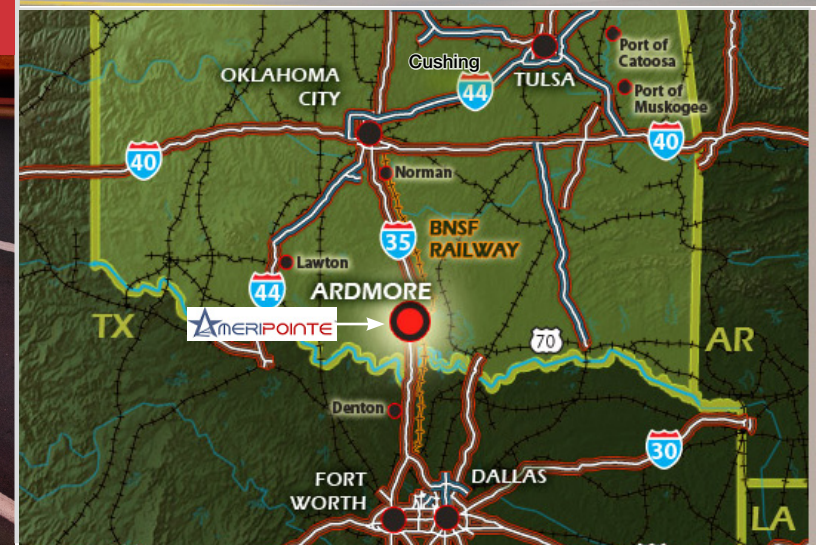


Click [HERE](#) to view the INCENTIVES for doing business in Ardmore, Oklahoma

ameripointe.com



View the Ameripointe video [HERE](#)



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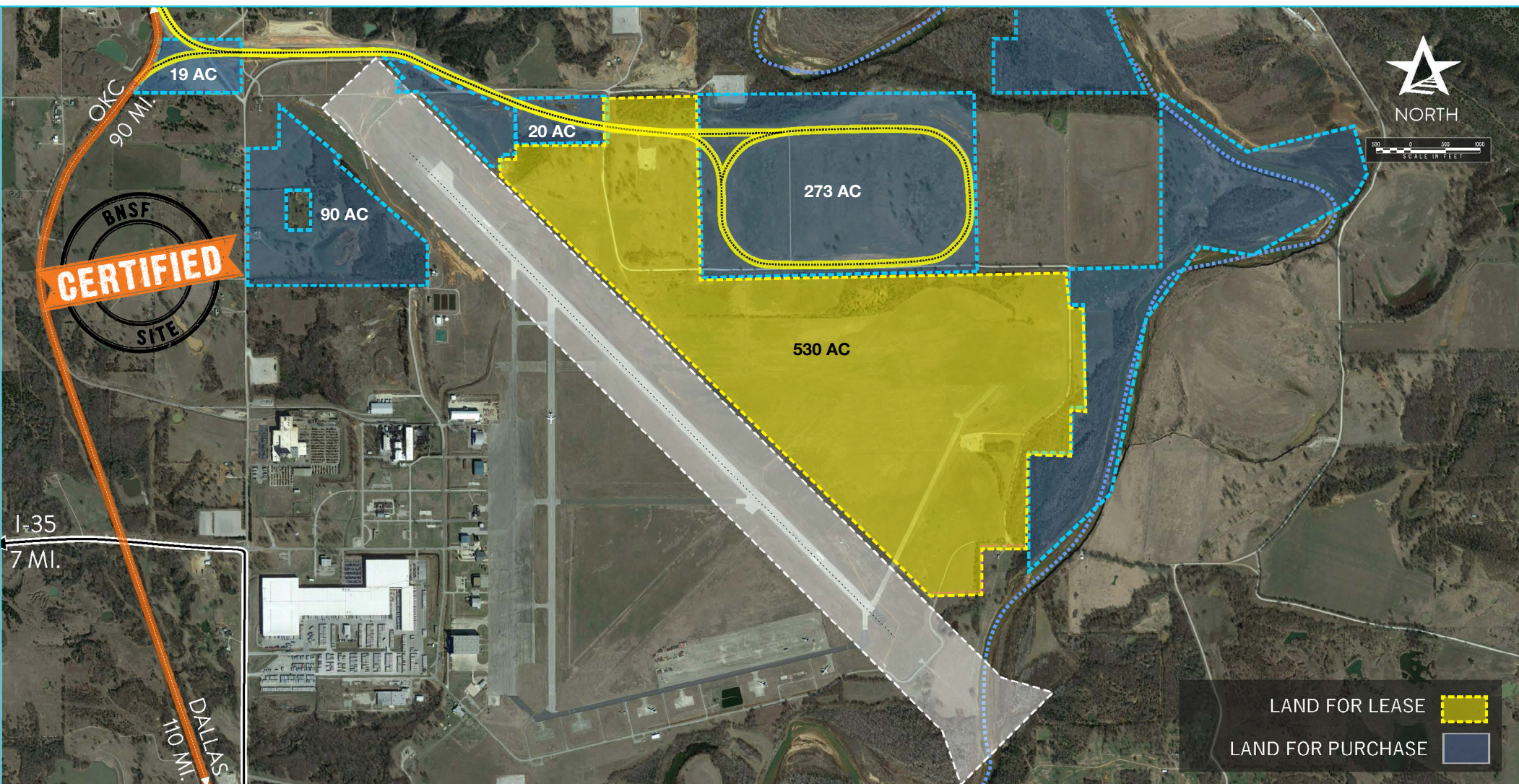
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SITE OVERVIEW



"We are excited to be partnering with Ameripointe to provide our rail services through their park. With its loop track infrastructure, unique to Southern Oklahoma and Northern Texas, this location will accommodate efficient unit train operations and enable future expansions for carload commodities."

--Colby R. Tanner
Vice President of Economic Development
BNSF Railway

GENERAL

- 1,000± acres of developable land with multiple sized parcels.
- Foreign Trade Zone.
- Enterprise Zone.
- Zoned Heavy Industrial.
- Pad-ready sites.
- Rail access land is negotiable.

RAIL

- Phase I completed- 33,560' of track, which includes a 10,900' loop.
- Mainline turnouts are remote-actuated powered, allowing for easy ingress/egress.
- Ameripointe can accommodate any train configuration up to the typical 120/135-unit train.
- The Park can accommodate any type of facility to load/unload commodities, including those with vertical storage.
- Multiple rail options have been designed to accommodate transload and manifest opportunities.
- Online switching is available.

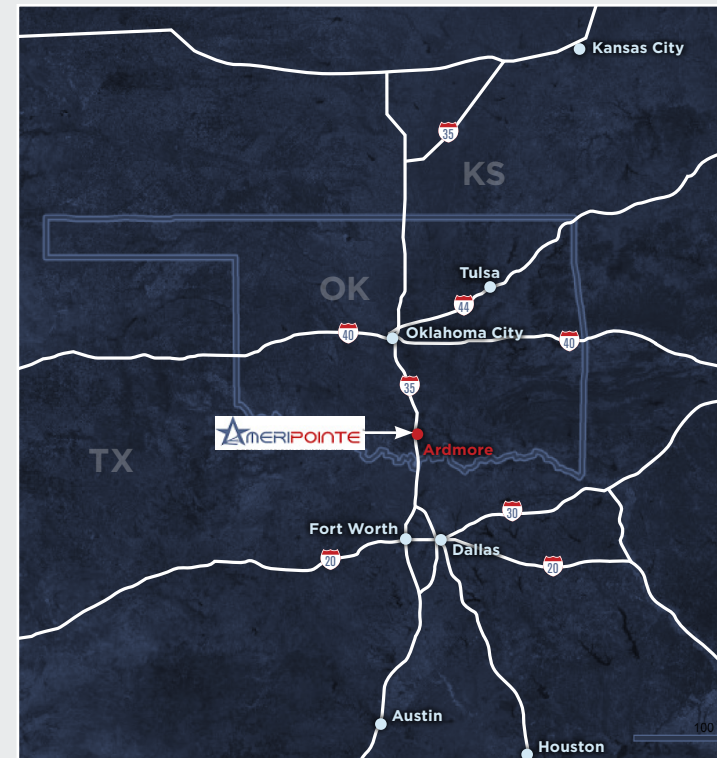
AIR CARGO


- 9,000' runway – Class “D” airspace.
- Only independent airpark with a federal tower.
- Development opportunities for air cargo inside controlled area.
- Future customs facility.
- Four (4) hangars, including an FBO hangar.



TRUCKING

- 85% of the U.S. can be reached within two truck days.
- 7 miles to I-35 corridor via Highway 53.
- 16 miles to Ardmore via Highway 53 and Highway 77.
- 113 miles to Dallas/Fort Worth.
- 90 miles to Oklahoma City.
- 96 miles to Will Rogers International Airport.



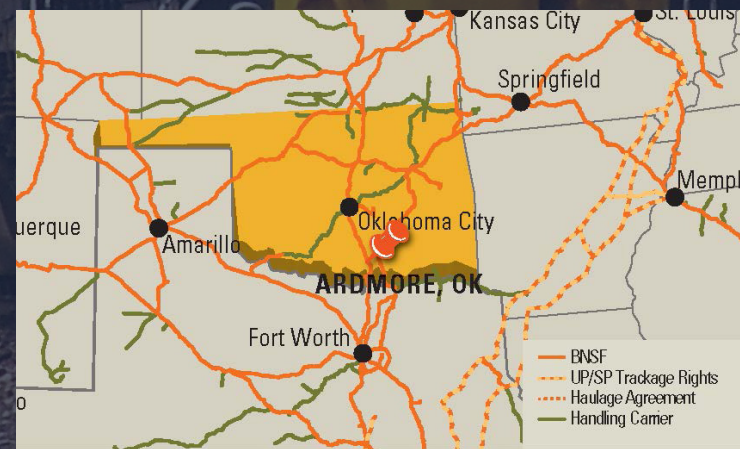
- ③ 1,000± acres of saleable or lease land that can be divided into whatever parcel configuration is required.
- ③ 33,560' of rail track including existing 10,900' loop track.
- ③ New 1,500' long transload pad, dual scales and scale house.
- ③ Ready for 24-hour operation transfer to pipeline, trucks, or on site storage facilities.
- ③ Access to BNSF's mainline that runs from Houston, TX to Duluth, MN.
- ③ 7 miles off .

The Ameripointe Park has been certified by the BNSF Railway's Certification Site Program. This certification program is a comprehensive rail served-shovel ready validation to potential customers that the BNSF has evaluated the existing and proposed infrastructure, all environmentals and geotechnical reports have been obtained, utilities and site readiness is ready for development and local authority sign off has been obtained.



Selecting a certified site can provide value to potential customers by:

- Reduced site selection time.
- Reduced development time and cost.
- Increase speed to market.
- Knowing that BNSF has approved the site and is a logistic partner in the project.



ELECTRIC



Provider: Oklahoma Gas & Electric
 Voltage into park: 7,200 volts, 12,500 primary, 3 phase
 Dual feed available: Available from one or two substations

INDUSTRIAL ELECTRICITY

Level 1 (above 50 kv)

Charge: \$300 per month
 Capacity charge: Summer max demand \$9.48
 Winter max demand \$4.56
 Energy charge: First 1 million kWh per month
 \$.0392 per kWh
 All additional kWh per month
 \$.0362 per kWh

NATURAL GAS



Provider: Oklahoma Natural Gas Company
 Size of gas main into park: 4 inch
 Gas pressure: Medium

Standard rates are available based upon location and delivery volume requirements.
 Rates are available for delivery only as well as delivery and commodity (www.ong.com).

TELECOMMUNICATIONS



Local exchange carrier: Chickasaw Telephone Co.
 Nearest central office: Onsite
 ADSL available from central office: Yes
 Analog or digital: Digital
 Fiber installed or available: Yes
 ISDN available from central office: No

WATER



Provider: City of Ardmore
 Size of water main to park: 10 inch
 Static pressure: 52
 Residual pressure: 44
 Flow per minute: 1,128
 Treatment plant: Membrane
 Rated capacity (mgd): .250 mgd
 Peak demand (mgd): .10 mgd
 Booster pump required: No
 Onsite storage: Yes
 Elevated: Yes
 Capacity in gallons: 250,000

COSTS



| | |
|------------------|----------|
| 10,000 gallons: | \$65.98 |
| 100,000 gallons: | \$323.76 |
| 400,000 gallons: | \$763.76 |

SEWER



Provider: City of Ardmore
 Size of sewer main into park: 8 inch
 Use of lift required: Yes
 Type: Lagoons
 Rated capacity (mgd): 1.0 mgd
 Peak demand (mgd): .20 mgd

COSTS



| | |
|-----------------------------|------------|
| 10,000 wastewater gallons: | \$68.27 |
| 100,000 wastewater gallons: | \$317.75 |
| 400,000 wastewater gallons: | \$1,149.35 |

*A wastewater gallon is equal to 90% of an incoming water gallon for purposes of wastewater billing, unless measured with an approved volume device.

Onsite Fire Department

Connecting Your Rail & Trucking Supply Chain

Trans-loading is more than just the process of transferring products from one mode of transportation to another. It is an important part of connecting your rail and trucking supply chain together. Ameripointe Logistics Park offers shippers the benefits of rail freight economics without the cost of onsite rail infrastructure.

Serviced by BNSF Railway, Ameripointe is one of just 16 locations in the U.S. that has received BNSF's "Certified Site" designation. This designation provides end users the comfort of knowing that it has achieved the railroad's stringent requirements to meet their customer's needs.

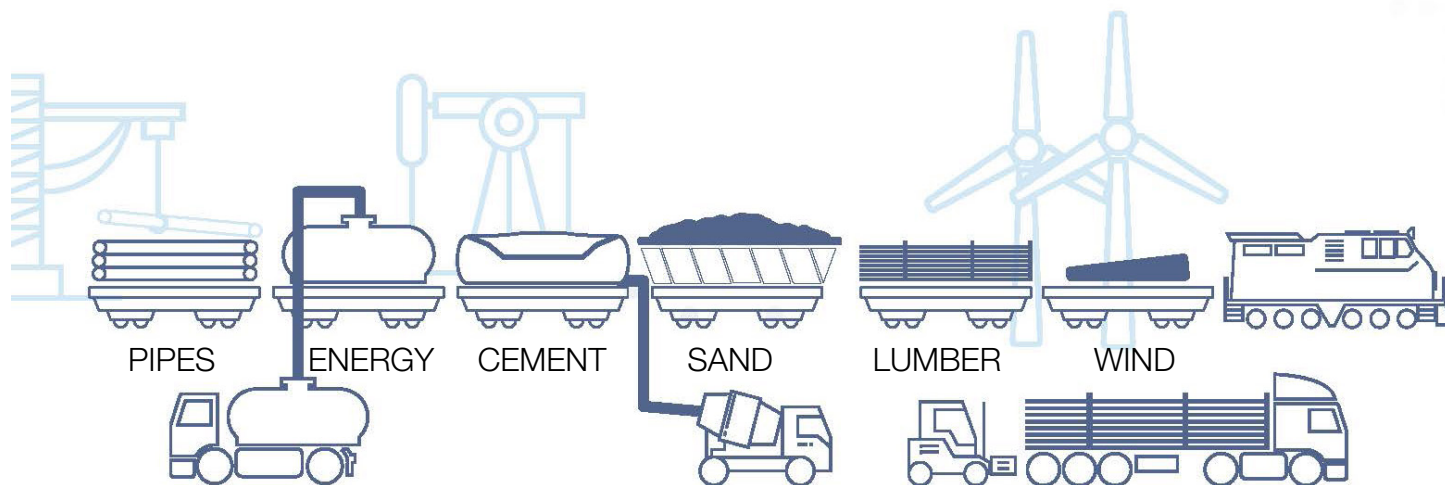
The Park currently has infrastructure to receive full-unit trains with the potential to hold up to 200 cars. A transload pad capable of unloading 18 cars at one time with dual scales is also in place. The rail yard operates 24/7 year-round.



AMERIPOINTE

At a Glance

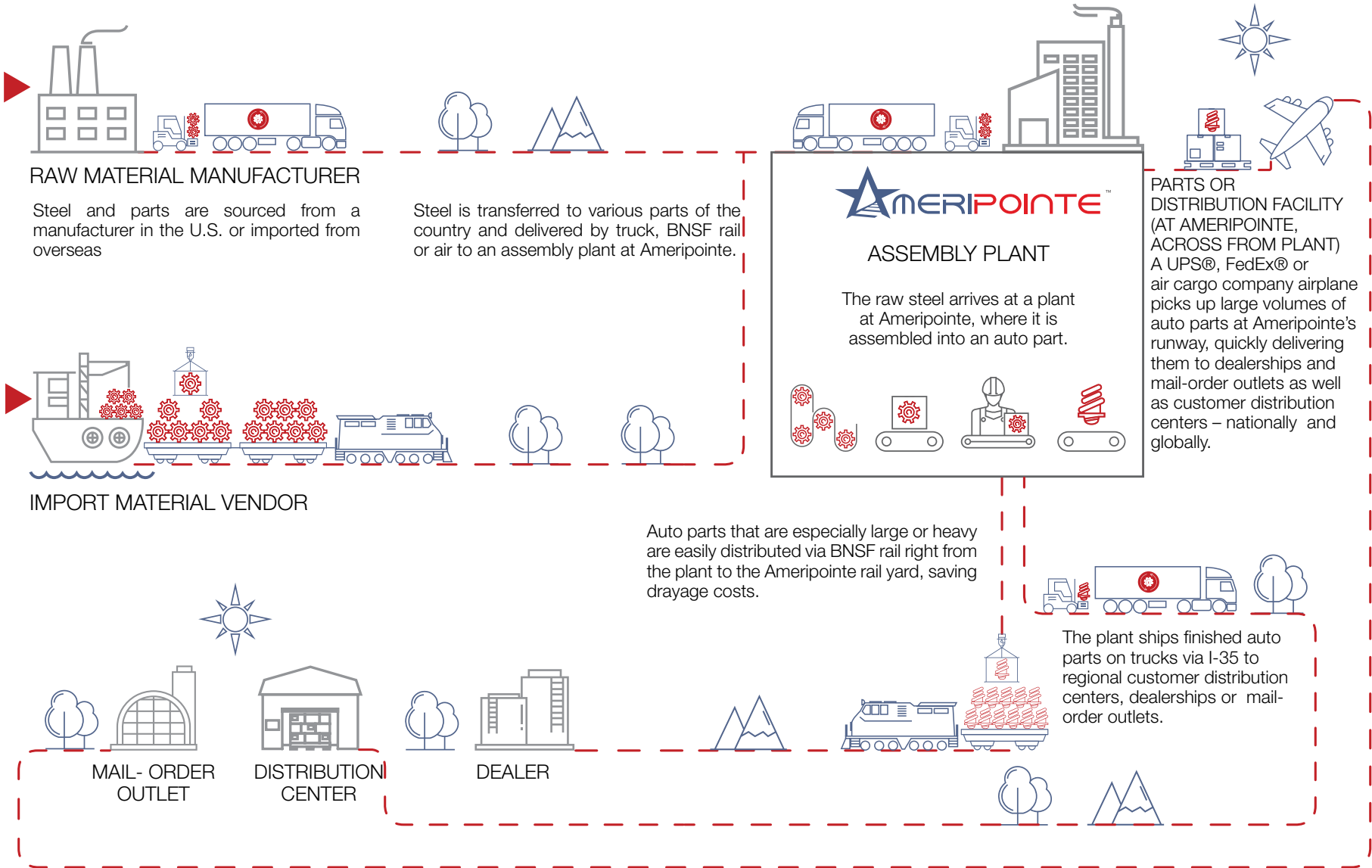
- 120' x 1,500' transload pad.
- Dual scales and scale house.
- On-site switching.
- Land availability for vertical storage.
- Rail car storage.
- Rail car cleaning.
- Rail car repair.
- Design/build for rail-served facilities.



SUPPLY CHAIN SUCCESS





Ameripointe is central to your business's success story by making it more efficient and affordable to move your product through every stage of the supply chain cycle. To illustrate the ease and speed of your products' supply chain progression when Ameripointe is inserted, we've chosen to highlight an auto parts assembly line process. Regardless of your product or how diverse your supply chain is, we are your connection to major markets.



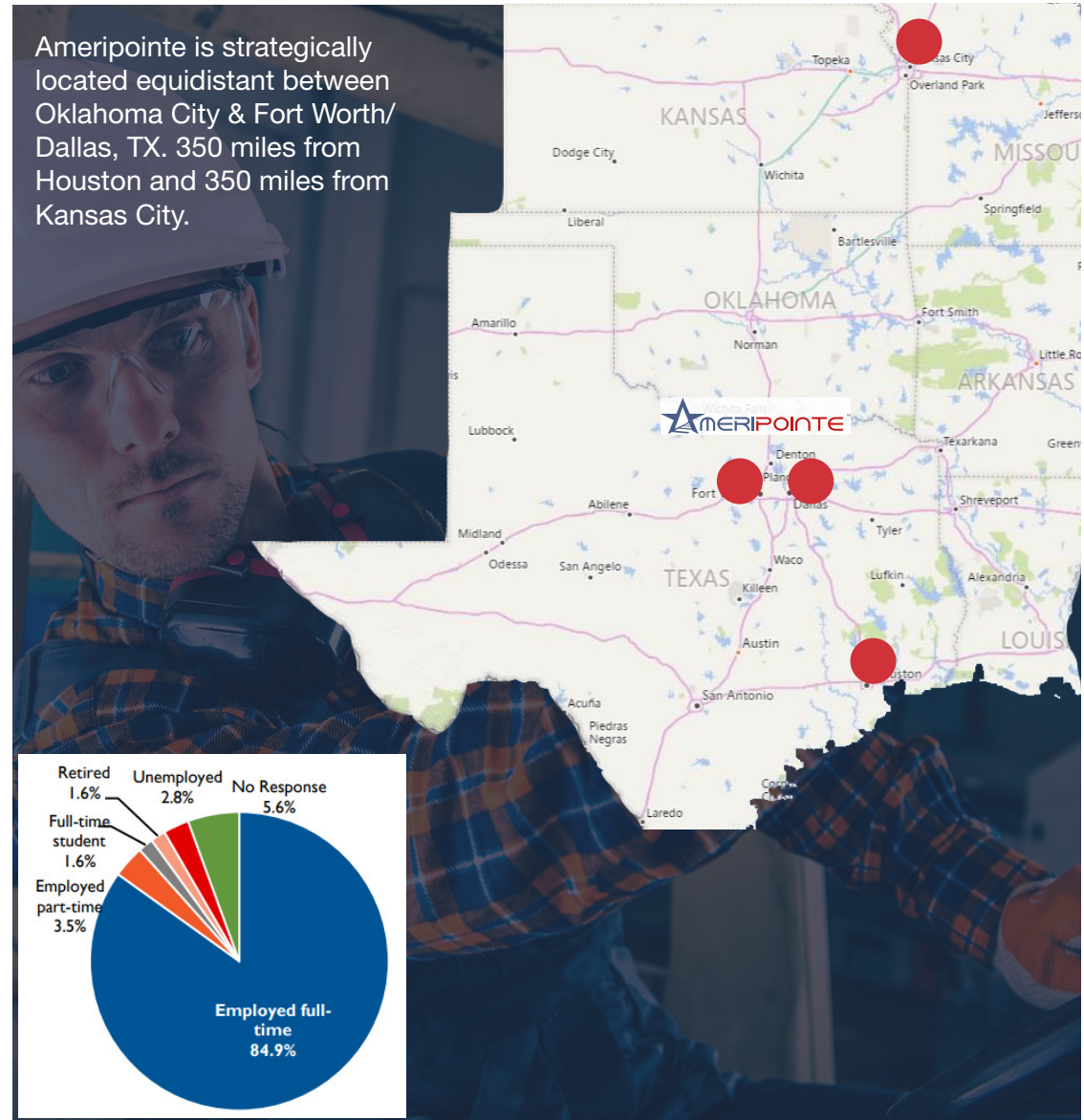
SITE/AREA DETAILS



|  DEMOGRAPHICS | |
|--|---------|
| Ardmore | 25,364 |
| 30 mile radius | 100,071 |
| 45 mile radius | 236,306 |
| 60 mile radius | 505,262 |

|  WORKFORCE | |
|---|----------------------------|
| Total wage & salary employment | 24,147 |
| Annual mean wage | \$40,032 |
| Labor force within 30 miles of site | 40,952 |
| Average commute time | 17 minutes |
| Employed full-time | 84.9% (see chart at right) |

Ameripointe is strategically located equidistant between Oklahoma City & Fort Worth/Dallas, TX. 350 miles from Houston and 350 miles from Kansas City.



CORPORATE NEIGHBORS & TOP EMPLOYERS



Airpark/Aviation



Grunman Dr, Ardmore, OK
20 Employees • 55,000 SF

KING AEROSPACE



402 Wright Dr, Ardmore, OK
50-200 Employees • 665,814 SF



620 General Drive, Ardmore, OK
11 Employees • R&D Location

Community



1101 Michelin Rd, Ardmore, OK
1860 Employees • 1.5 MM SF



401 General Dr, Ardmore, OK
730 Employees • 1.3 MM SF



3500 Flanders Dr, Ardmore, OK
350 Employees • 439,414 SF



3211 Prairie Valley, Ardmore, OK
325 Employees • 720,000 SF



3411 Cypert Way, Ardmore, OK
290 Employees • 121,000 SF



One Valero Way, Ardmore, OK
290 Employees • Ardmore Refinery



2510 Sam Noble Pkwy, Ardmore, OK
387 Employees • 175,898 SF



DOLLAR TREE

201 Dollar Tree Way, Marietta, OK
450 Employees • 1 MM SF



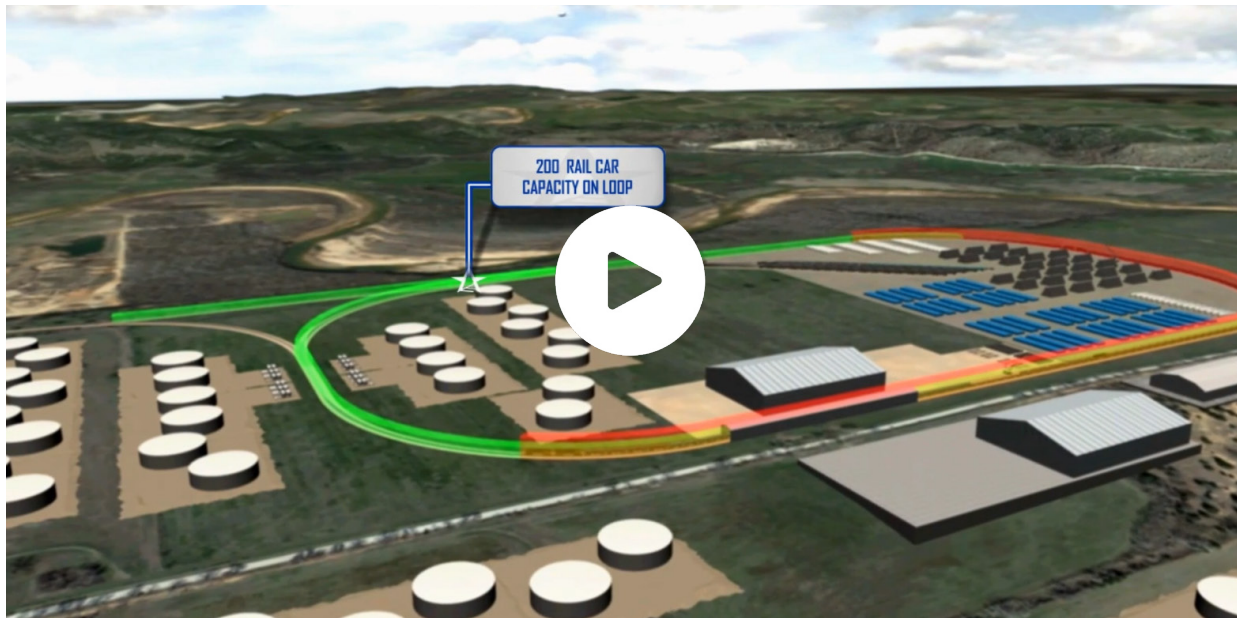
270 Redwing Rd, Ardmore, OK
350 Employees • 200,000 SF



1011 14th Ave NW, Ardmore, OK
871 Employees • 180,000 SF



Click [HERE](#) or the image above to view the generous State and municipal incentives that Oklahoma has to offer.



Click [HERE](#) or the image above to view video of Ameripointe site.



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