



OKC⁵⁷⁷

WWW.OKC577.COM

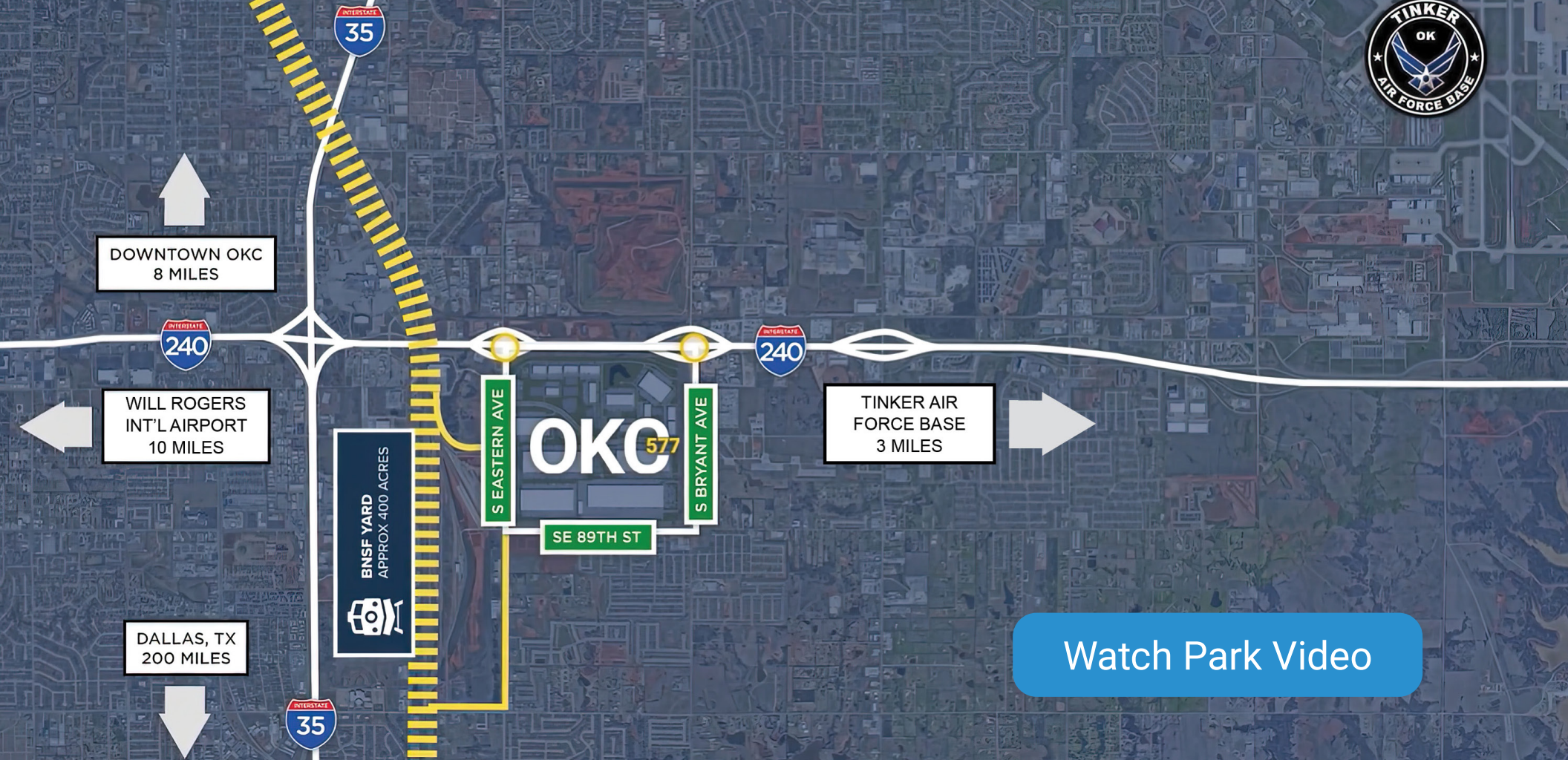

GARDNER
TANENBAUM

NEWMARK
ROBINSON PARK

577± ACRE MASTER PLANNED PARK

I-240 & S EASTERN AVE., OKC

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KEY PARK FEATURES

- 577± acre Master Planned park in the heart of Oklahoma City
- Contiguous land sites up to 207 acres
- Potential building sizes range from 20,000 SF - 2M SF
- Located 1 mile east of the I-35 and I-240 interchange. Interstate 35 connects Mexico to Canada.
- Two-way I-240 frontage road and 4-way interchanges on S Eastern Ave. & S Bryant
- Located 3 miles west of Tinker Air Force Base, the largest maintenance, repair and overhaul depot in the US.
- BNSF rail adjacent to site
 - **New BNSF intermodal facility ([link](#))** now open, creating a direct link to transport goods from the coast to OKC
 - **BNSF Logistics Centers ([link](#))** located on the west side of the park
 - Flynn yard located on the west side of the park

PARK HIGHLIGHTS

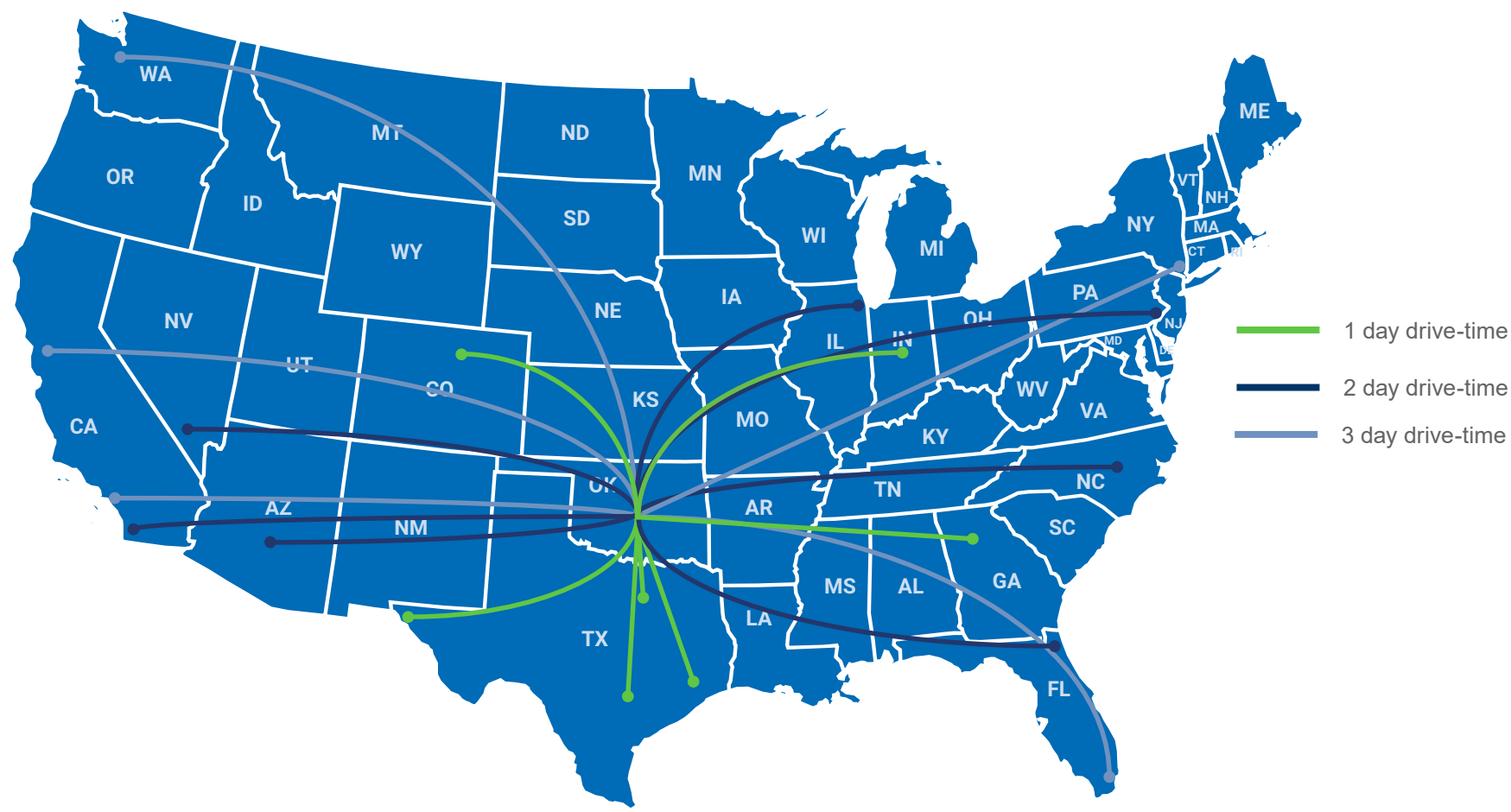
- Central Spine (SE 78th St.) - Maximizing site access
- Site Flexibility - Parcels & building sizes can change to meet & react to market demand
- Multiple Access Points - Providing efficient traffic flow
- Natural Park Features - Enhancing the parks setting
- Gathering Spaces - To improve quality of work life
- Pedestrian Friendly - Allowing all forms of movement through the park
- Environmental - Responsibility and sustainability are key components in the park
- Activity Spaces - To promote health and wellness

MULTIPLE INCENTIVE ZONES ([link](#))

- Priority Enterprise Zone (State)
- Quality Jobs Program (State)
- Federal Opportunity Zone (Federal)
- Foreign Trade Zone (Federal)
- New Market Tax Credits (Federal)
- Hub Zone/Qualified Census Tract (Federal)
- Disadvantaged Zone (Federal)

DRIVE-TIME MAP | 30 LARGEST US CITIES

CITY, STATE	DISTANCE	CITY, STATE	DISTANCE	CITY, STATE	DISTANCE
1. New York, NY	3 days	11. Jacksonville, FL	2 days	21. OKLAHOMA CITY, OK	
2. Los Angeles, CA	2 days	12. San Jose, CA	3 days	22. El Paso, TX	1 day
3. Chicago, IL	2 days	13. Fort Worth, TX	1 day	23. Washington, DC	2 days
4. Houston, TX	1 day	14. Columbus, OH	2 days	24. Las Vegas, NV	2 days
5. Phoenix, AZ	2 days	15. Charlotte, NC	2 days	25. Boston, MA	3 days
6. Philadelphia, PA	2 days	16. Indianapolis, IN	1 day	26. Portland, OR	3 days
7. San Antonio, TX	1 day	17. San Francisco, CA	3 days	27. Louisville, KY	2 days
8. San Diego, CA	2 days	18. Seattle, WA	3 days	28. Memphis, TN	2 days
9. Dallas, TX	1 day	19. Denver, CO	1 day	29. Detroit, MI	2 days
10. Austin, TX	1 day	20. Nashville, TN	2 days	30. Baltimore, MD	2 days



MASTER SITE PLAN



*The park is not platted, so any site or building can be modified to suit a user's specific needs

Site	Acres	Potential Building Size
A	37.42	530,400 SF
B	8.50	100,000 SF
C	69.65	1,040,000 SF
D	57.24	1,497,600 SF
E	95.14	1,500,000 SF Locke Supply
F1	34.70	487,500 SF
F2	30.05	Hobby Lobby
G	2.56	OG&E Substation
H	3.58	-
I	24.90	340,000 SF American Restoration, VA, Design Ready Controls, Enel, Lowe's (Pro Supply)
J	29.90	S & J
K	14.46	140,000 SF
L	16.24	Pond
M	17.92	270,000 SF Hapco
N	7.27	40,000 SF
O	8.95	100,000 SF
P	30.87	460,000 SF
Q	5.62	40,000 SF
R	10.71	120,000 SF
S	10.15	160,000 SF
T	36.61	New Roads
U	6.19	OnCue
V	14.55	80,000 SF
W	2.97	-
X	6.20	40,800 SF
Z	0.47	-



We're a privately held commercial development firm based in Oklahoma City. With more than 60 years of development and ownership experience, we've mastered the art of collaborative execution.

\$635M

UNDER CONSTRUCTION

\$1.2B

CURRENT PORTFOLIO

FEATURED CLIENTS



OKC MARKET OVERVIEW



STATE CAPITAL
OF OKLAHOMA

1.5M

OKC METRO
POPULATION
2026

624
SQ MI

21ST LARGEST
US CITY

AAA

BOND RATING
OKC 2026
Moody's and S&P

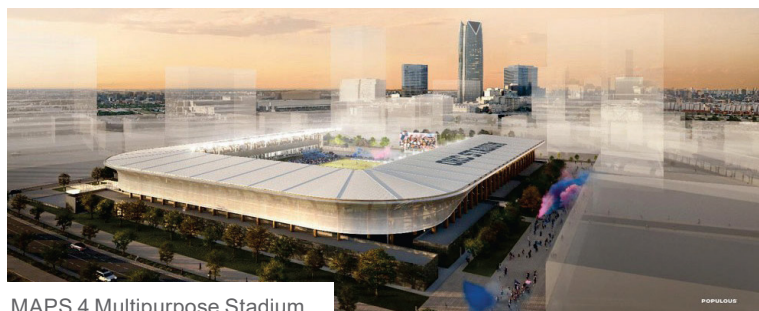
3.6%

OKC METRO
UNEMPLOYMENT
April 2026



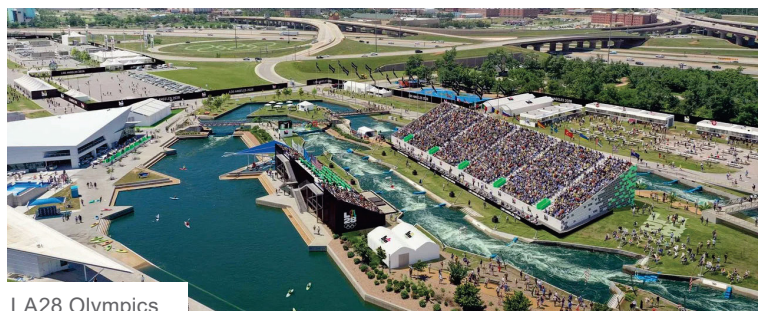
Continental Coliseum

Source: OKC Thunder



MAPS 4 Multipurpose Stadium

Source: Robinson Park



LA28 Olympics

Source: LA28

Oklahoma City entered 2026 with exceptional momentum, pairing civic alignment with major wins and catalytic investment. In October 2025, voters approved a record \$2.7 billion general obligation bond program covering 547 projects, without increasing the property tax rate. The city's national profile climbed in June 2025 when the Oklahoma City Thunder captured their first NBA championship in OKC, and downtown is rising to meet that moment with Continental Coliseum, a new state-of-the-art arena targeted to open late summer 2028.

The region's economic engine is equally compelling. Tinker Air Force Base secured a strategic 131-acre expansion that will increase aircraft maintenance capacity and support more than 1,000 new jobs over the next two decades. In southeast OKC, OKC 577 reached a milestone with Locke Supply's \$150 million 1.5 million square foot headquarters and distribution facility. Retail momentum is building across the metro, from Edmond's Legacy at Covell (anchored by a planned Whole Foods Market) to northwest OKC's destination pipeline led by Scheels. Logistics and aviation strengths continue to deepen through the new Hobby Lobby and BNSF intermodal facility, and AAR's 80,000 square foot expansion at Will Rogers International Airport. Looking ahead, OKC is preparing to host canoe slalom and softball for the 2028 Los Angeles Olympics, reinforcing the city's global profile.

Affordability remains a key advantage for the metro. The Council for Community and Economic Research's 2024 Cost of Living Index (COLI) ranked Oklahoma City as the most affordable U.S. city over 500,000 residents, with a composite score of 82.3. C2ER's Q2 2025 update again placed Oklahoma City at #1 with a score of 81.5, underscoring the region's ability to offer large-metro amenities at comparatively low costs.

Oklahoma City is strategically positioned along the Interstate 35 Megalopolis, one of the nation's leading corridors for population and job growth. This prime location provides direct access to major U.S. and international markets through the I-35 trade corridor, which connects the Midwest, Texas, and Mexico. Its central position within the South Central United States enables efficient connectivity to major metropolitan areas across the region while serving as a critical gateway for both domestic and international commerce. As part of one of North America's most important freight and logistics corridors, Oklahoma City benefits from exceptional transportation infrastructure. Interstate 35 serves as Oklahoma's primary north-south transportation backbone and is complemented by direct connections to Interstates 40, 44, 235, and 240, providing seamless regional and national access. Further strengthening the corridor's economic impact and transportation efficiency, more than \$3 billion in combined Oklahoma and Texas infrastructure investments are currently enhancing the I-35 corridor.

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OKLAHOMA CITY'S PREMIER COMMERCE PARK

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