



IDABEL INDUSTRIAL PARK

1701 MARTIN LUTHER KING DRIVE | IDABEL, OK 74745

GROWCHOCTAW.COM



Choctaw Nation Economic Development

PROPERTY INFORMATION

111.67 (±) ACRE SITE(S)

1701 Martin Luther King Drive

SITE OVERVIEW

- 12 Available Sites
- Site Owner: Idabel Industrial Development Authority
- For Sale: Yes
- Average Price Per Acre: \$15,000
- Total Property Price: \$1,665,000
- Acres: Total ±112 in 12 parcels
- Zoning: Industrial
- Current Land Use: Vacant
- Historical Land Use: Former Municipal Airport

UTILITIES

- Electric – PSO
 - 13.2 kV distribution on site; 138 kV transmission would be extended to provided service for a 20,000-kW demand with 13,500,000 monthly kWh usage.
- Gas – Oklahoma Natural Gas
- Water – City of Idabel
 - 1,000,000 gal/day 60%
- Sewer – City of Idabel
 - 1,000,000 gal/day 70%
- Telecommunications – ATT/Pine Telephone
 - Fiber Available

TRAINING/EDUCATION

- Kiamichi Technology Center – Idabel
- Southeastern Oklahoma State University – McCurtain County Campus
- Texarkana College - Texarkana

TRANSPORTATION

- HWY 70: ½ Mile
- HWY 259: ½ mile
- Nearest Interstate I-30 (40 Miles) I-49 (75 Miles)
- McCurtain County Regional Airport: 1 Mile
- Commercial Airport: Texarkana 71 Miles

INCENTIVES

- Federal Opportunity Zone
- Federal HUB Zone
- Priority Enterprise Zone
- Federal New Market Tax Credit
- Federal EB-5 Visa (Rural)
- State Automatic 5% County (2022)
- Choctaw Development Fund

IDABEL INDUSTRIAL PARK

- Convenient access to I-30
- Driving distance to Dallas, TX (157 Miles), Shreveport, LA (143 Miles), Oklahoma City, OK (242 Miles), Tulsa, OK (204 Miles), Texarkana (71 Miles)
- Driving Distance to commercial ports: Port of Keota (12.5 Miles), Fort Smith (48.5), and Muskogee (55.9)
- Idabel Fire Department – ISO 2/2Y

COORDINATES

- 33.904607, -94.846763

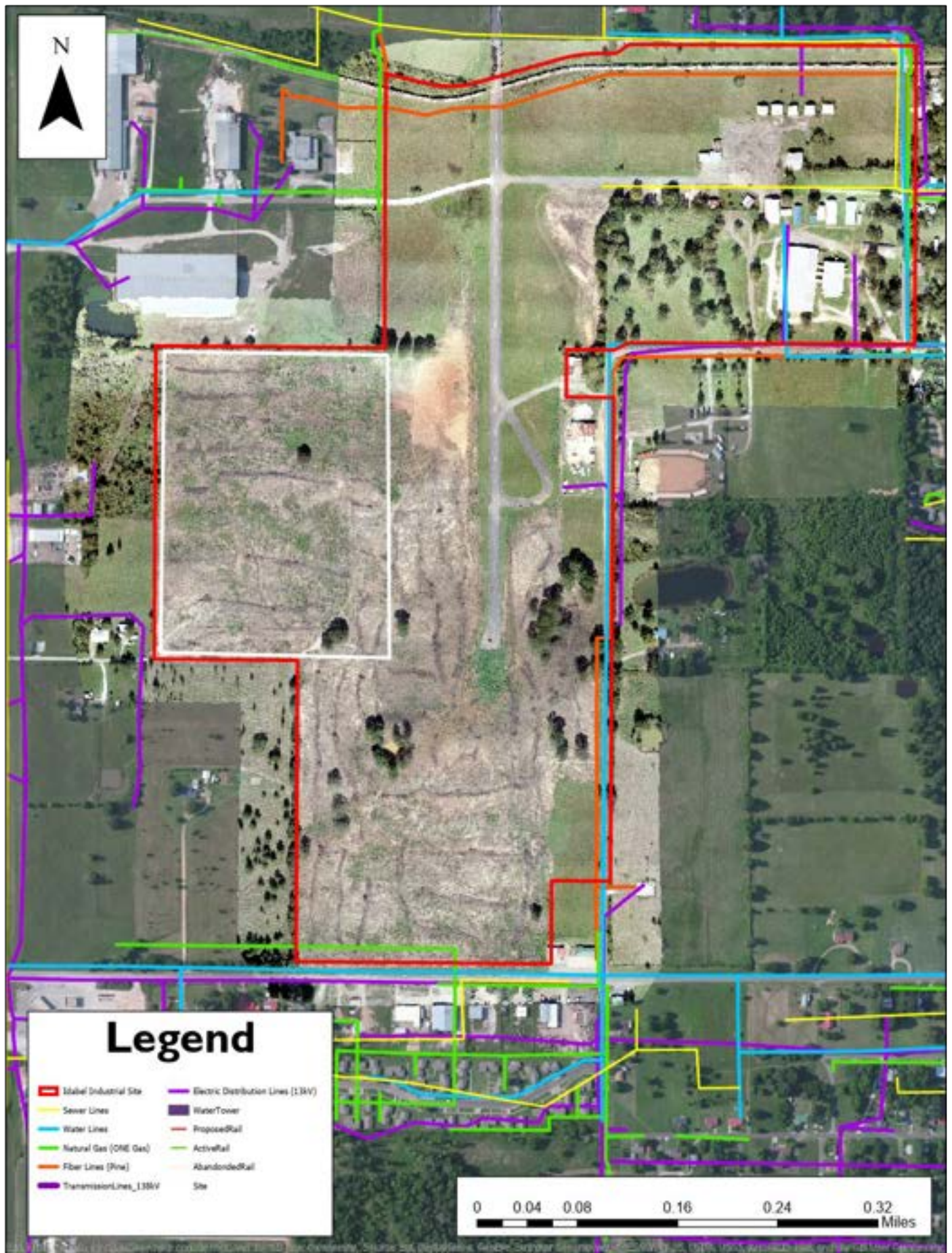
IDABEL INDUSTRIAL PARK MAP



IDABEL INDUSTRIAL PARK AERIAL



IDABEL INDUSTRIAL PARK UTILITIES MAP



PHOTOS

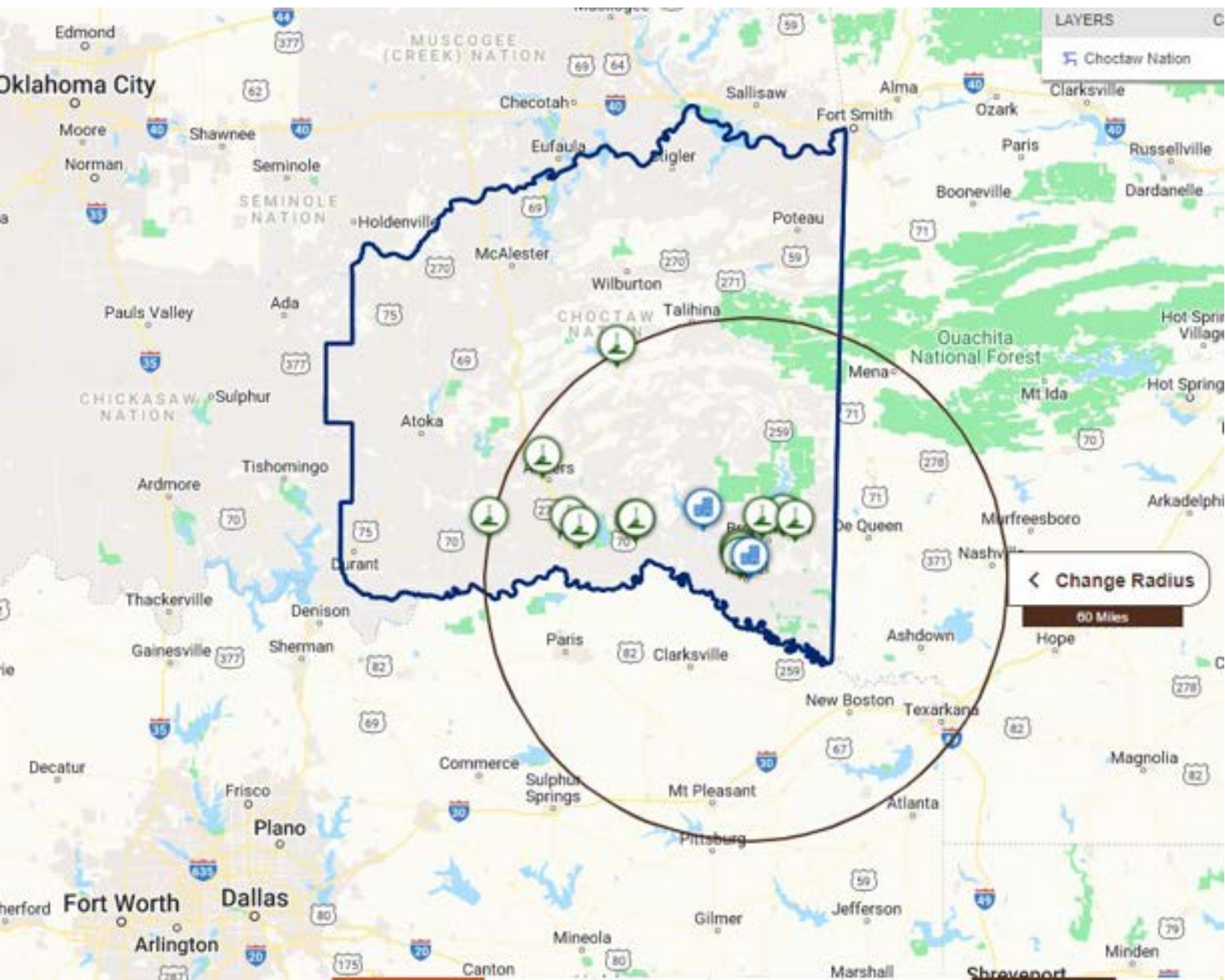


PHOTOS



PHOTOS





IDABEL, OKLAHOMA ADVANTAGES

- **#1 LOWEST TAX BURDEN** – Anderson Economic Group, *2018 State Business Tax Burden Rankings*
- **#1 LOWEST UNEMPLOYMENT INSURANCE TAX** – Tax Foundation, *2020 State Business Tax Climate*
- **#2 LOWEST PROPERTY TAX AS % OF PERSONAL INCOME** – WalletHub, *2019 Tax Burden by State*
- **#3 LOWEST COST OF LIVING** – CNBC, *2019 America's Top States for Business*
- **#3 LOWEST ELECTRIC POWER COSTS per pWh** – Site Selection Magazine, *2020 State of the State*
- **#3 HIGHEST WIND POWER (% OF ELECTRICITY)** – Business Facilities Magazine, *2019 Annual State Rankings Report*
- **#3 MOST INSTALLED WIND POWER CAPACITY** – Business Facilities Magazine, *2019 Annual State Rankings Report*
- **#5 LOWEST TAX BURDEN STATE** – WalletHub, *2019 Tax Burden by State*
- **#5 LOWEST OVERALL TAX BURDEN STATE** – WalletHub, *2019 Tax Burden by State*
- **#7 LOWEST INDUSTRIAL ELECTRICITY RATES** – Business Facilities Magazine, *2019 Annual Rankings Report*
- **#8 LOWEST CORPORATE TAX** – Tax Foundation, *2020 State Business Tax Climate*
- **#9 BEST WORKFORCE TRAINING PROGRAM** – Business Facilities Magazine, *2019 Annual Rankings Report*

CONTACT INFORMATION

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