



The Ameripointe Logistics Park contains 1,200 acres of developable land located in Carter County. The rail-served industrial park in Ardmore, Oklahoma has received certification as part of BNSF Railway's Certification Site program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

Ameripointe Logistics Park totals over 1,200 acres of developable land that is zoned for heavy industrial development. This acreage is a combination of smaller side lots and out lots that border two large parcels making up the bulk of the site.

Two large parcels, 530.24 acres and a 496 acre site which includes a 10,900 foot loop track, have recently been designated as a BNSF Certified Site. These two sites together form a solid foundation to utilize all of the infrastructure that the Ameripointe Logistics Park can offer: air, rail, and state and interstate road access.

Site Details:

- Two large parcels: 530 acres and 496 acres
- Existing 10,900 loop track
- Access to BNSF
- 7 miles off of Interstate Highway 35



CONTACT INFORMATION

BNSF Regional Manager

Janet Black

817.867.6526

janet.black@bnsf.com

Ameripointe

Scott Pribula

405.879.3351

spribula@ameripointe.com

www.ameripointe.com



SITE PROFILE

| | |
|-------------------------|----------------------------------|
| Land Area | 1,200 acres |
| Physical Address | 620 General Drive Ardmore, OK |
| Zoning | Heavy Industrial |
| Owner | Ameripointe |
| Airport | 9,000 ft. FAA controlled runway |

UTILITIES

| | |
|---------------------------|---------------------------|
| Electric | OG&E Electric Services |
| Gas | Oklahoma Natural Gas |
| Water | City of Ardmore |
| Wastewater | City of Ardmore |
| Telecommunications | Chickasaw Holding Company |

DEMOGRAPHICS

Ardmore, a city in Carter County, is located within 90 miles of a population center containing over 7 million people.

POPULATION

| | |
|-----------------------|--------|
| Ardmore, OK | 25,364 |
| 5 mile radius | 26,165 |
| 10 mile radius | 37,829 |
| 15 mile radius | 42,485 |

WORKFORCE

Ardmore is situated between two major metropolitan areas – Dallas and Oklahoma City.

| | |
|---|----------|
| Total Wage & Salary Employment | 24,217 |
| Annual Mean Wage | \$40,032 |

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

For more information on BNSF's Certified Sites Program, please visit www.bnsf.com/ed or call 817.867.6845

