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“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
**SITE SPECIFICATIONS**

**GENERAL**
- 1,350+ acres of developable land with multiple sized parcels.
- Foreign Trade Zone.
- Enterprise Zone.
- Zoned Heavy Industrial.
- Pad-ready sites.
- Asking $20,000 per acre for non-rail access land. The only land available for sale is in the blue designated areas.
- 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.
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 environmental and geotechnical reports have been obtained, utilities and site readiness is ready for acquisition and 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.

**RAIL DETAILS**

- 1,350 acres of saleable or lease land that can be divided into whatever parcel configuration is required.

- 33,560’ of rail track including existing 10,900’ loop track.

- New 1,500’ long transload pad, dual scales and scale house.

- Ready for 24-hour operation transfer to pipeline, trucks, or on site storage facilities.

- Access to BNSF’s mainline that runs from Houston, TX to Duluth, MN.

- 7 miles off 35.
### 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

### 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

<table>
<thead>
<tr>
<th>Gallons</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000</td>
<td>$65.98</td>
</tr>
<tr>
<td>100,000</td>
<td>$323.76</td>
</tr>
<tr>
<td>400,000</td>
<td>$763.76</td>
</tr>
</tbody>
</table>

### 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

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>10,000 wastewater</td>
<td>$68.27</td>
</tr>
<tr>
<td>100,000 wastewater</td>
<td>$317.75</td>
</tr>
<tr>
<td>400,000 wastewater</td>
<td>$1,149.35</td>
</tr>
</tbody>
</table>

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

### 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

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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

PHASE 1
RAIL INSTALLATION COMPLETE

- 120’ x 1,500’ transload pad.
- Dual scales and scale house.
- On-site switching.
- Land availability for vertical storage.

PHASE 2
IN PROGRESS

- Rail car storage.
- Rail car cleaning.
- Rail car repair.
- Design/build for rail-served facilities.
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

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

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

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

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

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

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

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

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

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