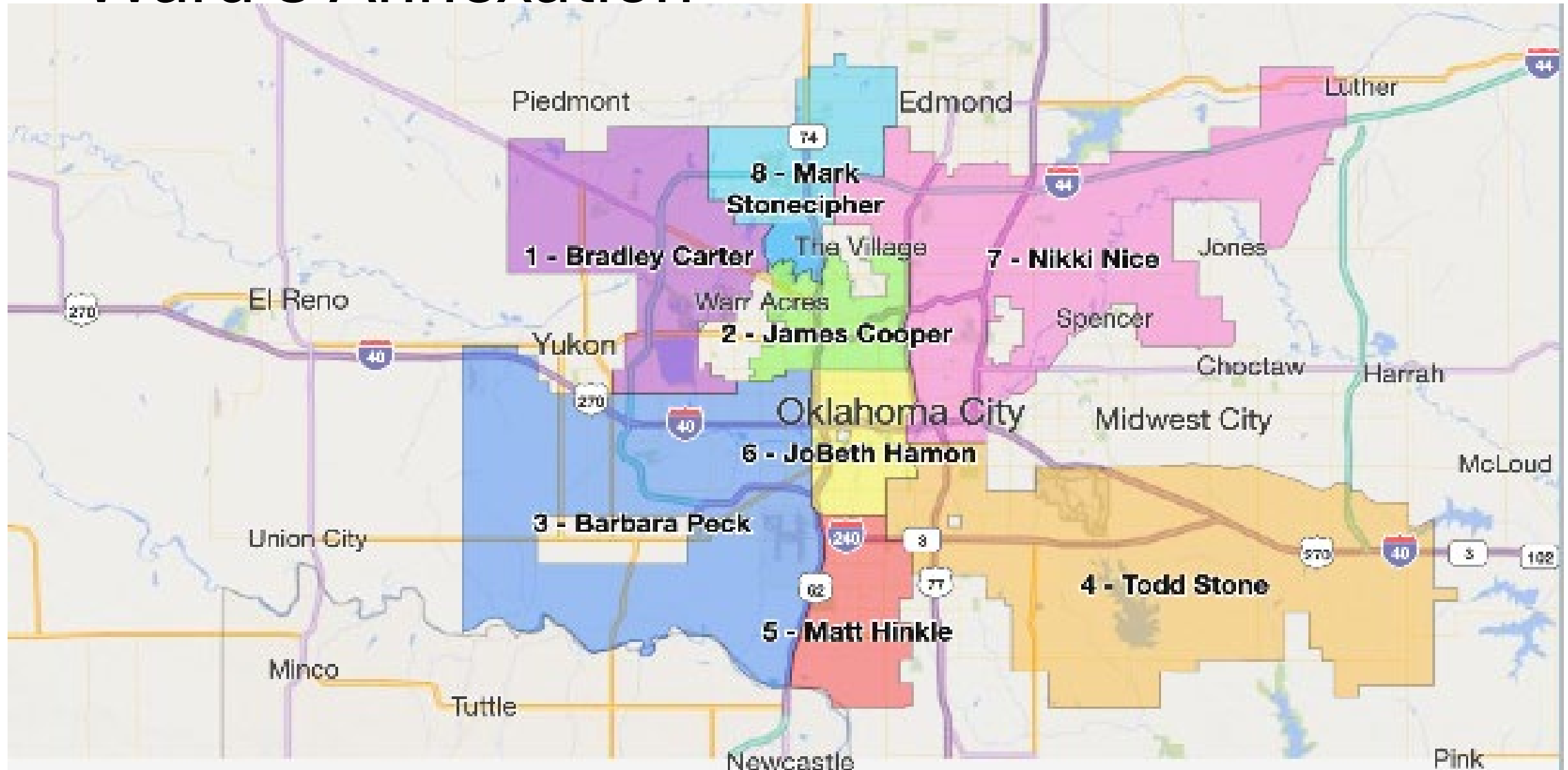


# Gregory Rd and NW 10th St

---

320 Acres owned by the  
City's public trust

# Ward 3 Annexation



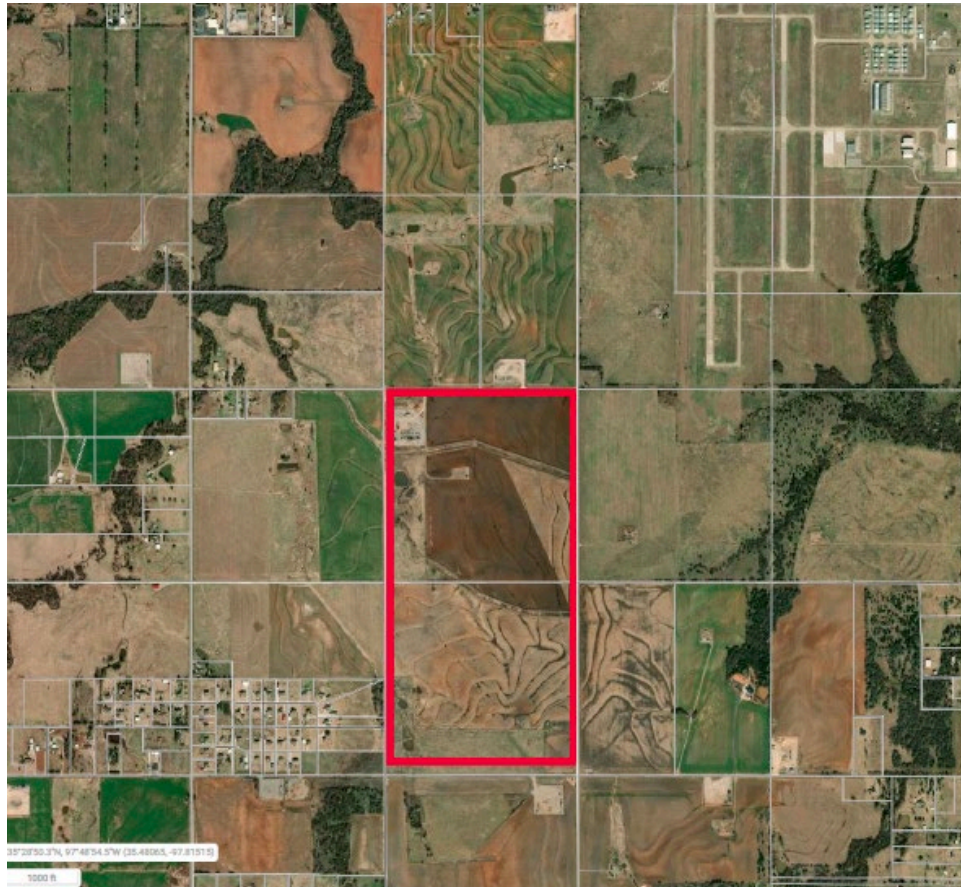
# The Property and Area

- 320 Acres
- Current Uses: Agricultural & Industrial
- Purchased with City Money
- Part of Mega Site Development, the majority of which is already in OKC limits





- **Unincorporated County Property**
- **No County Zoning Regulations**



- **No County Building Permit or other Permit requirements**
- **Only adjacent municipality is OKC**











Natural Gas Compression Station  
located on the Northwest Corner  
of the Subject Property





## Other Industrial Uses in the Area

- Municipal Airport
- B&B Transport (Trucking Company)
- Native Chemical (Chemical Manufacturing and Blending)







Seven  
Oil and Gas  
related facilities  
just in the area  
surrounding the  
Subject Property



A large orange circle on the left side of the slide, partially cut off by the edge.

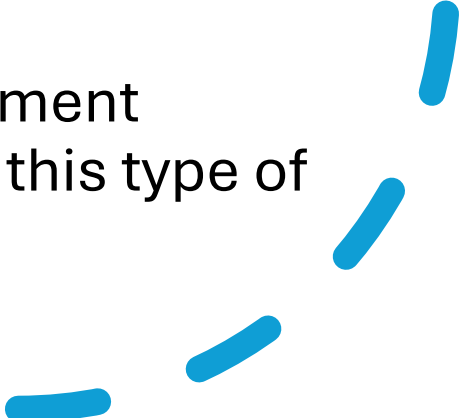
# Oklahoma City Needs a Mega Site

Mega Site: employment land consisting of approximately 1000 acres or more

OKC is appealing to businesses because it has:

1. Quality workforce
2. Low cost of doing business
3. Colleges and Vo-Techs able to provide specialized training
4. Great amenities for OKC residents

Nevertheless, OKC is missing development opportunities because it doesn't have this type of property

Four blue curved lines of varying lengths and orientations, located in the bottom right corner of the slide.



# To be competitive Oklahoma City NEEDS a Mega Site

---

- Since 2020, the Oklahoma City area has been a candidate for at least **nine** different businesses seeking sites of 1000 acres or more, but has not had such a site ready and available
- In December 2023, City Council and OCEDT allocated \$10M for a Mega Site
- This area is ideal because it is:
  - Flat
  - Contiguous
  - Close to the Interstate system
  - Close to Airports
  - Has a readily available workforce



# More Jobs and New Businesses



---

- This type of employment land would bring large scale industrial and manufacturing
- These types of development are projected to create 2500 to 7500 new jobs for the Oklahoma City metro
- For these types of jobs, there is an average wage of \$63,000
- Bringing in new to market business and diversifying our economy
- These types developments bring several Billions of dollars in projected Capital Investments plus supporting businesses throughout the City, which increases the metro tax base and the local school tax base.



# Why Annex this Property

- Meets all statutory requirements for annexation
  - Adjacent and contiguous to OKC
  - City's Public Trust owns 100% of the property to be annexed
- Oklahoma City will receive the full benefit of the development of the property which City funds were used to acquire
- Will provide development protections through the zoning process which are not currently required

# Community Development

Airport  
Enhancement

Increased Tax  
Base for  
Schools

Increased  
Capacity of  
Utilities

Roads





# This is about Jobs

Economic Development creates an opportunity for an overall better quality of life for the entire Oklahoma City metro community.