



STIGLER INDUSTRIAL PARK

INDUSTRIAL ROAD | STIGLER, OK 74462

GROWCHOCTAW.COM



Choctaw Nation Economic Development

PROPERTY INFORMATION

89 (±) ACRE SITE(S)

Industrial Road

SITE OVERVIEW

- 3 Available Sites
- Site Owner: City of Stigler
- For Sale: Yes
- For Lease: Yes
- Acres: 29, 30, & 30 Acre Plots
- Zoning: Industrial
- Current Land Use: Vacant
- Historical Land Use: Agricultural

UTILITIES

- Electric – PSO
- Cookson Hills Electric Cooperative
- 13.2kV Distribution 5MW+ Available
- Site could achieve 25MW+
- Gas – Oklahoma Natural Gas
- Water – City of Stigler
- Telecommunications – ATT
- Cookson Hills Connects

TRAINING/EDUCATION

- Kiamichi Technology Center – Stigler
- Carl Albert State College – Poteau
- Northeastern State University – Tahlequah, OK
- University of Arkansas – Fort Smith
- Eastern Oklahoma State College – Wilburton

TAX INFORMATION

- Local Incentives Available
- Property Tax Rate: 77.46

TRANSPORTATION

- Nearest Two Lane HWY 9: 1 Mile
- Four Lane: I 40 is 25 Miles
- Stigler Regional Airport: 3.9 Miles
- Commercial Airport: Fort Smith, 45 Miles
- KATS Area Transit

INCENTIVES



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

STIGLER INDUSTRIAL PARK

- Convenient access to I-40
- Driving distance to Fort Smith, AR (51.8 Miles), Tulsa, OK (104), Oklahoma City, OK (153), and Dallas, TX (224)
- Driving Distance to commercial ports: Port of Keota (12.5 Miles), Fort Smith (48.5), and Muskogee (55.9)
- Volunteer Fire Department within Industrial Park

STIGLER INDUSTRIAL PARK MAP

STIGLER INDUSTRIAL PARK SITE STIGLER, OKLAHOMA

-  Industrial Park Boundaries
-  Industrial Park Parcels

Water and Sewer:
City of Stigler

Electric:
Public Service Company of
Oklahoma and Cookson Hills
Electric Co-Op

Natural Gas:
Oklahoma Natural Gas

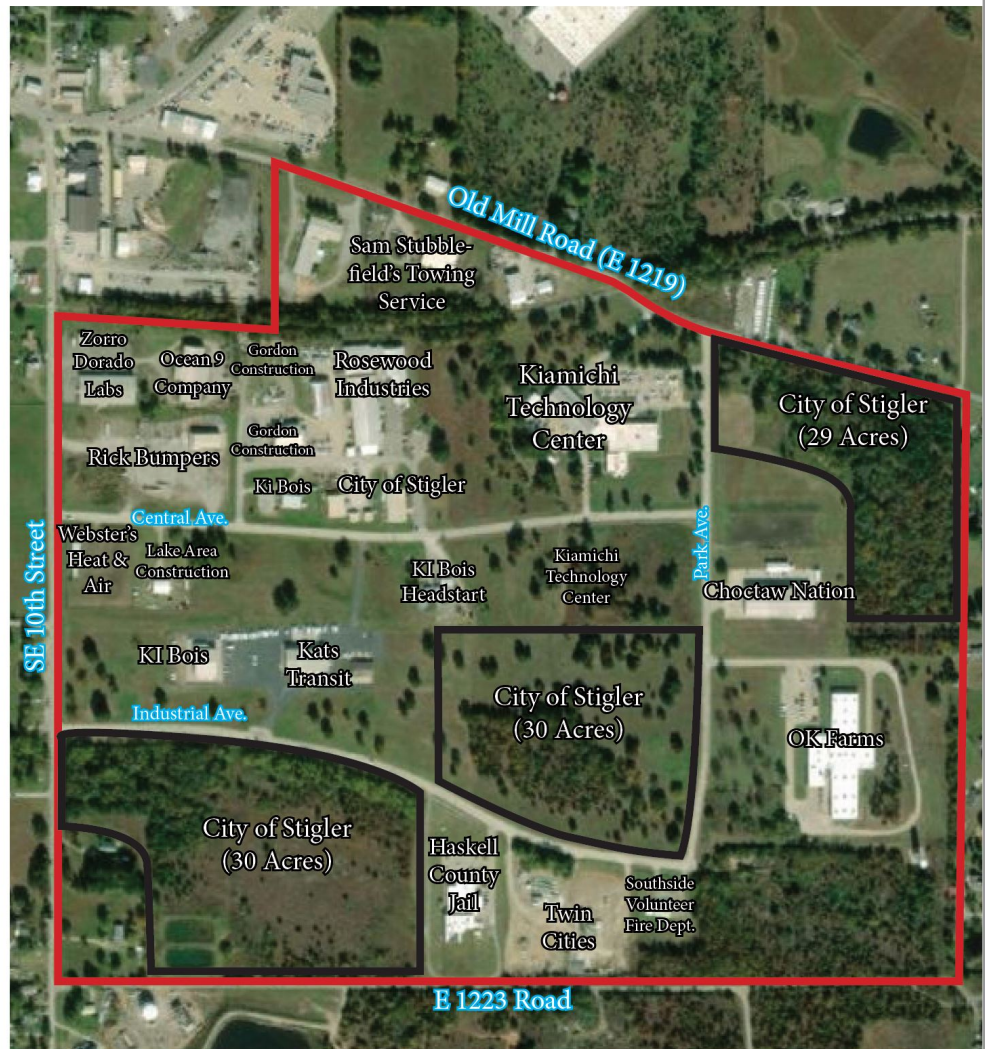
**PUBLIC SERVICE
COMPANY OF
OKLAHOMA**

An AEP Company

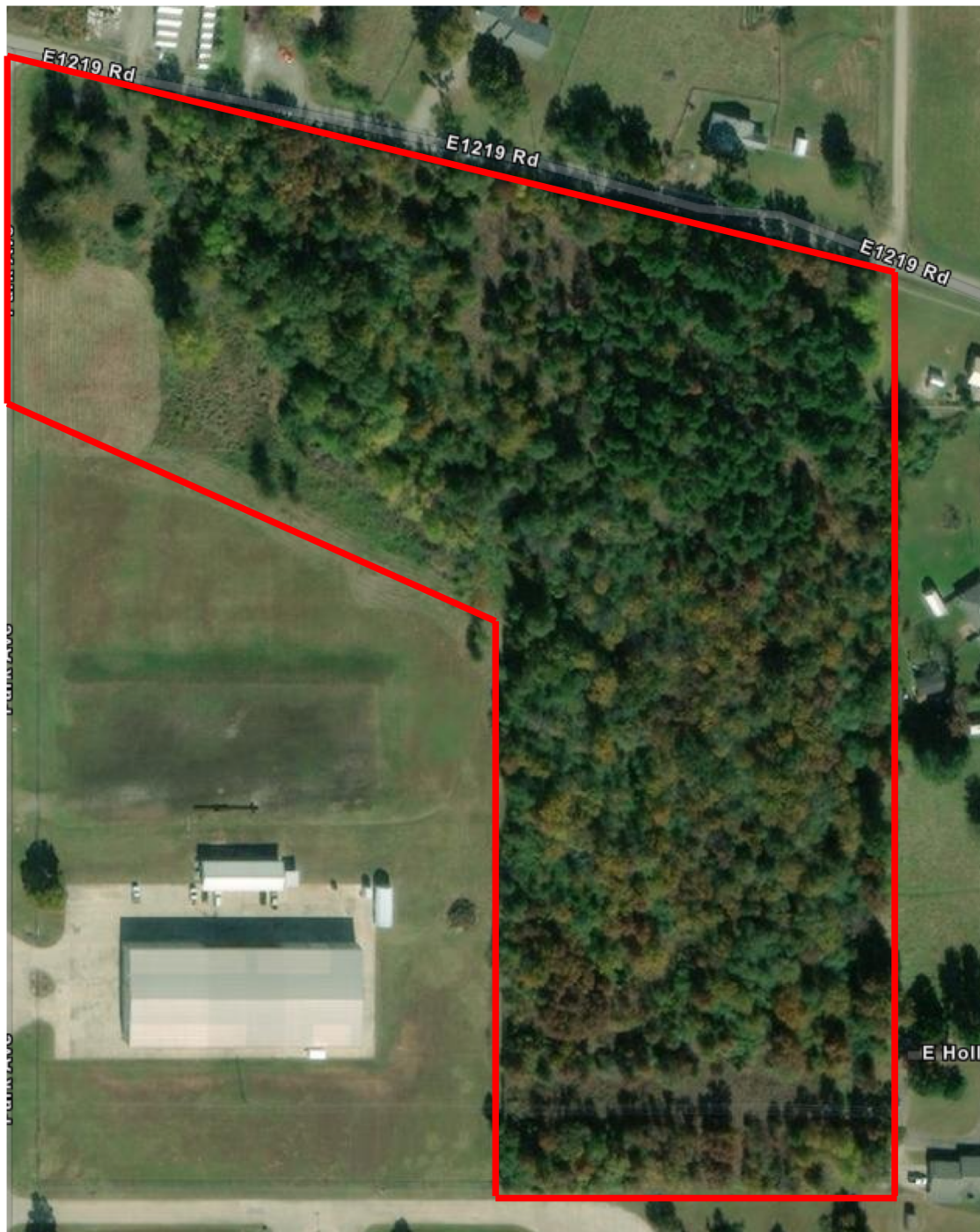


Choctaw Nation

Business & Economic Development



STIGLER INDUSTRIAL SITE 1 – 29 ACRES



Coordinates: 35.2479052832873, -95.10498898602471

Location: E1219 RD/Park Ave

Neighboring Business: Choctaw Nation of Oklahoma

Acres: 29

STIGLER INDUSTRIAL SITE 2 – 30 ACRES



Coordinates: 35.24513613719531, -95.10826090120638

Location: Central Ave/Park Ave/Industrial Rd

Neighboring Business: Kibois, OK Farms, Haskell County Jail, Twin Cities

Acres: 30

STIGLER INDUSTRIAL SITE 3 – 30 ACRES



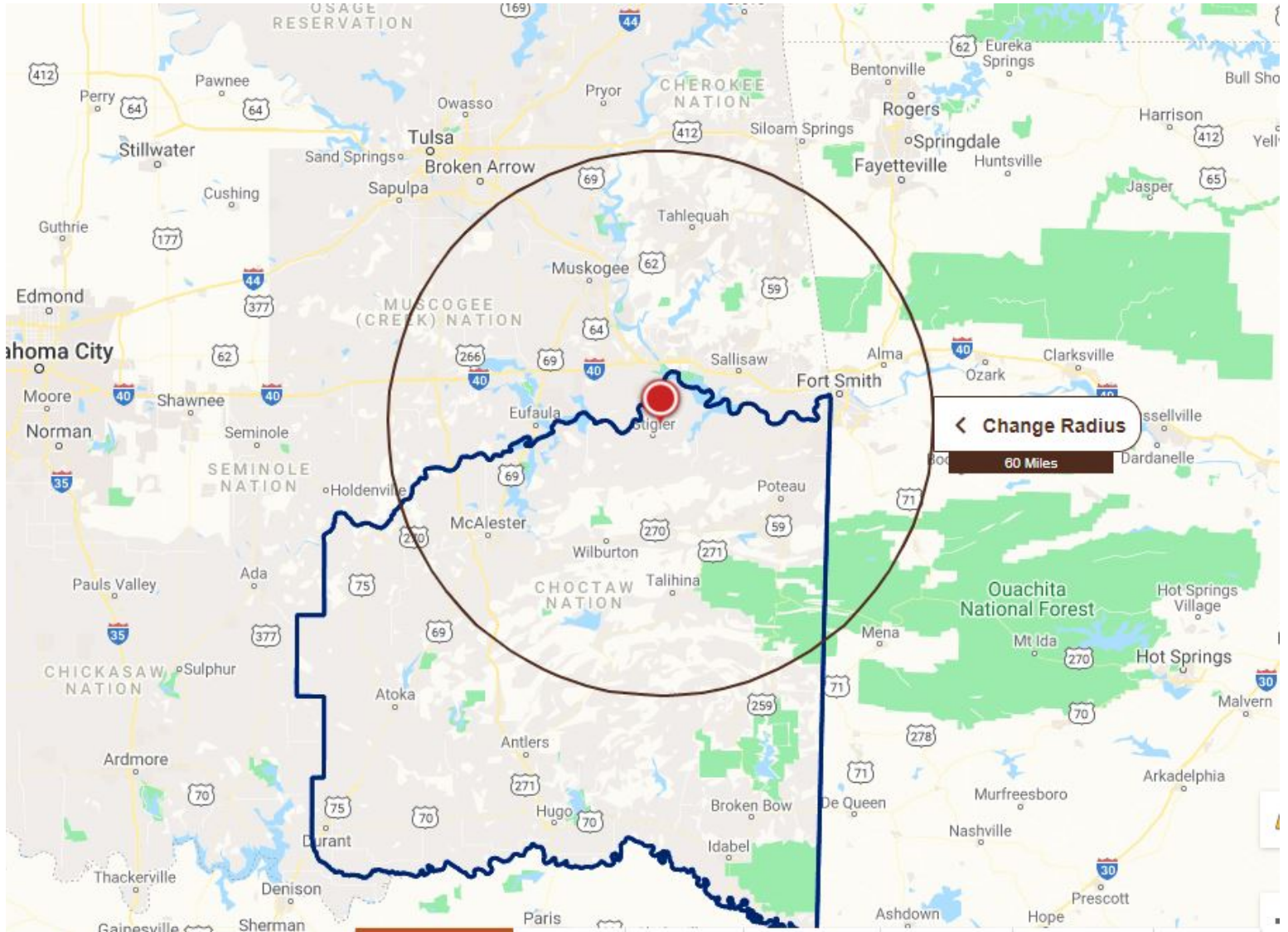
Coordinates: 35.24384858147847, -95.11221413523799

Location: Industrial Rd, SE 10th St, SE N St

Neighboring Business: Kibois & Haskell County Jail

Acres: 30

MAP



STIGLER, 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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