



Streamlined Permitting
& Construction

Lower Taxes

Business-Friendly
Environment

State & Local Incentives

Affordable
Cost of Living

Reduced Worker's Comp

New Construction 100%
Depreciation First Year

Land Here. Build Here. Thrive Here.



*Where business takes
flight and families
grow their roots.*



Chet Hitt

Owner, TownsEnd



After spending a lifetime as a resident of California and building my businesses there for more than 40 years, I've experienced firsthand the rewards — and the growing challenges — of operating in one of the most highly regulated states in the country. Over the years, increasing rules, complex regulations, heavy taxation, and layers of bureaucracy have made it more difficult for entrepreneurs to thrive. While California will always hold a place in my heart, I've reached a point where I knew it was time for me to explore new opportunities — opportunities that would allow for more growth, more freedom, and a better return on my investments.

That search led me to Oklahoma.

Here, the difference is clear the moment you arrive. You have the opportunity to own your own building instead of leasing, offering business owners a tangible, long-term asset. Taxes are low, and the business climate is welcoming and supported by state incentives that encourage growth rather than hinder it. The cost of living is refreshingly affordable, which means housing is accessible not only for employees but also for the families who want to build their lives here.

But it's not just about economics — it's about the people. In Oklahoma, you're met with genuine



There's a sense of pride and possibility here that reminds me of what building the American dream is supposed to feel like.

friendliness, a strong work ethic, and communities that care about their neighbors. There's a sense of pride and possibility here that reminds me of what building the American dream is supposed to feel like.

As I look to the future, Oklahoma represents everything I value as a developer and business owner: room to grow, partnerships with forward-thinking leaders, and the chance to create projects that have a lasting impact. From commercial and industrial developments to beautiful residential communities, I see an open horizon for innovation, job creation, and quality living.

My decision to invest in Oklahoma isn't just about moving to a new location — it's about aligning my efforts with a place that believes in growth, rewards initiative, and values the people who call it home. For me, this is more than a smart business move. It's the next chapter in a lifelong commitment to building spaces where communities and commerce can thrive together.

Chet Hitt

Chet Hitt



To Our Economic Development Partners,

As Governor, I am proud to offer my support for the continued development and success of the Chickasha Industrial Park. The project is an important step in strengthening our economy and positioning Oklahoma as the most business-friendly state in the nation.

Chickasha offers companies a strong competitive advantage. The community is eager to partner with business, has a workforce that's skilled and hardworking, and its strategic location is ideal for manufacturers and distributors. Businesses that are located here will also find strong, result-driven partners at both the local and state levels. With these strengths, the Chickasha Industrial Park is a smart choice for any company looking to grow and succeed in Oklahoma.

I fully support the work of the City of Chickasha, the Chickasha Economic Development Council, and their partners. The Chickasha Industrial Park will help bring new jobs, new investment, and new opportunities to Oklahoma, and I look forward to the impact it will have on our state's future.

Respectfully,

A handwritten signature in black ink, appearing to read "Kevin Stitt".

Kevin Stitt

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**Chickasha offers
companies a strong
competitive advantage.**



J. Kevin Stitt
Governor of Oklahoma

California has weaponized its workforce

PAGA: Private Attorneys General Act

What Is It?

PAGA allows any employee to sue his or her employer on behalf of the state of California for alleged labor code violations. These lawsuits bypass normal class-action safeguards, making it one of the easiest lawsuits an attorney can file.

Where Did This Come From?

In 2004, California lawmakers claimed the state lacked resources to enforce labor laws. Instead of hiring investigators, they outsourced enforcement to trial attorneys and employees. Overnight, every worker became a 'deputized attorney general.'

Who Is It Benefiting?

- The state of California takes 65% of every settlement.
- Plaintiff attorneys walk away with hundreds of thousands in fees.
- Employees themselves average only \$1,264 each, including those with million-dollar settlements.

This system enriches lawyers and the state — not workers.

How Easy Is It To Get Fined?

- Employees working for more than 5 hours must start a meal break before the 5th hour ends.
- If lunch starts at 1:05 PM instead of 1:00 PM, it's a violation, even if a full lunch is taken.
- Employers owe an extra hour of wages each time this occurs.
- With 50–100 employees, fines multiply into the hundreds of thousands quickly.

Common 'Gotcha' Violations:

- Late or missed meal/rest breaks
- Inaccurate or incomplete pay stubs
- Minor payroll clerical errors
- Misclassifying contractors vs. employees
- Unpaid or miscalculated overtime

Example

$$100 \text{ EMPLOYEES} \times 100 \text{ LATE LUNCHES} \times \$100 \text{ PENALTY} = \$100,000 \text{ IN FINES/MONTH}$$

With attorney fees, settlements often exceed
\$500,000–\$1,000,000.

What Has It Cost Businesses?

- Over \$10 billion in PAGA settlements since 2013.
- Average settlement: \$1.1 million.
- Average attorney payout: \$372,000 per case.



Examples of Mid-Sized Companies (50–100 Employees):

- A family-owned restaurant group (~80 employees) paid \$750,000 for repeated meal-break timing errors, forcing them to sell locations.
- A Riverside manufacturer (60 employees) faced a \$1.2 million PAGA lawsuit over clerical payroll errors and closed after 25 years.
- A medical staffing agency (~100 employees) paid \$900,000 for 'off-the-clock' claims and payroll slip-ups, then moved operations out of California.

Why It's Unsustainable

- Employers cannot operate perfectly 100% of the time.
- Small technical mistakes are turned into six- and seven-figure lawsuits.
- Thousands of businesses have been forced to settle or shut down.
- California has created a hostile, unpredictable climate where business is punished — not supported.

The Bottom Line:

In California, a late lunch or a typo on a pay stub can bankrupt a business. This isn't justice — it's extortion disguised as labor law.

Oklahoma protects it's businesses

Business Courts & Pro-Growth Incentives

What Is It?

Oklahoma has established specialized Business Courts and streamlined permitting systems to ensure fair, efficient, and predictable outcomes for companies. Instead of setting traps for employers, Oklahoma's legal and regulatory framework is designed to help businesses grow, expand, and create jobs.

Where Did This Come From?

In 2025, Oklahoma leaders recognized that outdated court structures slowed down economic growth. They took action, creating dedicated Business Courts and pairing them with statewide pro-business policies:

- Right-to-Work laws protecting employer flexibility.
- Quality Jobs Act incentives rewarding job creation.
- Local tax and permitting reforms designed to attract new investment.

Who Is It Benefiting?

- Employers gain predictability and protection from frivolous lawsuits.
- Employees benefit from stable jobs and new opportunities created by growing companies.
- Communities prosper with new tax revenue, stronger infrastructure, and long-term business anchors.

Unlike California, Oklahoma's system is not designed to enrich lawyers or the state at the business' expense — it's designed to lift the entire community.

How Easy Is It To Grow Here?

- Streamlined permitting and construction mean projects break ground faster.
- Lower taxes — property tax rate just 4.75%, compared to California's 13.3%.
- Workers' compensation costs are among the lowest in the nation.
- 100% depreciation on new construction in year one, making expansion even more affordable.
- Affordable cost of living attracts and retains a reliable workforce.

What Has It Meant for Businesses?

- Oklahoma projects often cost half as much to build and operate compared to California.
- Major infrastructure is already underway — including a new data center and a power plant — signaling long-term growth and investment stability.
- Employers spend less time in courtrooms and more time innovating, expanding, and hiring.



Why It's Sustainable

- Predictable courts, stable policies, and pro-business leadership create long-term confidence.
- Businesses aren't punished for clerical mistakes — they are protected, supported, and encouraged to succeed.
- Companies relocating or expanding here find certainty, savings, and community support.

The Bottom Line:

In Oklahoma, the courts and policies are built to protect businesses, attract investment, and create opportunity. While California drives companies out with penalties and lawsuits, Oklahoma opens the door for growth.

Here, businesses don't just survive — they thrive.

California VS Oklahoma

The Cost of Business Isn't Equal—
See Why Oklahoma Wins

PROPERTY TAX RATES	
Chickasha	California
1.03%	1.39% +++

Building Cost Sample

40,000 SF Metal Building, 2 Acres

Cost/Acres	Total Land Cost	Cost/Sq Ft	Total Building Cost
Chickasha			
\$100K	\$200K	\$145	\$5.8M
Inland Empire			
\$1M	\$2M	\$250	\$10M
Orange County			
\$4M	\$8M	\$280	\$11.2M
Populated Los Angeles County			
\$4M	\$8M	\$280	\$11.2M

EFFECTIVE RENT Over last 36 months

INLAND EMPIRE EFFECTIVE RENT	LOS ANGELES EFFECTIVE RENT	ORANGE COUNTY EFFECTIVE RENT	CHICKASHA, OK EFFECTIVE RENT New Construction Only
\$15.48/sf	\$17.76/sf	\$17.88/sf	\$12.00/sf

In Chickasha, brand-new construction comes equipped with power for heavy manufacturing and ample yard space—all at a fraction of California’s rental costs. When you combine affordability with turnkey readiness, it’s clear why Chickasha is the smarter choice for growth.

ESTIMATED SAVINGS OVER 10 YEARS

Property Tax

\$1.7M

+

Income Tax

\$342k

+

Payroll Tax

\$1.8M

+

Tax Exemptions /
Energy Used Credits

\$2.23M

=

TOTAL SAVINGS

\$6.2M*

State Incentives

Oklahoma

\$63,000
per employee

California

\$0

State Income Tax

13.3%

4.75%



0%

Median House Price

CA

\$900k

CA is #50 in affordability

OK

\$236k

OK is #4 in affordability

Environmental Permit Approval Lead Time

CA

Years

OK

6 Months

from signature

QUALITY OF LIFE

	OK	CA	CA VS OK
Composite	85.5	141.6	+65.6%
Groceries	95.7	108.8	+13.7%
Housing	70.5	197.8	+180.6%
Utilities	94.7	140.7	+48.6%
Transportation	86.7	138.7	+60.0%
Health Care	94.6	105.4	+11.4%
Misc. Goods/Services	89.5	115.8	+29.4%

Source: MERIC (C2ER Cost of Living), Q1 2025. (MERIC)

The math is clear. Oklahoma is better for business.


OKLAHOMA
Commerce

STATE INCENTIVES

INFORMATION FOR: 100 Jobs

This incentive analysis is for illustrative purposes, replaces previous versions, and will expire: June 22, 2025

New Employment (Start): 100	Avg. Wages: \$55,000	Real Prop. Investment: \$0
New Employment (Full Ramp-Up): 100	Payroll: \$5,500,000	Personal Prop. Investment: \$1,000,000
Employment (Existing and New): 100	NAICS: 331	Total Inv. (with land): \$1,000,000

QUALITY JOBS OPTION

Regular Quality Jobs Incentive (a Ten Year Program)

\$241,843
\$2,418,427

The Oklahoma Quality Jobs Program (QJP) provides a cash rebate of up to 5% of quarterly payroll for up to 10 years, for qualifying companies that create new jobs. The company must meet an average wage of \$42,889, achieve a \$2.5 million annual payroll within 3 years (in 4 consecutive quarters), and offer basic health insurance.

OR ALTERNATIVES TO QUALITY JOBS

New Jobs Tax Credit (a Five Year Program)

\$47,500
\$237,500

The Investment/New Jobs Tax Credits provide manufacturers with a tax credit of the greater of 1% of investment in new depreciable property or \$500 per new employee. Minimum investment is \$50,000. The credit doubles in an enterprise Zone or if the investment exceeds \$40 million. The incentive program is a five-year program and unused credits may be carried forward.

OTHER STATE INCENTIVES (ESTIMATES)*

PROPERTY TAX EXEMPTIONS	Five Year Property Tax Exemption (a Five Year Program)	\$9,442	\$47,208
	Freeport (Inventory) Tax Exemption (an Annual incentive)	\$94,106	\$941,057
SALES TAX EXEMPTIONS	On Machinery & Equipment (a One Time incentive)	\$85,500	\$85,500
	On Goods Consumed in Manufacturing (an Annual incentive)	Estimate Available	
	On Energy Used in Manufacturing (an Annual Incentive)	\$285,526	\$2,855,264
TRAINING & RECRUITMENT INCENTIVES	Start-Up Customized Training (as new jobs created, from CareerTech)		Low Cost or No Cost
	Employee Recruitment (Oklahoma Employment Security Commission)		Low Cost or No Cost

*Where incentive identified above as Annual, amount shown here as Full Incentive is based on ten years for illustrative purposes.

		First Year Estimate	Full Incentive
TOTAL ESTIMATED INCENTIVES			
◊ With Quality Jobs Cash Incentive	STATE ONLY:	\$716,416	\$6,347,456
◊ With Investment/New Jobs Tax Credit Package	STATE ONLY:	\$522,074	\$4,166,529

CONTACT INFORMATION

Oklahoma Department of Commerce
 Business Development Service
 900 North Stiles
 Oklahoma City, OK 73104-3234

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 Business Recruiter/Project Manager
 Akiva.Israel@okcommerce.gov
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 fax: 405.815.5286

DISCLAIMER

The materials contained in this document are based solely on data provided by company representatives and have been prepared by the Oklahoma Department of Commerce for informational purposes only. This does not constitute legal or tax advice. This information is subject to change based on judicial interpretation, legislative action, or based on finalized company data. All applications are subject to review, qualification and approval by the State of Oklahoma and the Oklahoma Department of Commerce. Presentation of these incentives does not constitute an offer. YOU SHOULD NOT ACT UPON ANY INFORMATION CONTAINED IN THESE MATERIALS WITHOUT SEEKING YOUR OWN PROFESSIONAL LEGAL AND TAX ADVICE.


OKLAHOMA
Commerce

STATE INCENTIVES

March 24, 2025

INFORMATION FOR: 50 Jobs

This incentive analysis is for illustrative purposes, replaces previous versions, and will expire: June 22, 2025

New Employment (Start): 50	Avg. Wages: \$55,000	Real Prop. Investment: \$0
New Employment (Full Ramp-Up): 50	Payroll: \$2,750,000	Personal Prop. Investment: \$1,000,000
Employment (Existing and New): 50	NAICS: 331	Total Inv. (with land): \$1,000,000

	Annual Estimate	Full Incentive
QUALITY JOBS OPTION		
Regular Quality Jobs Incentive (a Ten Year Program)	\$120,921	\$1,209,213
The Oklahoma Quality Jobs Program (QJP) provides a cash rebate of up to 5% of quarterly payroll for up to 10 years, for qualifying companies that create new jobs. The company must meet an average wage of \$42,889, achieve a \$2.5 million annual payroll within 3 years (in 4 consecutive quarters), and offer basic health insurance.		
#N/A	\$0	\$0
#N/A	\$0	\$0

AND GOVERNOR'S CLOSING FUND (Time Sensitive Offer- Jobs and CAPEX threshold must be met before payment)

CLOSING FUND AWARD ESTIMATE	Wages must exceed \$XXXXX (this will be updated on 2/1/2022). Closing fund may not be combined with ITC.	\$0
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OR ALTERNATIVES TO QUALITY JOBS

New Jobs Tax Credit (a Five Year Program)	\$23,750	\$118,750
The Investment/New Jobs Tax Credits provide manufacturers with a tax credit of the greater of 1% of investment in new depreciable property or \$500 per new employee. Minimum investment is \$50,000. The credit doubles in an enterprise Zone or if the investment exceeds \$40 million. The incentive program is a five-year program and unused credits may be carried forward.		
	\$0	\$0

OTHER STATE INCENTIVES (ESTIMATES)*

PROPERTY TAX EXEMPTIONS	Five Year Property Tax Exemption (a Five Year Program)	\$9,442	\$47,208
	Freeport (Inventory) Tax Exemption (an Annual incentive)	\$47,053	\$470,528
SALES TAX EXEMPTIONS	On Machinery & Equipment (a One Time incentive)	\$85,500	\$85,500
	On Goods Consumed in Manufacturing (an Annual incentive)	Estimate Available	
	On Energy Used in Manufacturing (an Annual Incentive)	\$142,763	\$1,427,632
TRAINING & RECRUITMENT INCENTIVES	Start-Up Customized Training (as new jobs created, from CareerTech)		Low Cost or No Cost
	Employee Recruitment (Oklahoma Employment Security Commission)		Low Cost or No Cost

*Where incentive identified above as Annual, amount shown here as Full Incentive is based on ten years for illustrative purposes.

TOTAL ESTIMATED INCENTIVES

◊ With Quality Jobs Cash Incentive	STATE ONLY:	\$405,679	\$3,240,082
	EMPLOYEE:	\$0	\$0
	STATE & FEDERAL:	\$405,679	\$3,240,082
◊ With Investment/New Jobs Tax Credit Package	STATE ONLY:	\$308,508	\$2,149,618
	EMPLOYEE:	\$0	\$0
	STATE & FEDERAL:	\$308,508	\$2,149,618

CONTACT INFORMATION

Oklahoma Department of Commerce
 Business Development Service
 900 North Stiles
 Oklahoma City, OK 73104-3234

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DISCLAIMER

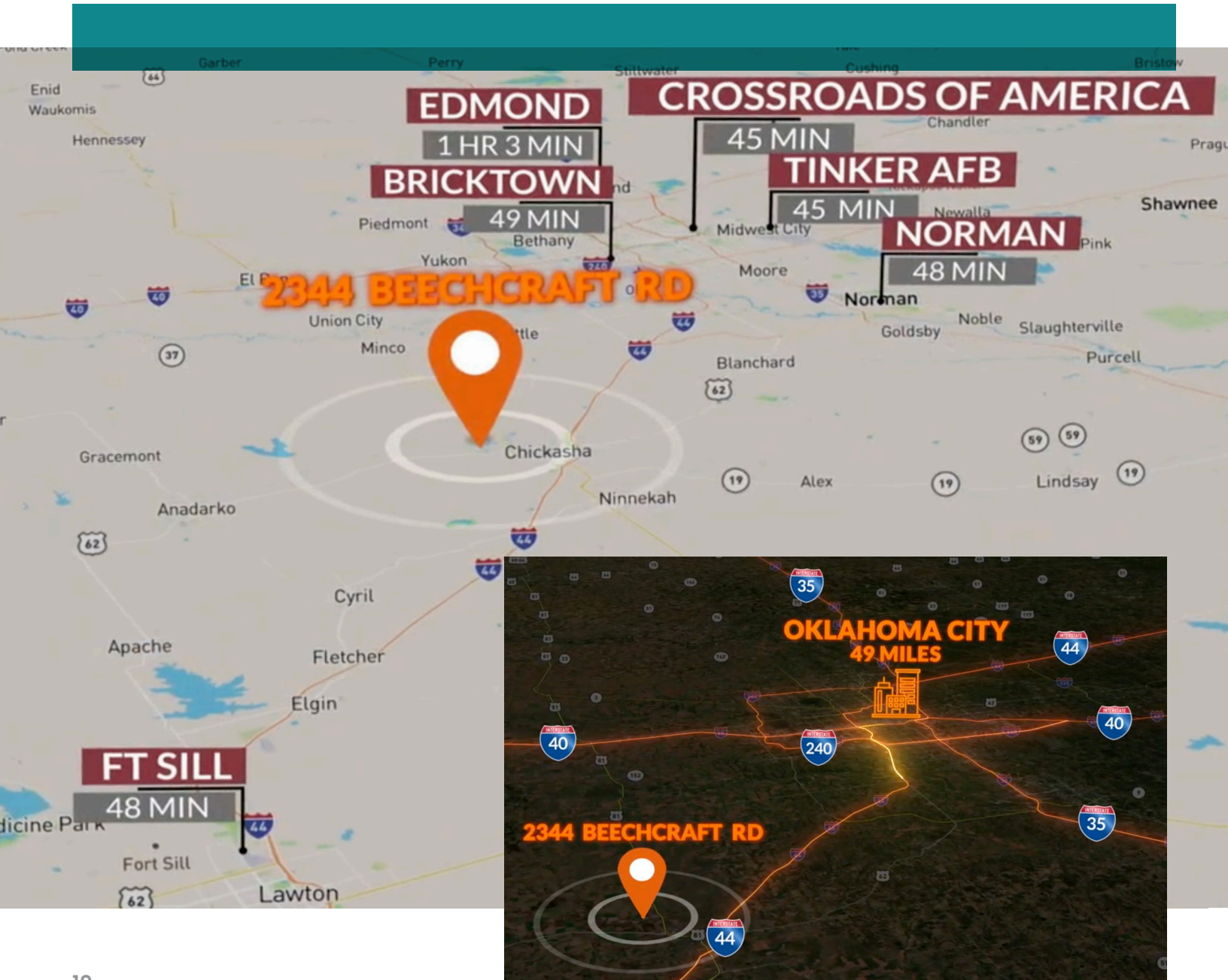
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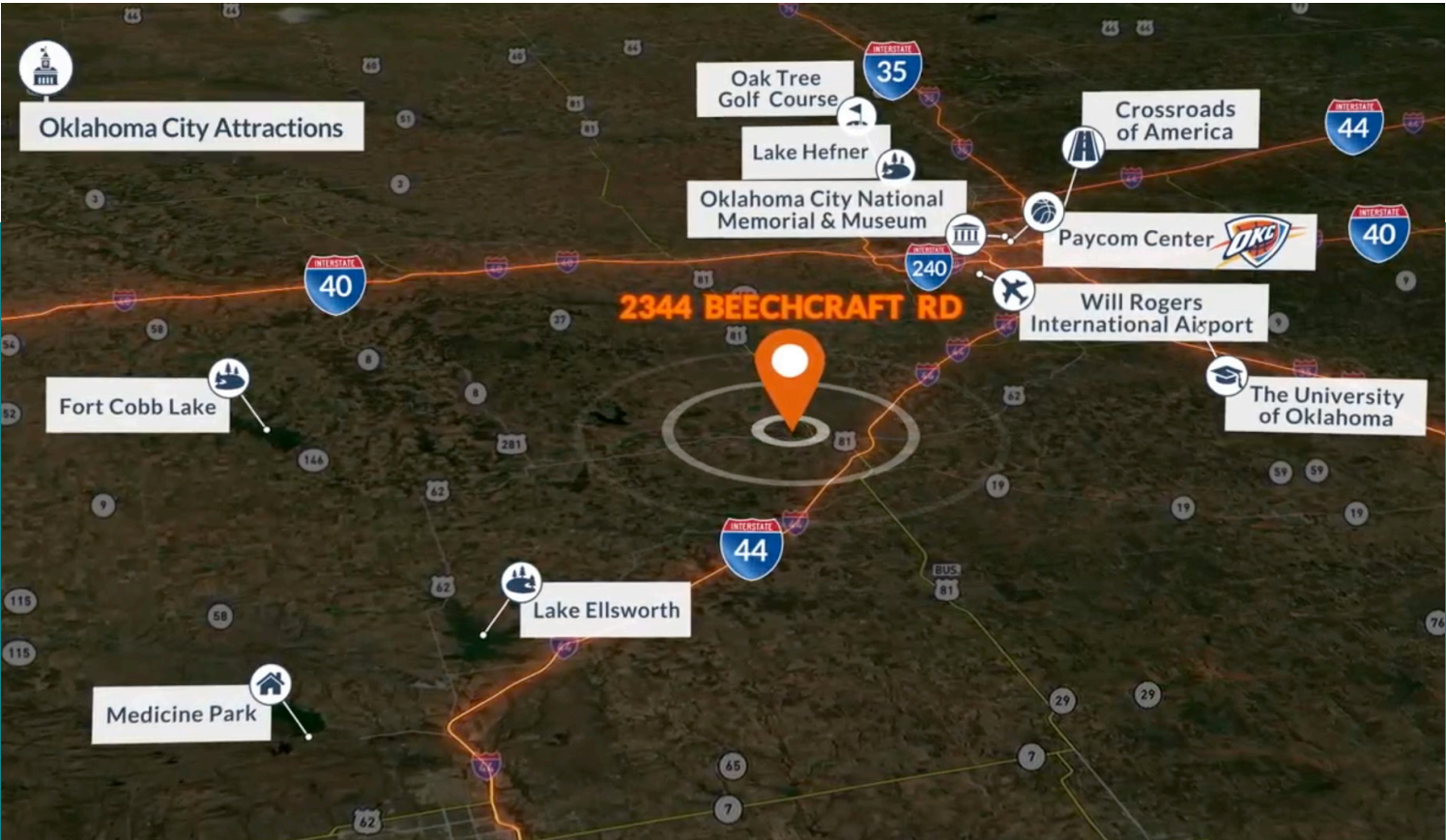
Strategically Connected

Big City Access, Small Town Advantage

Chickasha's location offers the perfect balance of small-town charm and big-city access. Less than 50 miles from Oklahoma City, the state's capital and largest metro, Chickasha sits within an hour's drive of several major cities and business hubs. Its direct connection to I-44 provides quick, convenient routes across Oklahoma and beyond—whether you're heading north to OKC, south to Lawton, or branching into Texas and other states. For businesses and visitors coming from out of state, this proximity means easy travel, lower transportation costs, and a central location that makes Chickasha a strategic choice for growth.

Close to the Action, Centered for Success







The Chickasha Airport Industrial Park isn't just powered for growth—it's wired for it. With a dedicated data center on site, businesses gain access to secure, high-speed connectivity and the digital infrastructure needed to compete in today's technology-driven economy. This

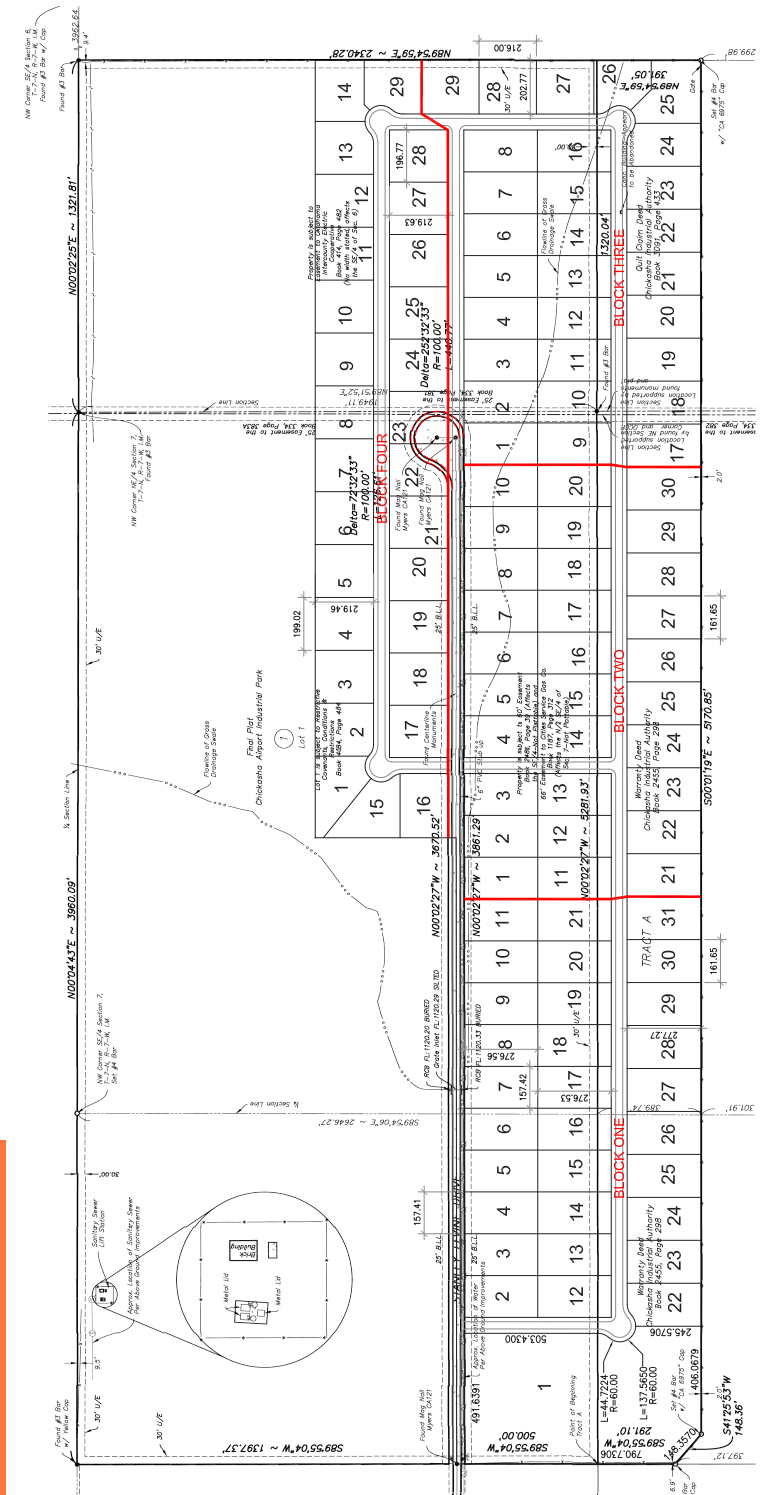
kind of asset ensures that companies—from advanced manufacturers to logistics hubs—can operate with the speed, efficiency, and reliability that modern industries demand.



Meeting with Governor Stitt and presenting him with the painting that represents our Land Run 2.0 was an unforgettable moment. It's a symbol of the next wave of opportunity coming to Oklahoma. With the excitement around what President Trump is doing in the energy sector, combined with Oklahoma's business-friendly environment, we are gaining industrial and national exposure like never before — and Chickasha is right at the center of it all.

Chet Hitt



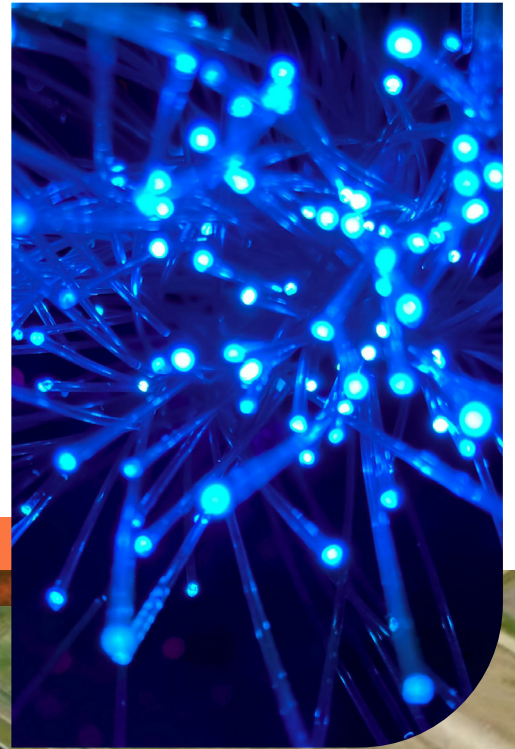


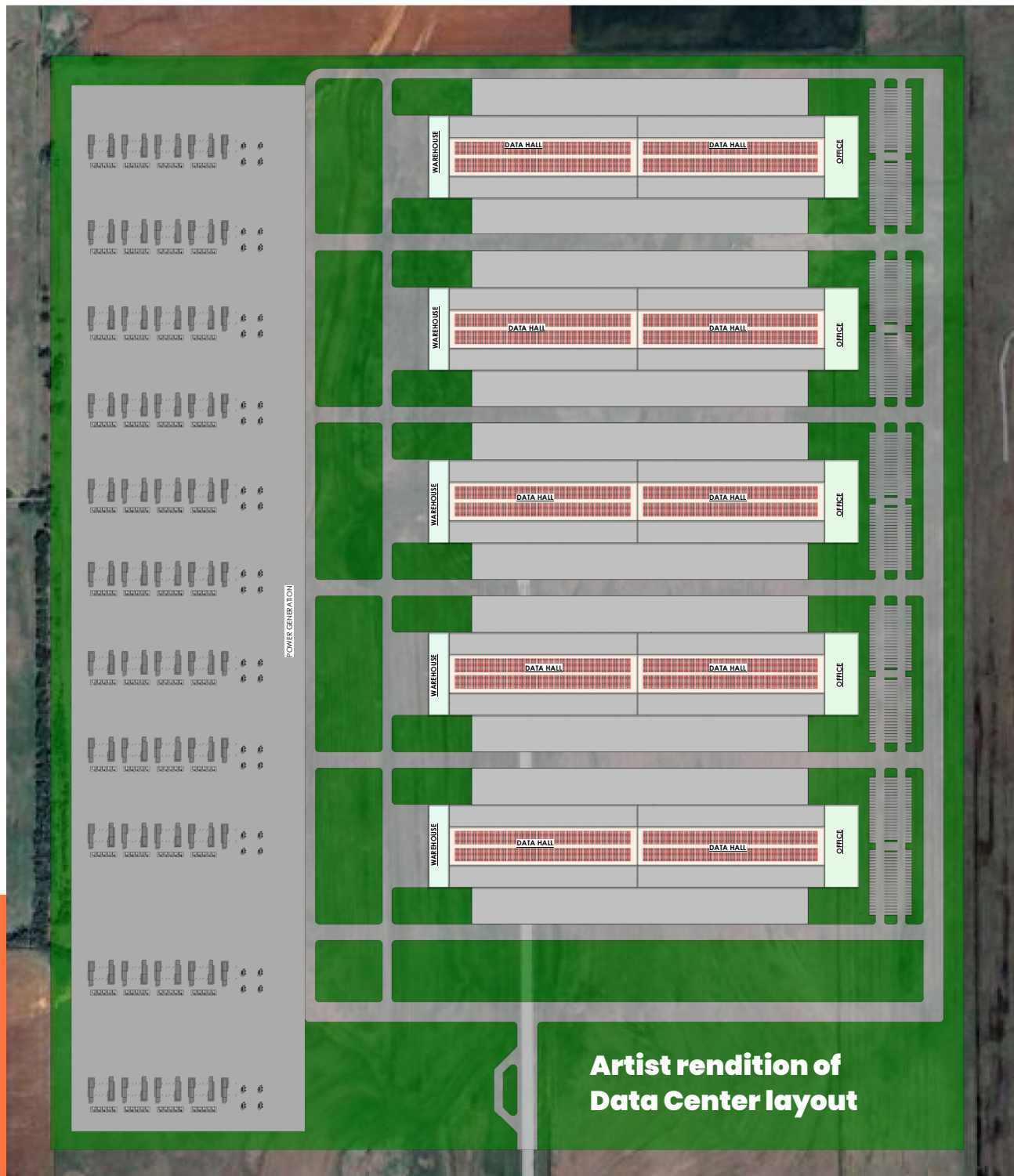
- 147 acre industrial park
- Lots will be sold in 1 acre increments
- Every lot will be supplied with water, sewer, curbing gutter
- Standard permitting length 15 working days
- Easy access to interstates unlike Southern California traffic
- Right next to Chickasha municipal airport
- Lower property taxes and state income tax

Here, your business doesn't just have space to expand—it has the digital infrastructure to thrive.

Powering Possibility in Chickasha

One of the greatest strengths of the Chickasha Airport Industrial Park is its direct access to reliable, abundant power. With an on-site power plant, businesses here benefit from the kind of infrastructure that ensures uninterrupted operations—critical for manufacturers, data-driven companies, and industries with high energy demands. This reliability not only reduces risk but also supports efficiency, helping companies maintain productivity around the clock.





Beyond stability, the power plant provides capacity for heavy manufacturing, high-tech operations, and future expansion. Companies that choose Chickasha aren't just buying space—they're investing in a site that's already engineered to meet today's needs and tomorrow's growth. Energy is the foundation of industry, and here, it's built into the park itself.

For businesses ready to grow without limits, Chickasha's industrial park delivers power—in every sense of the word.

Zach Grayson

Mayor of Chickasha



We are dedicated to being a proactive and reliable partner, working collaboratively with businesses, developers, and our community to ensure the success of the Chickasha Airport Industrial Park.

As the Mayor of Chickasha, I am thrilled to voice my enthusiastic support for the Chickasha Airport Industrial Park, a project that promises to usher in a new era of economic prosperity for our community. This initiative will have a transformative impact by creating higher-paying jobs and opening new opportunities for our residents, fostering financial stability and growth for families across Chickasha.

Our city is uniquely positioned to attract manufacturers and industries, making it the ideal location for businesses to thrive. Chickasha is home to exceptional educational institutions, including our outstanding college (USAO) and vocational school (CVTECH), which produce a highly skilled and adaptable workforce. Combined with our current top-tier workforce, known for its dedication and strong work ethic, Chickasha offers an unmatched environment for companies seeking to establish or expand their operations.

Chickasha is more than just a place to do business—it is a wonderful community filled with

pride and charm. Our residents embody a spirit of unity and resilience, making our city a welcoming and vibrant place to live, work, and grow. The Chickasha Airport Industrial Park aligns perfectly with our vision for a prosperous future, and I am confident it will enhance the quality of life for all who call Chickasha home.

The City of Chickasha's leadership is fully committed to this growth vision. We are dedicated to being a proactive and reliable partner, working collaboratively with businesses, developers, and our community to ensure the success of the Chickasha Airport Industrial Park. Our leadership team is ready to support this project every step of the way, fostering an environment where innovation and opportunity can flourish.

Sincerely,

Zach Grayson

Zach Grayson

On behalf of the City of Chickasha, I am proud to support the Chickasha Airport Industrial Park as a premier destination for manufacturers seeking a competitive and reliable home for their operations.

Chickasha offers manufacturers the critical advantages needed for long-term success. Our location at the intersection of U.S. Highway 81 and Interstate 44 ensures direct highway access to Oklahoma City, Dallas and regional markets, while also connecting seamlessly to major interstate freight corridors. The adjacent Chickasha Municipal Airport adds another layer of connectivity, giving manufacturers an edge in speed and flexibility for logistics.

Equally important, Chickasha is equipped with the infrastructure manufacturers depend on. Our Industrial Park provides ready access to utilities—water, natural gas, electric power, and broadband—ensuring that facilities can scale efficiently as a production grows. We also work directly with utility providers to help new employers become operational quickly.

Workforce is one of Chickasha's greatest strengths. With Canadian Valley Technology Center and the University of Science & Arts of Oklahoma nearby, manufacturers have access to technical

training programs, skilled trades and a pipeline of educated professionals. Our community partners with local industry to align training with workforce needs, creating a reliable and job-ready talent base.

The City of Chickasha is also committed to being business-friendly. We streamline permitting, provide responsive local support and collaborate with developers and company leaders to reduce start-up timelines. For manufacturers who value speed-to-market and long-term stability, Chickasha delivers both.

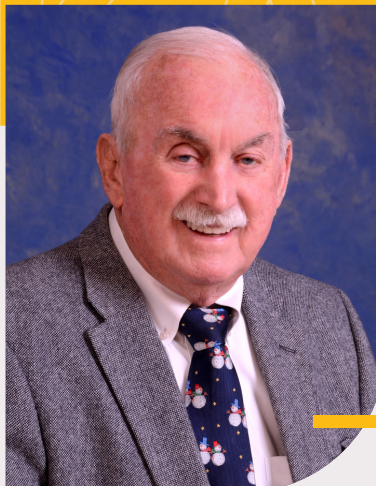
Finally, our community offers what employees value most: an affordable cost of living, strong schools and a high quality of life. Companies located here can be confident that their workforce will not only find opportunity, but also a welcoming place to live and raise families. The City of Chickasha stands ready to be your partner and to support your investment with the infrastructure, workforce and business environment you need to grow.

Sincerely,


Jim Crosby

“

**...premier destination
for manufacturers
seeking a competitive
and reliable home for
their operations.**



Jim Crosby

*City Manager
of Chickasha*

As both the Executive Director of the Chickasha Economic Development Council and CEO of the Chickasha Chamber of Commerce, I have seen firsthand how our community has invested in the infrastructure, workforce, and vision necessary to support long-term success of the Chickasha Airport Industrial Park.

Chickasha's location makes it the perfect site to do business with its highway system, but the spirit of the community is what makes us stand out from the crowd. Our city has made it a priority to streamline processes and remove barriers so businesses can expand and thrive here. The Industrial Park is a centerpiece of that effort—designed to attract manufacturers, suppliers, and innovators who want to be part of a dynamic and growing region.

Chickasha is more than just a place to do business—it's a place to build a future. Our community values collaboration, and our local leadership is ready to partner with companies that share our vision for growth. The Chickasha Industrial Park represents not just available land, but a launchpad for opportunity.

On behalf of the Chickasha Economic Development Council and the Chickasha Chamber of Commerce, I wholeheartedly encourage businesses to consider the Chickasha Industrial Park as the home for their next expansion. We stand ready to support your success every step of the way.

Sincerely,



Jim Cowan

Executive Director, Chickasha Economic Development Council CEO, Chickasha Chamber of Commerce



Jerrad Schendel

Jerrad Schendel is Vice President at Coldwell Banker Commercial in Southern California, specializing in helping investors, property owners, and businesses unlock long-term value through strategic acquisitions and sales. With a strong focus on secondary and outlying markets, he has built a reputation for identifying opportunities others often overlook — transforming them into profitable investments. Real estate is more than just a career for him — it's a family legacy. Coming from a family of real estate professionals, he grew up immersed in the industry, gaining early exposure to property ownership, deal-making, and client service. This foundation, combined with his entrepreneurial drive, has shaped a career built on expertise, integrity, and long-term vision.

Beyond brokerage, Jerrad is also an active investor who understands real estate from both the transactional and ownership perspectives. Having structured and participated in multi-million-dollar property deals with creative financing solutions, he brings first-hand experience to clients seeking guidance on everything from cash flow analysis to exit strategies. Expanding his vision, he also invests in businesses and development projects, combining real estate expertise with entrepreneurial ventures. Driven by a passion for helping others succeed, he approaches every opportunity with a focus on relationships, transparency, and results. When he isn't closing deals or working on new projects, he enjoys connecting with his community, exploring new business ideas, and staying on top of market trends.





Aaron Hunter

President of Elite Star Construction, LLC., Aaron has spent his entire career in the construction industry and combines his field expertise with strong leadership and a collaborative approach to assist clients on every project. Aaron is an accomplished Superintendent, Project Manager, and Project Director, with a talent for managing large teams. His management style is marked by timely and honest communication with everyone involved in a project. He works hard to gain the trust of his clients and team members, which allows the entire team to navigate the challenges and opportunities that each project affords.

Throughout his career Aaron has managed many Commercial, General Contract and Design-Build projects, as well as numerous Construction Management, at Risk and Agency projects. His capabilities include Contract Administration, Project Management, Scheduling, Value Analysis, Estimating, Cost Accounting, Quality Control, and Safety Management. Aaron's strong leadership and organizational skills have been the key to many successful projects, and his ability to foster and build lasting relationships with clients, engineers and consultants, has been a significant factor in his success throughout his career.

Aaron's strengths include his thorough knowledge of the construction process, and attention to detail, along with his focus on getting the most out of each project for his clients, through evaluating the best construction methodology, detailed cost control, schedule management and value engineering. Above all, he brings the same commitment to open communication, efficient management and creative solutions to all his projects.



Amanda Bertelli

Growing Oklahoma's Future

Amanda Bertelli has built her career on both industrial and residential development, giving her a unique perspective on how projects shape entire communities. With over a decade of experience as a real estate broker, she has been directly involved in major industrial ventures, as well as creating housing opportunities that support economic growth.



Today, Amanda is part of the team driving progress in Grady County. The Chickasha Airport Industrial Park is set to bring billions in investment, and thousands of jobs to the region, positioning Oklahoma as a new hub for business and innovation. At the same time, new housing additions like Falcon Ridge are providing families and professionals with a place to call home — offering modern living in a welcoming, community-focused environment.

With in-house attorneys and an on-site closing company, Amanda and her team ensure a seamless process for those relocating or upgrading within the state. A lifelong Oklahoman, she takes pride in watching her state grow, thrive, and welcomes the future with open arms.



Home Ownership

*Affordable Living. New Developments.
Room to Grow.*

Chickasha offers housing options to fit your lifestyle and your budget. With a welcoming community and wide range of home styles, **Chickasha blends affordability with opportunity.**

Home buyers will find single-family and multi-family options, with varying lot sizes, styles and property ages. The average cost of a 1,500 sq. ft. single-family home in Chickasha is approximately **\$165,000.**

New developments are changing residential landscapes. The Homes at Redbud Ridge is a new, gated community where lots are available for custom builds in a secure and scenic neighborhood. For buyers seeking quality and affordability, Shadow Valley offers new homes at accessible price points, ideal for first-time homeowners and growing families.

In Chickasha, your investment goes further. Whether you're seeking modern living or classic charm, there's a place here for you to call home.

Rental Options

*Flexible Choices. Reasonable Prices.
Room to Settle In.*

Chickasha offers a wide variety of rental properties to meet the needs of individuals, professionals, and families of all sizes. Whether you're planning a short-term stay while establishing your business or seeking a long-term home base, the rental market here delivers comfort, convenience, and flexibility.

Rental options include houses, duplexes, and apartments—ranging from cozy one-bedroom units to larger family-sized spaces. The average monthly rent for an apartment in the area is around **\$700**, while single-family homes typically rent for approximately **\$1,100 per month.**

With its low cost of living and welcoming neighborhoods, Chickasha makes it easy to find the right space without breaking the budget. It's just one more reason families and professionals alike are choosing to plant roots here.



Housing Market

Growing Housing Market

Chickasha offers a diverse range of housing options, from charming historic homes to modern new constructions. The median home value stands at approximately \$144,674, reflecting a 6% increase over the past year, indicating a healthy and appreciating market. Homes typically go pending in around 35 days, showcasing steady demand. Located within driving distance, **Falcon Ridge** is an up and coming addition.

Safe and Welcoming Community

Residents of Chickasha enjoy a close-knit community atmosphere with a focus on safety and quality of life. The city's commitment to public safety and community well-being makes it an ideal place for families and individuals seeking a secure environment.

Convenient Access to Essential Services

- **Healthcare:** Chickasha is served by Grady Memorial Hospital, offering a range of medical services to the community . Additionally, Xpress Wellness Urgent Care provides accessible urgent care services .
- **Education:** The city is home to reputable educational institutions, including the University of Science & Arts of Oklahoma and Canadian Valley Technology Center, providing quality education and workforce training opportunities.
- **Shopping and Dining:** Chickasha boasts a variety of grocery stores, retail shops, and dining establishments, catering to diverse tastes and needs.
- **Entertainment and Recreation:** Residents can enjoy local parks, cultural events, and recreational facilities, fostering a vibrant community life.

Strategic Location

Located approximately 30 minutes south of the Oklahoma City metro area, Chickasha offers easy access to urban amenities while maintaining its small-town charm. The city's position along U.S. Highways 81 and 62, as well as Interstate 44, ensures convenient travel and connectivity.

Chickasha, Oklahoma, combines affordable housing, a safe community, and convenient access to essential services, making it an attractive destination for home buyers and investors alike.

If you need further details or assistance with specific aspects of Chickasha's offerings, feel free to ask!



Year	Avg Days on Market	Avg Sale Price	Avg Price Per Sq Ft	Avg Active Listings
2020	30	\$109,382	\$83	129
2021	16	\$132,446	\$95	121
2022	21	\$135,181	\$94	159
2023	24	\$129,652	\$97	185
2024	37	\$157,954	\$105	244
2025	37	\$168,036	\$105	234

Canadian Valley Technology Center

*Fueling Workforce Readiness.
Powering Economic Growth.*



CV Tech isn't just a school. It's a launchpad for success—supporting individuals, strengthening communities, and supplying industries with a workforce that's ready for anything.

CAREER FIELDS

- Arts & Comms
- Business Management
- Health Sciences
- Human Services
- Industrial, Manufacturing & Engineering

**SERVES 14
PARTNER
SCHOOLS**

**1,500 HIGH
SCHOOL
STUDENTS**

Canadian Valley Technology Center (CV Tech) is where education meets momentum. With campuses in Chickasha, El Reno, and Yukon, CV Tech is a cornerstone of Oklahoma's nationally acclaimed Career Tech system—delivering real-world, hands-on training for the careers that matter most.

Serving both high school students and adults, CV Tech offers 39 full-time programs that span high-impact industries. Whether you're building with your hands or designing with your mind, CV Tech equips students with the tools to thrive.

In addition to full-time programs, CV Tech offers flexible short-term evening courses—proving that career development and personal growth can go hand in hand.

Through its Business & Industry Services division, CV Tech partners with companies across the state to deliver customized workforce training and economic development strategies—empowering Oklahoma businesses to grow stronger, smarter, and more competitive.

58%

of CV Tech high school students who complete their program continue their education

30%

are employed in a related career field

COMMUNITY IMPACT

CV Tech generated **\$51.9 million** in economic output, supported **500 jobs** and generated **\$25.5 million** in wages during FY '23.



The CV Tech Workforce Development team specializes in finding solutions for your specific business needs. Since 1970, Canadian Valley's Workforce Development team within the Business and Industry Services Division has helped businesses in Canadian, Grady, and portions of Oklahoma County to increase productivity, growth, and profits by providing effective, cost-cutting services and training solutions.

First Responders

From First Aid/CPR certification and Emergency Medical Responder/EMT classes to specialized, CEUs for fire and law enforcement personnel.

Business Development Services

The Workforce Development team partners with the Oklahoma Small Business Development Center to help with all of your business needs.

Energy Training

Training in specialist areas across the energy sector. Map skills, bridge gaps, and connect employees with relevant skills training.

Leadership & Skills

We offer several skill-building programs: Leadership Academy, team-building exercises, and fully-customized skills training courses.

Customized Training

At CV Tech, we can customize nearly any training for any industry. Contact us to learn more.

Safety Training

We are a leader in industry safety training options including OSHA, SafeLand, and H2S.



University of Science & Arts of Oklahoma

USAO delivers a distinctive academic experience designed to develop well-rounded leaders for today’s global, fast-moving world. Students are immersed in a rigorous liberal arts and sciences curriculum that emphasizes critical thinking, creativity, communication, and real-world problem solving. In today’s rapidly evolving economy, the ability to think critically is indispensable—equipping graduates to navigate complexity, adapt to change, and drive innovation across industries.

USAO consistently earns top spots for academic value, core curriculum strength, and affordability. Every full-time professor holds a postgraduate degree and nearly 90% have terminal credentials in their field—so students learn from the best.

This 4 year college experience includes more than academics. With a vibrant residential campus, diverse cultural events, and 13 competitive NAIA athletic teams, students grow both inside and outside the classroom. From interdisciplinary teamwork to community engagement, USAO educates the whole person and fosters the kind of curiosity that drives lifelong achievement.



**Rooted in purpose.
Focused on the future.
USAO is where bright
minds rise—and bold
futures begin.**

SCHOOLS OF STUDY



Visual & Performing Arts



Education & Speech Language Pathology



Science & Kinesiology



Social Sciences & Business



IDS & Humanities

**RANKED
IN TOP 20
LIBERAL ARTS
UNIVERSITY**

**RECOGNIZED AS #7
IN MOST AFFORDABLE
SMALL COLLEGE WEST
OF MISSISSIPPI**

**50+ MAJOR
AND MINOR
OPPORTUNITIES**





Chickasha Public Schools

CPS’ mission is to create a positive learning environment that establishes higher expectations for all students, helping them become productive citizens. Chickasha Public Schools serves around 2,300 students in 5 schools.

The district consists of Bill Wallace Early Childhood Center, Grand Avenue Elementary, Lincoln Elementary, Chickasha Middle School and Chickasha High School. Each location is equipped with a vestibule and two on-site resource officers to ensure campus safety.

Chickasha Public Schools receives federal funding for programs like Title I, Title II, Title III, and IDEA. The school system offers various job opportunities for educators, staff, and administrators.

The school system offers over 20 extracurricular activities and 25+ athletic opportunities. CPS also scored 20 out of 35 of Academic Achievement, over 10% higher than the state average.

Fostering a positive and inclusive environment where every student can thrive.

- 
Bill Wallace Early Childhood
Pre-K – 1st
- 
Grand Elementary
2nd-4th
- 
Lincoln Middle School
5th-6th
- 
Chickasha Junior High
7th-8th
- 
Chickasha High School
9th-12th

Scored 20 out of 35 on Academic Achievement

10% higher
than state average

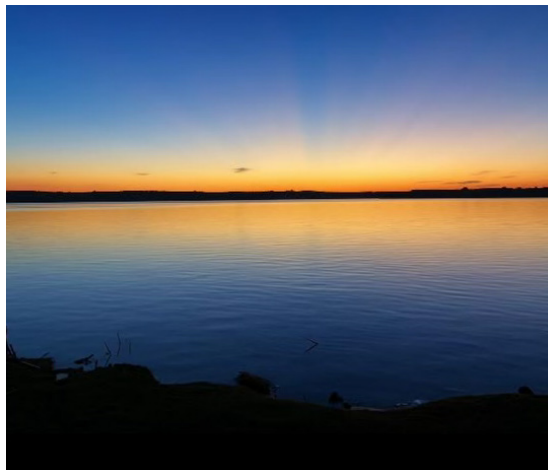
18+ CLUBS & ACTIVITIES

25+ ATHLETIC OPPORTUNITIES

Chickasha Old Town District

- **Old Town District** A vibrant area blending history with modern flair, featuring unique shopping, dining, and local businesses that anchor Chickasha's community spirit.
- **Oklahoma Food Truck Championship** Streets turn into lines of food trucks from all over Oklahoma for tasting and testing during a day long festival.
- **Historic Depot** A beautifully restored landmark that connects Chickasha's history with its present, now serving as a cultural gathering point for visitors and residents alike.
- **Leg Lamp** Large replica Leg Lamp from the movie, A Christmas Story, in downtown Chickasha, perfect for photos.
- **Restaurants** From upscale restaurants to local pizza shops, you can find any type of food imaginable in this area.
- **Shopping** Boutiques, local gifts and more can be found in the Old Town District.





Chickasha Attractions

- **Grady County Fairgrounds** A hub for livestock shows, rodeos, carnivals, and agricultural events.
- **Chickasha Sports Complex** Soccer, baseball, and softball facilities for leagues and tournaments.
- **Chickasha Lake** Just minutes away for fishing, kayaking, boating and nature scapes.
- **Local Museums** Explore Chickasha's past through railroad, Native American and historical exhibits.
- **The University of Science & Arts of Oklahoma** Theatre, music, athletic event and campus arts, open to the public.
- **Community Theater** Hosts well rehearsed and prepared musicals and plays.
- **Festival of Light** One of the top holiday light displays in the U.S., drawing over 250,000 visitors annually, complete with North Pole Village.
- **Legends Event Park** A regional draw for live music, food truck rallies, and seasonal events.





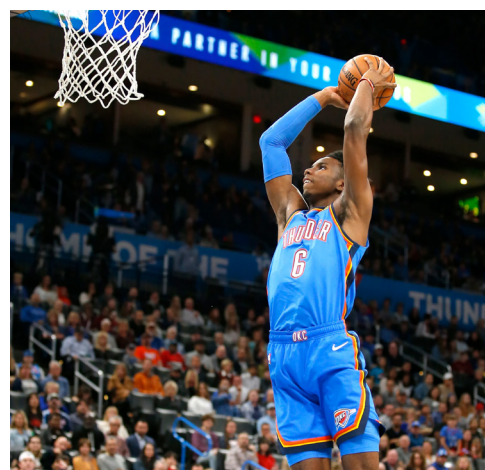
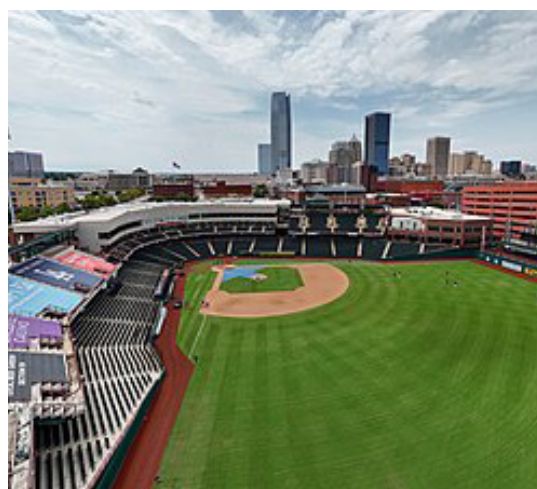
Historic Downtown OKC

- **Bricktown Canal** Enjoy scenic walks or water taxi rides along the historic canal, surrounded by restaurants, shops, and lively entertainment.
- **Brickopolis Entertainment** A one-stop indoor adventure center with arcade games, laser tag, mini-golf, bumper cars, and more—perfect for families, groups, and birthday parties.
- **Live Music & Nightlife Bars** Clubs, and live performance venues bring Bricktown's nightlife to life with local talent and touring acts.
- **Dining Experiences** From casual bites to fine dining, the district offers waterside patios, rooftop spots, and unique culinary experiences.
- **Festivals & Community Events** Seasonal celebrations, art walks, and street festivals make Bricktown a year-round destination for culture, food, and fun.
- **Shopping & Boutiques** Explore locally owned stores, specialty shops, and souvenir destinations for unique finds.
- **Family-Friendly Adventures** From Brickopolis games to river tours, the district offers activities that delight kids and adults alike.



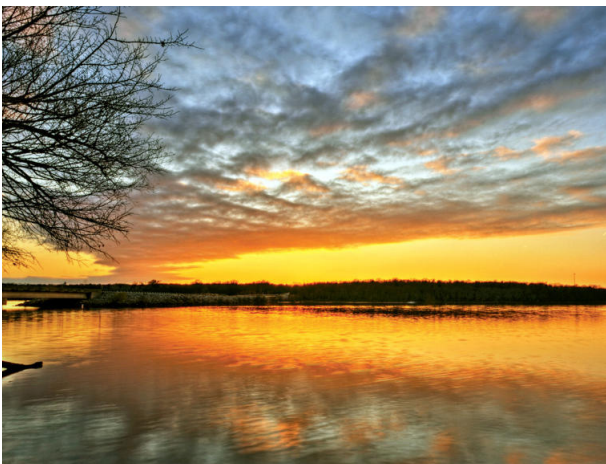
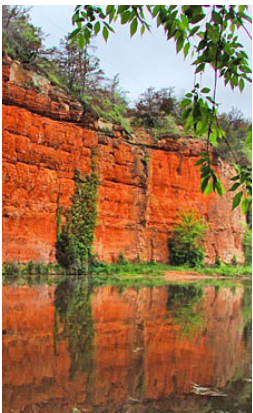
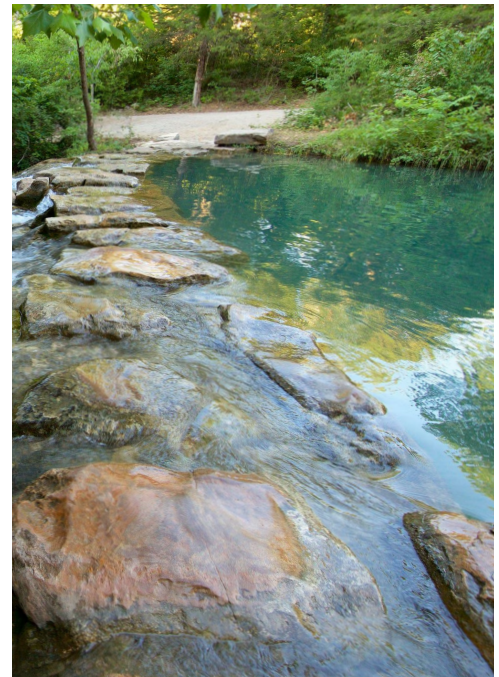
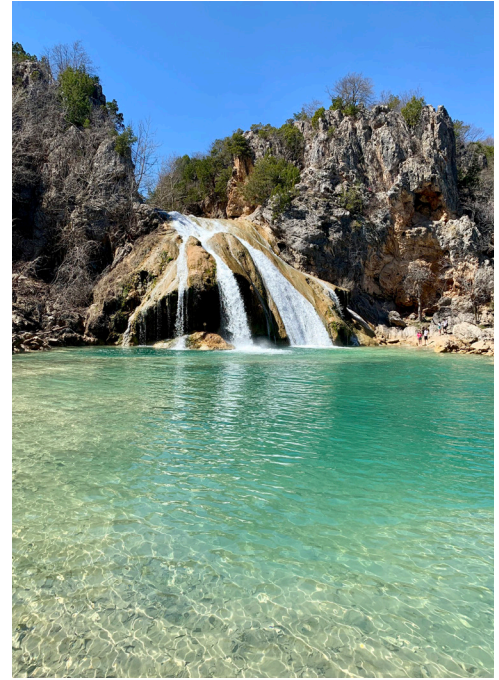
Oklahoma Sports

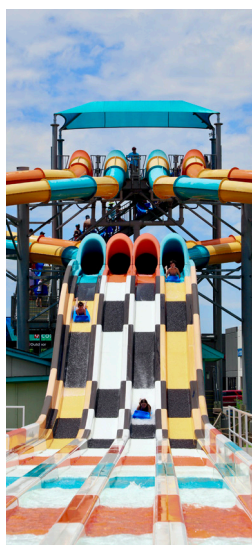
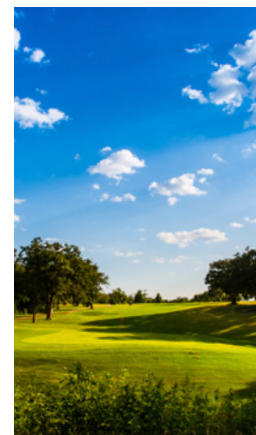
- **Chickasaw Bricktown Ballpark** Home to the OKC Dodgers, this modern ballpark offers a family-friendly sports experience in the heart of downtown.
- **Oklahoma City Thunder** NBA Champions - Catch the excitement of professional basketball at the Paycom Center, where fans pack the stands to cheer on the Thunder.
- **University of Oklahoma (OU)** Located in Norman, OU is a powerhouse for academics, athletics, and cultural events. The Sooners bring national recognition through sports, research, and innovation.
- **Oklahoma State University (OSU)** Just a drive away in Stillwater, OSU is another leading institution shaping the future workforce and contributing to Oklahoma's thriving business environment.
- **OKC Watersports** Experience the thrill of wakeboarding, water skiing, tubing, and more on local lakes. Perfect for all ages and skill levels, with lessons, rentals, and events to keep the fun going.
- **OKC Warriors** Catch high-energy hockey games with the Warriors, Oklahoma City's pride on ice. Fans can enjoy fast-paced matches, community events, and a vibrant sports culture that unites the city.



Oklahoma Outdoor Entertainment

- **Chickasaw National Recreation Area** Complete with springs, streams, lakes, camping, swimming, hiking and plenty to do for days on end.
- **State Parks** Many state parks just a few hours drive, such as Red Rock Canyon, Roman Nose, Quartz Mountains, Robbers Cave, Salt Plains and many more.
- **Lake Thunderbird & Lake Ellsworth** Outdoor fun, fishing, boating and camping within easy driving distance.
- **Wichita Mountains Wildlife Refuge** A scenic 45-minute drive for hiking, bison sightings and mountain views.
- **Medicine Park** Known as “America’s Cobblestone Community,” this charming mountain town is a favorite getaway, with unique shops, dining, and natural beauty near the Wichita Mountains.
- **Turner Falls & Arbuckle Wilderness** Only 45 minutes away, with waterfalls and natural swimming pools, makes this an easy day destination complete with animal encounter nearby.
- **Fort Cobb Lake** A recreational haven for boating, fishing, camping, and water sports—perfect for weekend escapes.





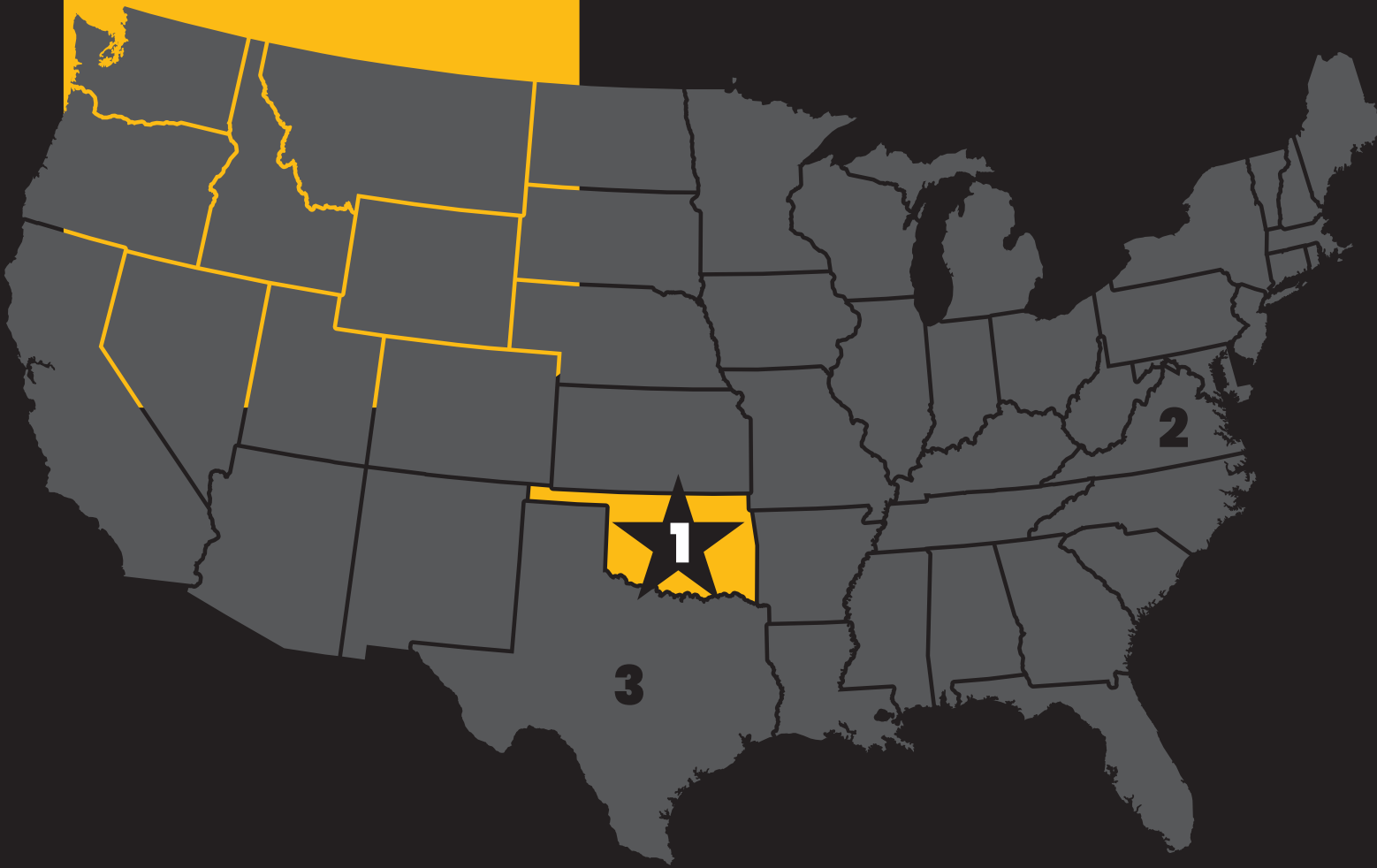
Oklahoma Attractions

- **Oklahoma City Zoo** Explore 130 acres of wildlife and lush gardens, featuring exotic animals, interactive exhibits, and family-friendly adventures.
- **Frontier City & Hurricane Harbor Park** Experience thrills and fun for all ages with roller coasters, live shows, and water attractions in Oklahoma's premier theme park.
- **Riverwind Casino** A premier destination for gaming, dining, and entertainment that draws visitors from across the region.
- **Winter Creek Golf Course** This course is spread across native rolling hills and lakes, providing a dramatic backdrop against pristine greens, right down the road from Chickasha.
- **Lincoln Park Golf Course** A staple of Oklahoma City's golfing community, Lincoln Park Golf Course offers an approachable layout, ideal for beginners and seasoned players alike.
- **Hefner Golf Course** Nestled near Lake Hefner, this course combines scenic views with a fun, challenging layout that appeals to all golfers.
- **Jimmie Austin OU Golf Club** Home to the University of Oklahoma's golf teams, Jimmie Austin OU Golf Club is a premier course with top-tier facilities for competitive and casual play.



Powerfully Profitable

Why Oklahoma Works for Business



Oklahoma leads the nation with an average profit of **\$1.28 million per employee**—10x the national average!

That's **\$1 million more per employee** than Fortune 500 companies in California.
