

# 2024

## REAL PROPERTY ASSET REPORT



**OKLAHOMA**  
Office of Management  
& Enterprise Services

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Beavers Bend Lodge

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# INTRODUCTION



*The Hall of Governors Room at the Oklahoma State Capitol building*

Since the enactment of the Oklahoma State Government Asset Reduction and Cost Savings Program in 2011, the Office of Management and Enterprise Services has published an annual report of all property owned or leased by the State of Oklahoma. All agencies, boards, commissions and public trusts with the state as a beneficiary are surveyed annually to capture changes, corrections and additional data on all property owned or leased by the State of Oklahoma. The data in the surveys is compiled and published online in an interactive format. Links to the data are found in this report. Additionally, OMES analyzes the data to provide an informative, at-a-glance summary of the data submitted by the agencies. Real property is divided into the categories of owned and leased, then further subdivided by agency and location to calculate the sum of the square footages and acreages of the properties. Properties are also divided by predominant use to present a clearer view of the function of the properties owned and leased by the State of Oklahoma.

OMES analyzed the submitted data on property utilization and value to identify the 5% most underutilized and included that information in this report. As required by the Oklahoma State Government Asset Reduction and Cost Savings Program, the Report of 5% Most Underutilized Properties also contains information on the value of the property and the potential ad valorem tax revenue that might be generated by private ownership of the property.

In 2024, OMES began working with the ABCs to reconcile and combine the data contained in the state Risk Management real property survey and the data in the annual report of all property owned or leased by the State of Oklahoma. This effort has resulted in changes to square footages, property counts and property classifications that are not the result of changes in the actual footprint of the ABCs or the state. OMES would like to thank the ABCs for the time and diligence they have expended in the effort to reconcile and update the data to enhance the efficiency of the process and create a more complete and accurate report of the real property owned and leased by the State of Oklahoma.



# METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2024 report, OMES used the data submitted in the 2024 State Risk Management survey to match with data contained in the 2023 report. After the initial match, data was sent to all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary to reconcile any discrepancies and capture the additional information required for this report. This report captures the information provided, including all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number

of full-time employees at a location and the level of utilization of a property. Due to the deadlines required for compiling data, analyzing information and publishing the report, some recent ABC space changes will not be reflected on this year's report.

All data contained in this report was self-reported by each state agency, board or commission. The agencies, boards and commissions verified the data matches made by OMES and made determinations on correctness for any discrepancies in the data. The accuracy, authenticity and integrity of the data reported to OMES are the responsibility of the reporting ABCs. OMES' objective is limited to compiling the data into a comprehensive listing, providing public access to the reported data and updating the comprehensive listing in



*State Capitol building statue "As Long as the Waters Flow"*

a timely manner when changes are received from state agencies. Except for minor corrections by OMES with information available and supplemental information provided by the ABCs during follow-up by OMES, the information provided by the ABCs is listed as reported. All properties have not been verified by OMES.

This report contains information on owned and leased properties. When a state agency owns a property and the property is leased to another state agency, the property will appear twice in the report. When an agency reported no property, either owned or leased, a blank will appear in the report. Properties with title held by the Oklahoma Capitol Improvement Authority pursuant to bond resolution will not appear in the Oklahoma Capitol Improvement Authority listing but will be shown in the Real Property Inventory List for the agency with an asterisk before the physical address. Square footages and building or structure types are listed as reported. Methods for classifying structures and calculating square footage vary by each agency, board or commission. Discrepancies in the totals on the agency profiles and county profiles were created due to the empty fields in the raw data submitted by the ABCs. For example, if an agency listed a property without including the full location information, the property will appear in the agency profile but may not appear in the county profile.

The electronic version of the Real Property Inventory List can be found at:

<https://oklahoma.gov/omes/divisions/capital-assets-management/real-estate-leasing-services/resources/reports.html>





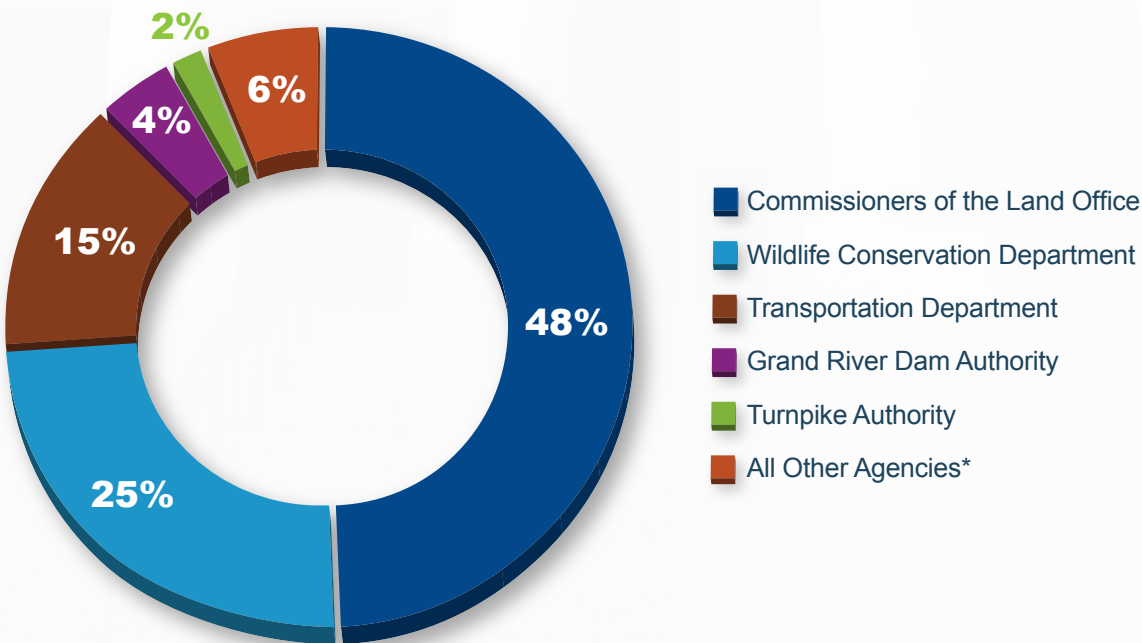
# NUMBERS AT-A-GLANCE

## OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	97,959,755
Leased space from private sector	5,837,887*
Leased space in state-owned buildings	4,423,528*

\*When reported as subleased by the agency, space subleased by ABCs from other ABCs has been removed from this data to avoid duplication. Increases in owned square footage from previous reports may be the result of property acquisition, construction or correction in data reported. Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.

## OWNED LAND (Acres)

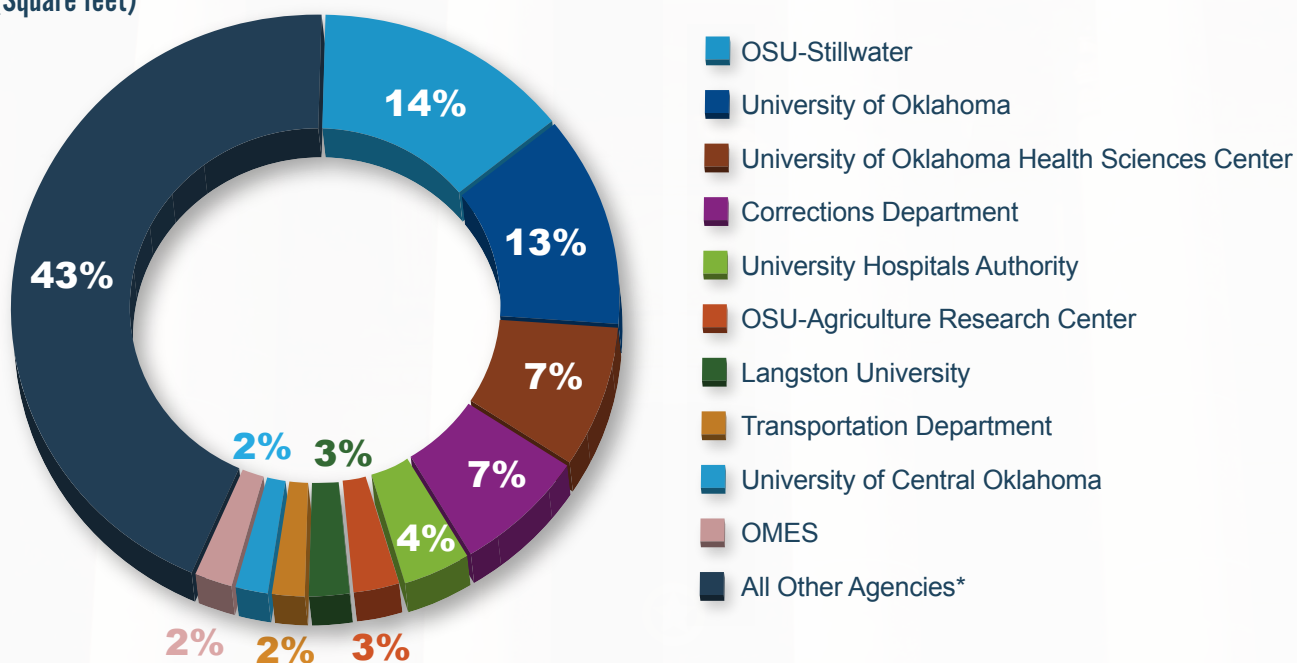


\*All Other Agency landowners are listed in the Inventory List section contained within this report.

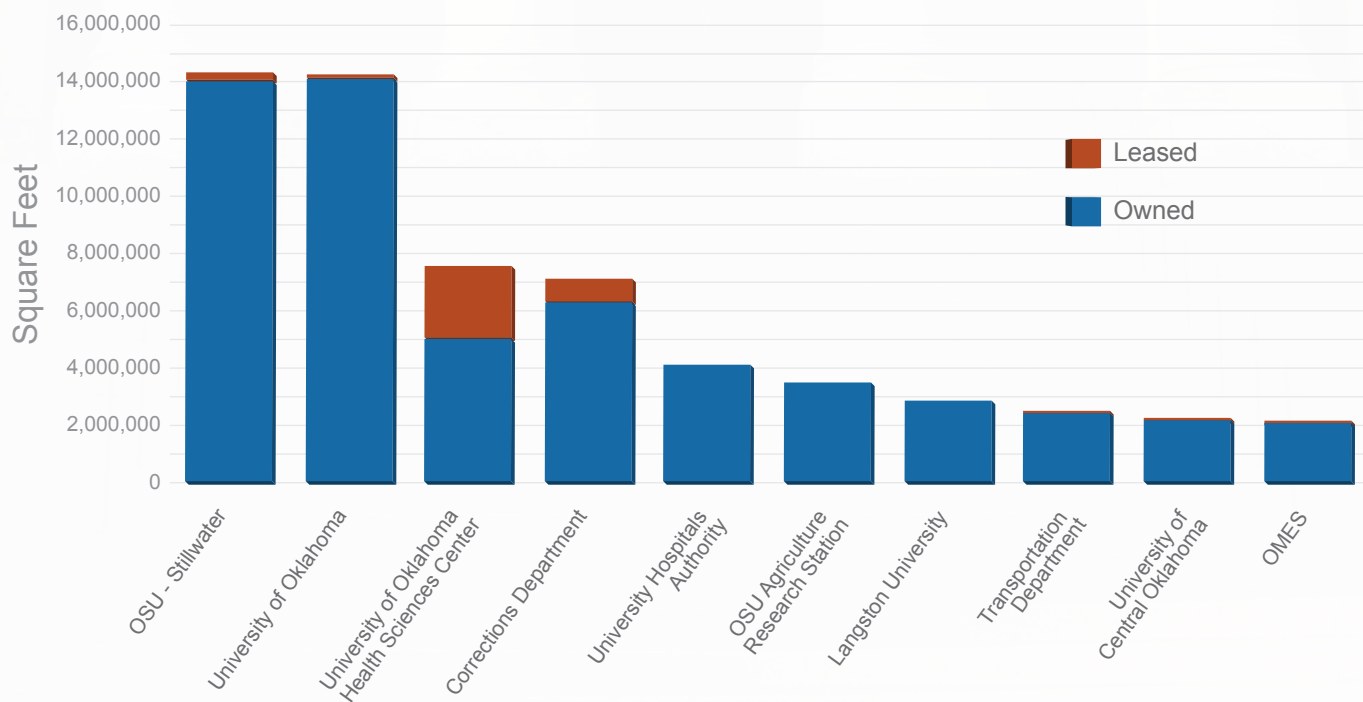


# TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)

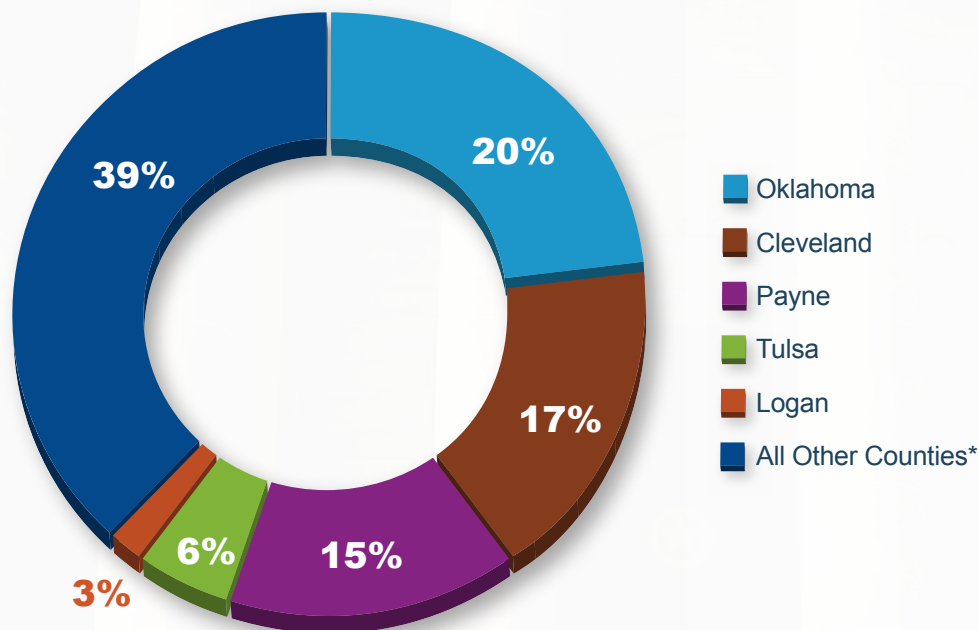


\*All Other Agencies are listed in the Inventory List section contained within this report.



# TOP FIVE COUNTIES WITH THE MOST OWNED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)



\*All Other Counties are listed in the County Profile section contained within this report.

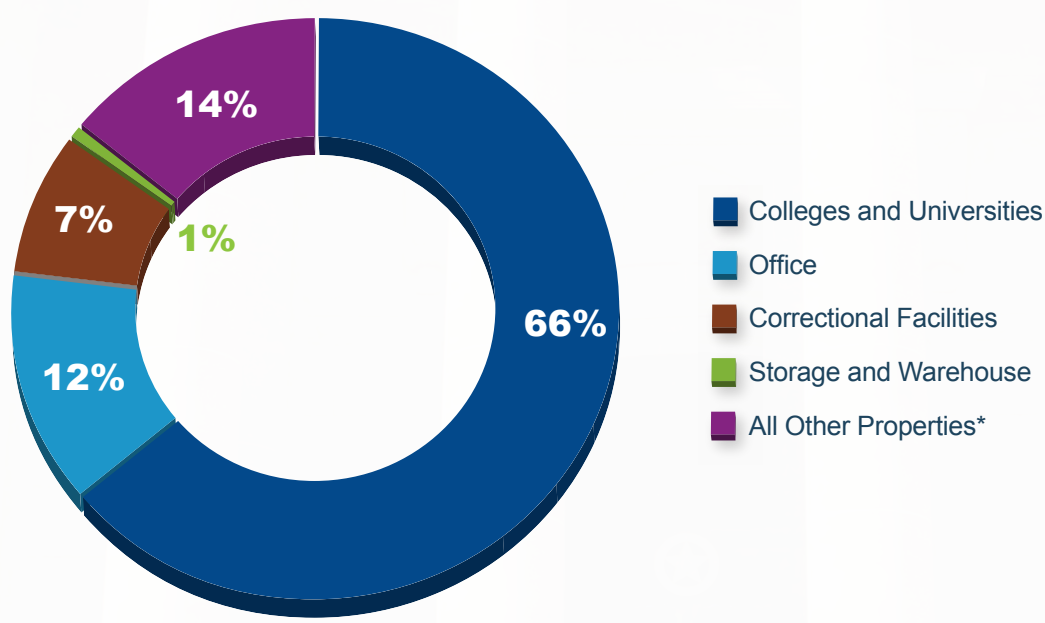
Counties	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Oklahoma	20,052,561	1,779,727	4,004,866*
Cleveland	16,713,509	292,063	29,687
Payne	14,440,780	762,942	
Tulsa	5,522,443	397,932*	268,602
Logan	2,883,788	3,311	110

\*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication. Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.



# PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES

(Square feet)



\*All Other Properties includes, but is not limited to, building types defined in Appendix A.

Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-owned Buildings Square Footage
Colleges and Universities	65,054,520	1,220,905	645,890
Office	11,782,431	2,644,781*	2,526,982*
Correctional Facilities	6,490,270	655,157	
Storage and Warehouse	1,079,222	546,682	60,754

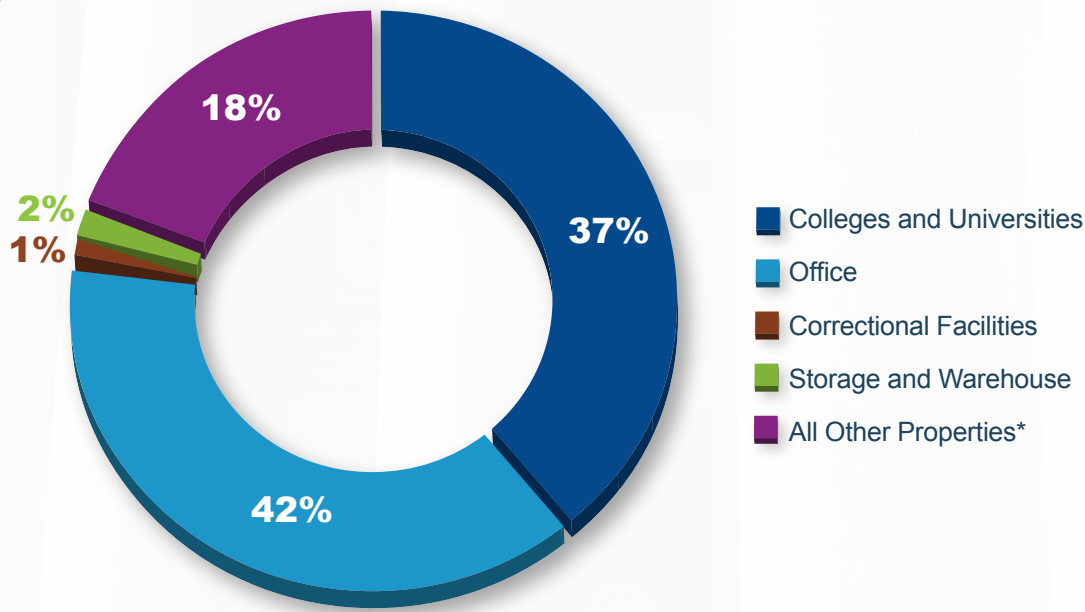
\*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.  
 Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.





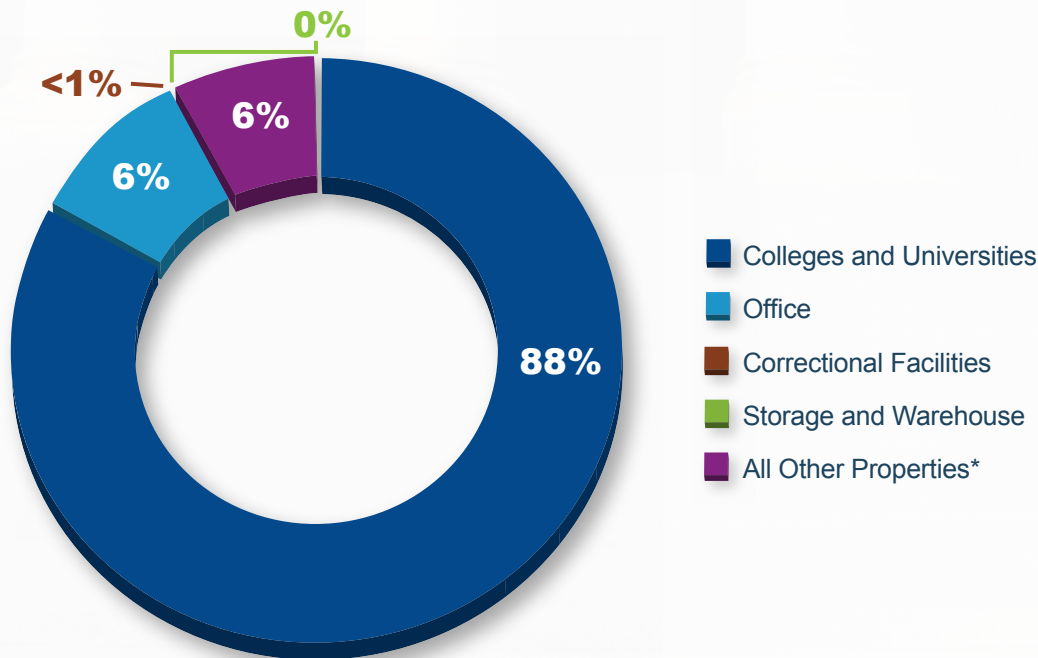
## PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF OKLAHOMA CITY

(Square feet)



\*All Other Properties includes, but is not limited to, building types defined in Appendix A.

## PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF TULSA

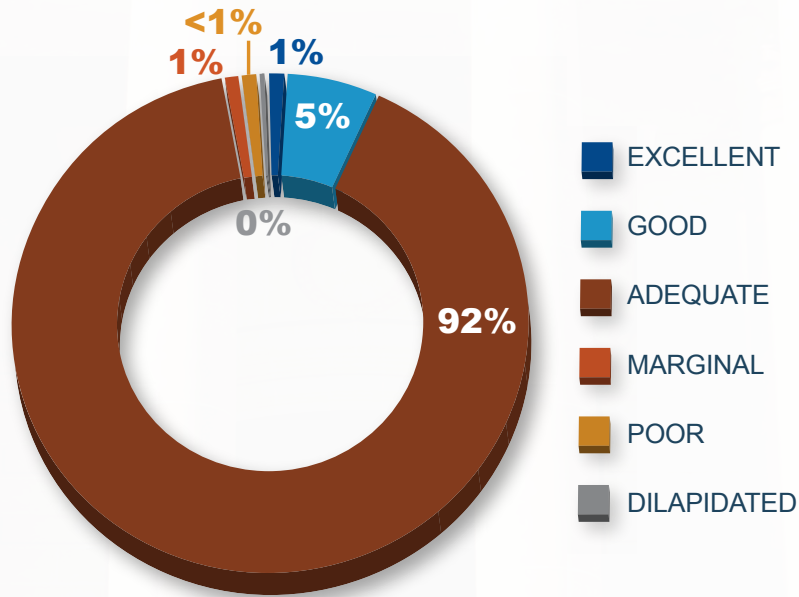


\*All Other Properties includes, but is not limited to, building types defined in Appendix A.



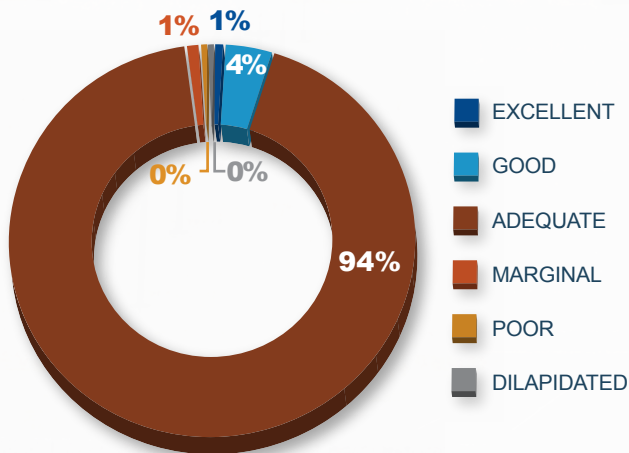
# PROPERTY CONDITION FOR ALL OWNED BUILDINGS AND STRUCTURES

(Square feet)



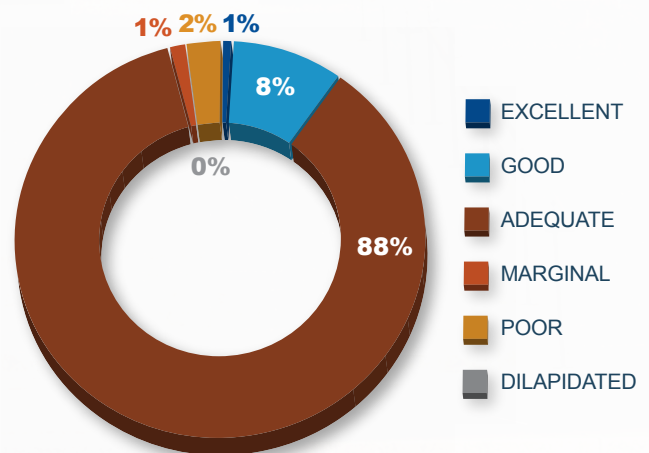
## PROPERTY CONDITION FOR OWNED COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



## PROPERTY CONDITION FOR OWNED NON-COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)





## HIGHLIGHTED PROPERTIES



*Lake Murray  
Nature Center  
entrance*

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES selected five properties from the 2024 Real Property Inventory List to highlight in this report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating diversity and historical value.

These properties illustrate the challenges facing the state in making asset management determinations. Historical value must be balanced with economic concerns. ABCs have faced many challenges in maintaining properties they own. Budgetary constraints have at times forced the ABC to decide between investing money in maintenance of owned structures and allocating the funds to support their missions. The properties highlighted in this year's report demonstrate the excellence some agencies have achieved in meeting these challenges through diligence and a strategic and integrated approach to capital asset management..



*Oklahoma Real Estate Commission*







*Agriculture lease land, drone picture*

## COMMISSIONERS OF THE LAND OFFICE

Commissioners of the Land Office (CLO) is a constitutionally established state agency that traces its origins to the Organic Act of 1890. In addition to financial investments, the CLO manages 726,000 surface and 1.1 million mineral acres for the sole purpose of funding education in Oklahoma. CLO generates revenue by leasing land for agricultural, recreational and commercial use as well as collecting lease bonus and royalties from oil and gas operations. The CLO also distributes interest and dividends earned from financial investments. The CLO's mission is "Managing Assets to Support Education".

Nearly 726,000 acres of land across 42 counties are managed by the Real Estate Management (REM) division. Approximately one-fifth of the total agriculture leases are appraised and offered annually for a five-year term lease. The REM division also works with lessees to protect and improve trust land for generations to come through conservation activities. The approximately 2600 leases and close to 2,000 individual lease holders generate \$20 million in distributable revenue each year. Income earned through leasing these lands is directly distributed to the beneficiaries of the trust.



*Caliber building, Oklahoma City*

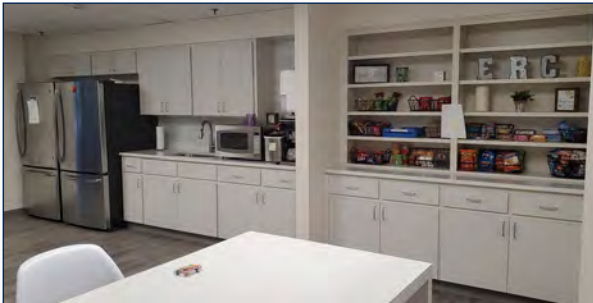
The Commercial Real Estate Division (CRE) manages approximately 300 commercial ground leases that generated more than \$3.2 million in distributable revenue in Fiscal Year 2024. CRE also oversees the CLO's investment real estate portfolio. This portfolio consists of 30 properties with a market value of nearly \$150 million that generated nearly \$7.6 million in distributable revenue in FY 2024. In addition, six real estate sales transactions processed through the CRE division generated more than \$16.9 million of permanent fund revenue for FY 2024.







*Collaboration/Conference room*



*Department of Human Services employee breakroom*



*Cubicles in the Sequoyah Building*

## SEQUOYAH MEMORIAL BUILDING, OKLAHOMA CITY

The Sequoyah Memorial Office Building was named by state statute (73 OK Stat § 202 (2023)) in 1961 to honor the Cherokee citizen Sequoyah (b. 1770 – d. 1843) who is known for inventing the Cherokee syllabary. The office building was built in 1961 to house the Department of Human Services, who has been the tenant since that time. Located in the State Capitol Complex at 2400 N. Lincoln Blvd. in Oklahoma City, the building consists of seven stories, five above ground and two below ground, totaling 176,120 square feet of space.

Notable features of the building include a coffee shop to serve the State Capitol Complex workers and a beautiful park behind the building. It's connected to three other office buildings in the complex through an underground tunnel system and the tunnel system also connects the building to the Oklahoma History Center parking lot across Lincoln Boulevard to the east. The basement houses the OMES Tech Bar as well as a large conference space/theater area.



## ST Spiro MOUNDS ARCHAEOLOGICAL CENTER, SPIRO

Spiro Mounds Archaeological Center, located northeast of Spiro, Oklahoma, is the only prehistoric, Native American archaeological site in Oklahoma open to the public. The mounds are a protected site including 150 acres of land along the Arkansas River that encompasses twelve mounds, including a burial ground and a village on the upper terrace.

Various groups of people camped on or near the Spiro area over the previous 8,000 years, but it did not become a permanent settlement until AD 800 and was used until about AD 1450. During this period, known as the Mississippian period, Spiro leaders were developing political, religious and economic ties with people from the Gulf of California to the Gulf of Mexico, and from the coast of Virginia to the Great Lakes. They shared horticulture, elaborate ceremonies, mound building and an iconographic writing system with more than sixty different tribes. The leaders at Spiro Mounds thrived until around AD 1300, but the mound center began to decline and was eventually abandoned by AD 1450. The people of the Spiro Mounds are believed to have been Caddoan speakers, like the modern Wichita, Kichai, Caddo, Pawnee and Arikara.

During the 1930s, commercial, and later academic, excavations revealed one of the greatest collections of artistic and utilitarian prehistoric Native American artifacts in the United States. Early looting of the site led to new laws, making Oklahoma one of the first states to preserve and scientifically research archaeological sites. In recent years, it has become an active research site again. Created in 2011, the Spiro Landscape Archaeological Project (SLAP) is a collaborative effort between the University of Oklahoma and the University of Arkansas to better understand human activity at Spiro. Their research focuses on non-mound habitation at the site, primarily through the use of geophysical survey tools and isolated excavations.

Spiro Mounds Archaeological Center opened to the public on May 9, 1978, and is currently owned and operated by the Oklahoma Historical Society. Visitors can explore nearly two miles of interpreted trails, including a half-mile nature trail. The center offers exhibits, and a historian is on-site to answer questions and lead tours. It is open Tuesday through Saturday, 9 a.m. to 4 p.m., and is closed on state holidays.



*Spiro Mounds indoor exhibit*



*Above: Spiro Mounds Archaeological Center*

*Left: archaeologists working*







*Ferguson Family Dairy Center*

## OKLAHOMA AGRICULTURE AND MECHANICAL (A&M) COLLEGE DAIRY BARN, STILLWATER

The Oklahoma Agriculture and Mechanical College (now Oklahoma State University) Dairy Barn was constructed in 1948 and replaced the first dairy barn that had been built in 1920. Designed by Oklahoma A&M alumnus Paul Harris, this historical barn consists of 40,000 square feet and was commonly referred to as the Dairy Palace during its heyday due to the modern additions (at the time) of indoor plumbing and electricity.

The barn was constructed with a reinforced concrete foundation along with a reinforced concrete second story for hay storage. Steel and brick covered the exterior frame of the structure, which has been only minimally altered since its original construction. The barn featured a central, gambrel-roofed structure with a wing extending out from each side of the building. The center of the building was used as a milking parlor, where students were taught the milking process. The four adjoining wings were used for bull stalls, maternity wings, judging arenas and student living quarters. For many years, the barn was a significant meeting place for farmers from across Oklahoma who gathered there to discuss the current and future state of dairying.

In 1981, a new milking parlor for the Dairy Center's cows was constructed that diminished the use of the barn as a teaching facility. The barn's use was further limited with the addition of a new free-stall barn that houses the entire milking herd, a modern robotic milking system, new student living quarters (Helm's Hall), and a visitors' center in 2020. The primary use of the barn today is for storage.

Today, the OSU Ferguson Family Dairy Center is comprised of approximately 100 milking cows that are mostly Jersey with a few Holsteins. Its purpose remains the same as it was from its original beginnings – teaching students, conducting cutting edge research and providing important information to the dairy industry. The Dairy Center provides hands-on learning experiences for both undergraduate and graduate students.

*Portions of this article were adapted from an article in the Society of Architectural Historians Archipedia by Lauren Barnes.*

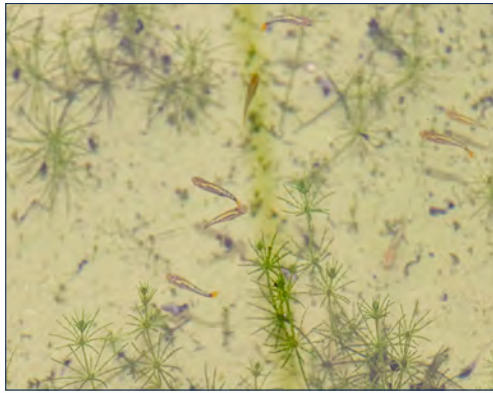


*Historical picture of the Dairy Barn*





Aquatic  
Research  
Facility  
research fish



## AQUATIC RESEARCH FACILITY, NORMAN

The Aquatic Research Facility was started by the Peace Corps in 1979 as a training facility for fish culture. It is about 7.5 acres, consisting of 32 ponds measuring about 1700 sq feet (about the size of a 3-bedroom house). Over the years some ponds were merged for research purposes. In 1987 the Peace Corps left, and OU zoology took over the facility completely. It is an on-campus field site. Research can be done here to replicate environments in the wild. Research science is a 24/7, 365 days a year endeavor.



*Aquatic Research Facility indoor greenhouse tanks*

In 2001, greenhouses started appearing at the ARF. They house fish, freshwater muscles, aquatic and terrestrial plants. Birds became part of the research in 2007. A bird building was used for cages of wild caught birds so mating behaviors could be filmed. This same year a series of tanks and raceways were created to represent an artificial stream setup. In 2008, a fourth greenhouse was added for an outdoor classroom setup for ecology classes on campus. In 2018, fish being kept at the ARF were being used in a community outreach for local schools. In 2022, the aviary was built to hold more wild caught songbirds for recording more mating behaviors. Around 2023, fish (Amazon



*Aquatic Research Facility outdoor tanks*

Mollies) that had been collected in the wild of south Texas and Mexico's Yucatan peninsula became the international stock center for live bearing fishes. Twenty-seven species that have been collected and cared for since 2005 are being shared with other researchers for cancer research and community ecology. Dr. Ingo Schlupp is the faculty in charge of this greenhouse at the ARF.





# AGENCY PROFILES

The Agency Profiles table contains information on all the buildings and structures owned or leased by the State of Oklahoma. The agencies are listed in alphabetical order; the buildings and structures are sorted to indicate if they are owned or leased. Square footage given is as provided by the reporting ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2024 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Abstractors Board			928	1	928	1
Accountancy Board			4184	1	4184	1
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	147,516	76	144,779	15	292,295	91
Agriculture Mediation Board			1,500	1	1,500	1
Alcoholic Beverage Licensing and Law Enforcement Commission (ABLE)			22,230	5	22,230	5
Architects Board			1,230	1	1,230	1
Arts Council			8,299	3	8,299	3
Attorney General			161,478	6	161,478	6
Auditor and Inspector			22,355	10	22,355	10
Banking Department			12,526	3	12,526	3



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Behavioral Health Licensure Board			550	1	550	1
Boll Weevil Eradication	456	1	10,300	1	10,756	2
Bureau of Investigation	161,421	6	33,854	42	195,275	48
Cameron University	1,309,229	59	54,448	6	1,363,677	65
Career and Technology Education Department			140,197	42	140,197	42
Carl Albert State College	417,261	33			417,261	33
Center for Advancement of Science and Technology			5,230	1	5,230	1
Children and Youth Commission			5,857	1	5,857	1
Chiropractic Examiners Board			875	1	875	1
Commerce Department	39,750	2	2,214	2	41,964	4
Commissioners of the Land Office	1,297,416	40	16,862	1	1,314,278	41
Connors State College	513,924	55	23,632	1	537,556	56
Conservation Commission			12,415	2	12,415	2
Construction Industries Board			9,272	1	9,272	1





Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Consumer Credit			3,878	1	3,878	1
Corporation Commission			56,160	7	56,160	7
Corrections Department	6,490,270	1,605	786,940	78	7,277,210	1,683
Cosmetology and Barbering Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)					0	0
Dentistry Board			1,590	2	1,590	2
Disability Concerns			679	1	679	1
District Attorneys Council			9,101	2	9,101	2
East Central University	1,095,605	46			1,095,605	46
Eastern Oklahoma State College	585,171	53	0	1	585,171	54
Education Department			119,583	1	119,583	1
Educational Quality and Accountability			2,355	1	2,355	1
Election Board			13,873	3	13,873	3
Emergency Management			32,992	3	32,992	3
Employment Security Commission			134,584	28	134,584	28



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Environmental Quality Department	475,789	31	17,155	30	492,944	61
Ethics Commission			2,879	1	2,879	1
Fire Marshal			5,848	3	5,848	3
Firefighters Pension and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			28,368	3	28,368	3
Grand River Dam Authority	1,671,702	119	31,621	3	1,703,323	122
Health Care Authority			154,085	1	154,085	1
Health Care Workforce Training Commission			2,153	1	2,153	1
Health Department	225,640	6	803,250	83	1,028,890	89
Historical Society	631,027	129	11,676	3	642,703	132
Horse Racing Commission			2,479	4	2,479	4
House of Representatives			113,324	1	113,324	1
Housing Finance Agency	33,783	1			33,783	1
Human Services Department	923,339	72	761,073	63	1,684,412	135





Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Indigent Defense			52,530	15	52,530	15
Industrial Finance Authority			2,000	1	2,000	1
Insurance Department	32,500	1	2,175	1	34,675	2
Interstate Oil Compact Commission			2,209	1	2,209	1
J.D. McCarty Center	115,217	13	0	1	115,217	14
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			1,120	2	1,120	2
Juvenile Affairs	177,102	19	95,887	65	272,989	84
Labor Department			17,393	1	17,393	1
Langston University	2,895,522	114	0	1	2,895,522	115
Law Enforcement Education and Training Council	175,235	7			175,235	7
Law Enforcement Retirement System	76,704	1	3,915	1	80,619	2
Legislative Service Bureau			1,307	1	1,307	1
Libraries Department	21,279	1	110,750	2	132,029	3



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Licensed Social Workers Board			725	1	725	1
Lieutenant Governor's Office			3,019	1	3,019	1
Liquefied Petroleum Gas Board			2,212	1	2,212	1
Lottery Commission			16,697	4	16,697	4
Medical Licensure and Supervision Board			14,249	2	14,249	2
Medical Marijuana Authority			83,253	3	83,253	3
Medicolegal Investigations Board			69,925	2	69,925	2
Mental Health and Substance Abuse Services Department	1,568,890	86	216,709	24	1,785,599	110
Midwestern Oklahoma Development Authority	236,077	209			236,077	209
Military Department	2,151,925	73	7,921	6	2,159,846	79
Mines Department			6,587	1	6,587	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	582,328	54	0	1	582,328	55





Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Narcotics and Dangerous Drugs Control Bureau	30,697	2	74,985	9	105,682	11
Native American Cultural and Educational Authority	147,996	5			147,996	5
New Motor Vehicle Commission			1,203	1	1,203	1
Northeastern Oklahoma A&M College	778,088	67			778,088	67
Northeastern State University	2,221,759	82	2,400	1	2,224,159	83
Northern Oklahoma College	1,015,336	87	1,900	1	1,017,236	88
Northwestern Oklahoma State University	835,154	42			835,154	42
Nursing Board			7,992	1	7,992	1
Oklahoma City Community College	1,028,259	22	8	1	1,028,267	23
Oklahoma Development Finance Authority	7,977	1			7,977	1
Oklahoma Educational Television Authority	42,909	50	18,025	5	60,934	55
Oklahoma Municipal Power Authority	97,765	13	0	22	97,765	35



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma Panhandle State University	719,974	67			719,974	67
Oklahoma State Broadband Office			7,221	1	7,221	1
OMES	2,174,469	65	65,190	31	2,239,659	96
Optometry Board			1,136	2	1,136	2
Osteopathic Examiners Board			1,342	1	1,342	1
OSU-Agriculture Research Station	3,615,126	192			3,615,126	192
OSU-Center for Health Sciences	1,555,381	24	131,199	6	1,686,580	30
OSU-County Extension			0	80	0	80
OSU-Institute of Technology Okmulgee	1,102,604	74	24,793	3	1,127,397	77
OSU Medical Authority			0	1	0	1
OSU-OKC	595,108	24			595,108	24
OSU-Stillwater	13,988,807	843	568,873	13	14,557,680	856
OSU-Tulsa	367,176	4	190,045	3	557,221	7
OSU-Veterinary Medicine	437,254	52			437,254	52
Pardon and Parole Board			2,642	1	2,642	1





Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Pharmacy Board			8,440	1	8,440	1
Police Pension and Retirement System	36,559	1			36,559	1
Private Vocational Schools Board			1,325	4	1,325	4
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			501	1	501	1
Public Employees Retirement System	101,217	1	14,633	1	115,850	2
Public Safety Department	263,234	60	172,070	96	435,304	156
Real Estate Commission			8,239	1	8,239	1
Redlands Community College	741,366	78			741,366	78
Regents for Higher Education	17,425	81	111,925	371	129,350	452
Regional University System			872	1	872	1
Rehabilitation Services	520,891	33	255,136	47	776,027	80
Rogers State University	1,020,593	41	40,400	4	1,060,993	45
Rose State College	852,934	34	9,133	2	862,067	36



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
School of Science and Mathematics	215,658	5	0	4	215,658	9
Secretary of State			13,830	2	13,830	2
Securities Commission			14,598	3	14,598	3
Seminole State College	369,640	18	14,024	2	383,664	20
Senate			92,861	1	92,861	1
Service Oklahoma			142,493	33	142,493	33
Southeastern Oklahoma State University	1,002,400	60	0	2	1,002,400	62
Southwestern Oklahoma State University	1,340,352	76	10,000	4	1,350,352	80
Space Industry Development Authority	407,603	35			407,603	35
Speech-Language Pathology and Audiology			460	1	460	1
Statewide Charter School Board			2,121	1	2,121	1
Student Loan Authority			28,616	1	28,616	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	46,338	8	192,288	9





Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Tax Commission	148,000	1	59,322	4	207,322	5
Teachers Retirement System	98,000	1	13,934	1	111,934	2
Tobacco Settlement Trust			7,208	1	7,208	1
Tourism and Recreation Department	1,909,037	2,050	88,001	12	1,997,038	2,062
Transportation Department	2,163,248	824	312,395	44	2,475,643	868
Treasurer's Office			16,825	2	16,825	2
Tulsa Community College	1,753,946	33			1,753,946	33
Turnpike Authority	730,341	353	85,359	12	815,700	365
Uniform Building Code Commission			3,959	1	3,959	1
University Center at Ponca City			16,123	1	16,123	1
University Hospitals Authority	4,169,836	18			4,169,836	18
University of Central Oklahoma	2,237,667	72	49,657	12	2,287,324	84
University of Oklahoma	14,136,652	337	233,520	48	14,370,172	385
University of Oklahoma Health Sciences Center	5,033,207	74	2,605,970	30	7,639,177	104



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
University of Oklahoma- Law Center	175,981	1			175,981	1
University of Science and Arts of Oklahoma	641,388	41	37,392	1	678,780	42
Used Motor Vehicle and Parts Commission			2,789	1	2,789	1
Veterans Affairs	2,014,068	128	19,670	2	2,033,738	130
Veterinary Medical Examiners Board			1,194	1	1,194	1
Water Resources Board			40,993	2	40,993	2
Western Oklahoma State College	375,369	28	5,721	3	381,090	31
Wildlife Conservation Department	474,296	252	23,186	7	497,482	259
Workers' Compensation Commission			58,292	2	58,292	2
Workers' Compensation Court of Existing Claims			18,223	2	18,223	2
<b>Total</b>	<b>97,959,755</b>	<b>9,367</b>	<b>10,301,106</b>	<b>1,580</b>	<b>108,260,862</b>	<b>10,947</b>

\*Governor's Office includes offices in Oklahoma City and the governor's residence.





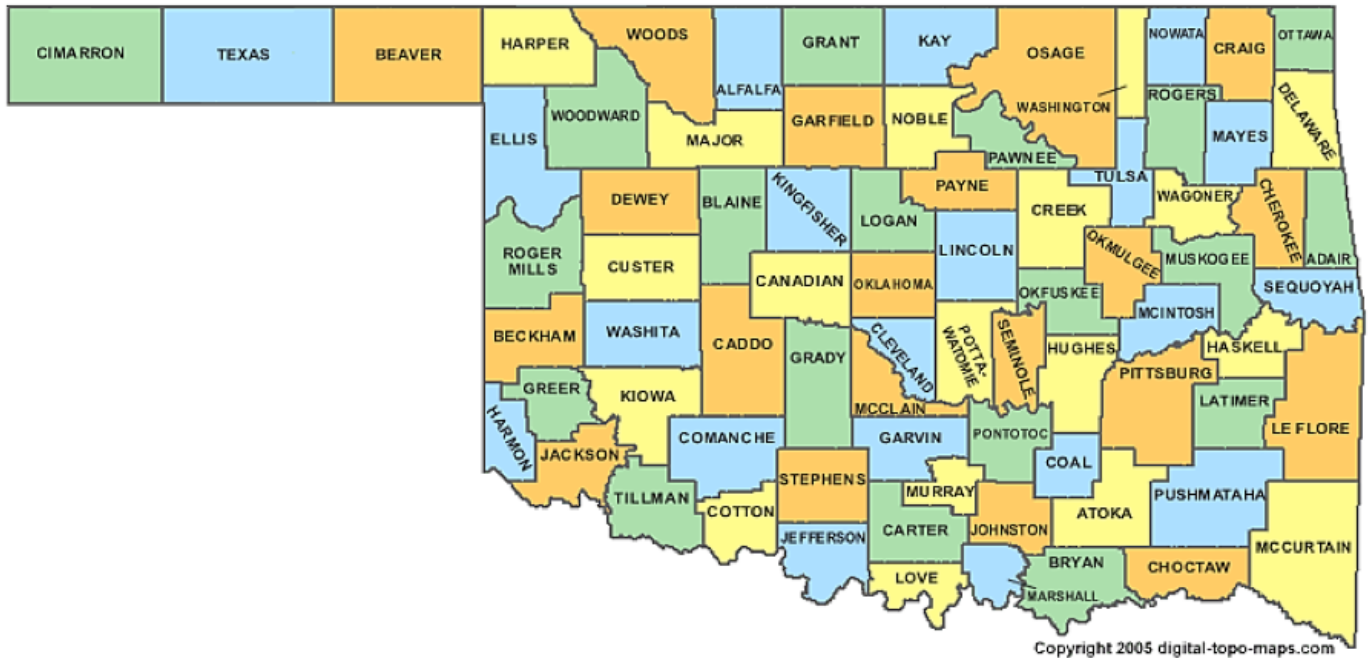
## YEARLY TOTALS

Building and Structures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
<b>Totals</b> (Square footage)	94,905,582	95,813,664	95,906,338	96,166,594	96,726,467	108,260,862
<b>Owned</b> (Square footage)	87,757,655	85,988,075	87,161,859	87,378,198	87,988,626	97,959,755
<b>Leased</b> (Square footage)	6,147,927	9,807,083	8,744,479	8,788,396	8,737,841	10,301,106

Increases in owned square footage from previous reports may be the result of property acquisition, construction or correction in data reported.



# OKLAHOMA COUNTIES





# COUNTY PROFILES

The County Profiles table provides a view of all the buildings and structures owned or leased by the State of Oklahoma sorted alphabetically by county. Because insufficient location data was provided on some property locations, buildings or structures may appear in the Agency Profiles that do not appear in the County Profiles.

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Adair	17,067	14	7,752	8	24,819	22
Alfalfa**	349,626	158	82	4	349,708	162
Atoka**	1,314,191	248	18,407	16	1,332,598	264
Beaver	40,595	17	2,379	10	42,974	27
Beckham*,**	111,948	37	29,381	14	141,329	51
Blaine***	82,453	82	5,395	8	87,848	90
Bryan*	1,024,153	87	28,178	18	1,052,331	105
Caddo***	682,673	149	397,194	16	1,079,867	165
Canadian*,**	1,084,917	135	19,740	14	1,104,657	149
Carter***	841,300	295	52,364	25	893,664	320
Cherokee*,***	2,160,252	276	109,907	22	2,270,159	298
Choctaw	40,640	40	9,501	12	50,141	52
Cimarron	41,442	37	83	4	41,525	41
Cleveland*,**,***	16,713,509	785	321,750	68	17,035,259	853
Coal	5,660	4	27	5	5,687	9
Comanche*,**	1,671,375	136	177,687	39	1,849,062	175
Cotton	59,566	19	27,174	5	86,740	24
Craig**	1,000,476	149	5,529	12	1,006,005	161
Creek	75,869	46	15,209	19	91,078	65
Custer*	1,763,817	173	45,417	23	1,809,234	196
Delaware	96,062	106	8,986	8	105,048	114
Dewey	12,336	13	75	5	12,411	18
Ellis	35,420	18	48	4	35,468	22
Garfield*	1,068,590	109	47,751	27	1,116,341	136



County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Garvin	403,429	53	25,078	7	428,507	60
Grady*	1,072,257	97	66,103	18	1,138,360	115
Grant	9,492	9	82	4	9,574	13
Greer**	437,133	148	9,173	9	446,306	157
Harmon	14,160	7	5,402	4	19,562	11
Harper	96,580	18	1,950	6	98,530	24
Haskell	15,312	10	10,081	9	25,393	19
Hughes	386,168	53	300,731	12	686,899	65
Jackson*	686,569	62	35,383	20	721,952	82
Jefferson	8,680	7	59	12	8,739	19
Johnston*	534,330	74	17,287	12	551,617	86
Kay*	597,281	98	60,924	33	658,205	131
Kingfisher	54,826	22	9,272	8	64,098	30
Kiowa	188,442	132	8,456	9	196,898	141
Latimer*,***	1,114,785	222	15,092	13	1,129,877	235
Le Flore*,**,***	741,428	224	22,498	40	763,926	264
Lincoln	124,248	37	17,779	14	142,027	51
Logan*	2,883,788	146	3,421	10	2,887,209	156
Love	69,042	66	5,491	6	74,533	72
Major	1,058,823	15	5,175	4	1,063,998	19
Marshall***	127,622	66	6,226	7	133,848	73
Mayes	1,943,387	102	81,481	14	2,024,868	116
McClain	61,906	58	16,526	9	78,432	67
McCurtain*,***	366,673	221	103,601	31	470,274	252
McIntosh***	190,607	101	25,317	14	215,924	115
Murray	506,246	61	6,634	6	512,880	67
Muskogee*,**,***	1,639,124	370	144,846	34	1,783,970	404
Noble	146,781	37	400	7	147,181	44
Nowata	11,682	12	0	2	11,682	14
Okfuskee**	451,231	65	9,312	6	460,543	71





County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma*, **	20,052,561	563	5,784,593	334	25,837,154	897
Okmulgee	1,154,555	97	30,051	17	1,184,606	114
Osage**, ***	480,830	157	17,148	14	497,978	171
Ottawa*	856,301	138	18,577	13	874,878	151
Pawnee	60,409	29	8,380	9	68,789	38
Payne*	14,440,780	913	762,942	40	15,203,722	953
Pittsburg*, **, ***	1,242,677	240	116,334	32	1,359,011	272
Pontotoc*	1,394,980	73	47,539	23	1,442,519	96
Pottawatomie**	444,255	61	40,788	29	485,043	90
Pushmataha	168,593	63	20,670	21	189,263	84
Roger Mills	28,866	15	-	1	28,866	16
Rogers*	1,156,943	72	122,866	22	1,279,809	94
Seminole*	393,278	34	25,780	17	419,058	51
Sequoyah*, ***	161,541	107	36,222	18	197,763	125
Stephens	139,504	25	36,543	24	176,047	49
Texas*	1,088,444	90	28,186	19	1,116,630	109
Tillman	30,502	14	10,706	5	41,208	19
Tulsa*	5,522,443	241	666,534	74	6,188,977	315
Wagoner*	780,290	100	12,305	11	792,595	111
Washington*	229,701	22	25,187	15	254,888	37
Washita	675,898	267	18,812	6	694,710	273
Woods*, **	921,229	123	30,864	16	952,093	139
Woodward**, ***	258,708	138	47,707	24	306,415	162
Totals	97,919,336	9,310	10,252,529	1,550	108,171,866	10,860

Counties that contain college campuses, correctional facilities and state parks with 40,000 square feet or more are designated as shown below.

\* College or university campus.

\*\* Correctional facility.

\*\*\* State park.



# REPORT OF UNDERUTILIZED PROPERTIES

The underutilized property reports were created using the methodology established by OMES Real Estate and Leasing Services. The methodology is detailed in Appendix B. The Underutilized Property Report includes all underutilized properties owned by the State of Oklahoma as reported to OMES. Underutilized properties are defined as buildings, facilities and land that were reported as being utilized at 50% or less of capacity.

The underutilized properties were given an estimated monetary value based upon the appraised or assessed value of the property. Formal appraisals were not obtained but were considered if the reporting agency had one on file. Obtaining appraisals on all underutilized properties was determined to be cost prohibitive. Appraisals will be obtained, as appropriate, should it be determined to be in the best interest of the State of Oklahoma to divest itself of the underutilized property.

The 5% most underutilized properties were then determined based upon estimated value. The 5% of the properties with the lowest level of utilization and the highest estimated value appear on the Report of 5% Most Underutilized Properties.

[Report of Underutilized Properties](#)

[Print version \(8 pp.\)](#)





# REPORT OF 5% MOST UNDERUTILIZED PROPERTIES

The Report of 5% Most Underutilized Properties contains the properties that were determined to be the most underutilized of all reported underutilized state properties. Determinations on level of utilization were based solely on data provided by the ABCs. An estimated value was assigned to each property, and the 5% of the properties with the lowest level of utilization and the highest value were designated as the 5% most underutilized properties. These properties are listed on the Report of 5% Most Underutilized Properties. A report of the 5% most underutilized properties was part of the legislative mandate that enabled creation of the comprehensive property listing.

[Report of 5% Most Underutilized Properties](#)

[Print version \(1 p.\)](#)



# INVENTORY LISTS

## REAL PROPERTY

The Real Property Inventory lists consist of all properties owned and leased by the State of Oklahoma as reported to OMES. A definition of real property is provided in Appendix A. The properties listed are sorted by agency, whether the property is owned or leased, and location. The report is separated into the following three lists: owned, leased and ABCs with no real property.

[State of Oklahoma Real Property Inventory List – Owned](#)

[Print version \(506 pp.\)](#)

[State of Oklahoma Real Property Inventory List – Leased](#)

[Print version \(84 pp.\)](#)

[State of Oklahoma Real Property Inventory List – ABCs with No Real Property](#)

[Print version \(1 p.\)](#)

## RIGHTS-OF-WAY

The Rights-of-Way Lists contain information on rights-of-way from the Department of Transportation and the Turnpike Authority. Right-of-way is defined in Appendix A.

### Department of Transportation

The Oklahoma Department of Transportation maintains approximately 12,260 miles of state and interstate highways. The widths of highway rights-of-way vary depending on the highway's functional classification and other factors. Variation of right-of-way widths is dependent upon several characteristics such as drainage, topography, geometrics and utilities. Correspondingly, right-of-way widths vary anywhere from approximately 80- to 300-plus feet based on the necessity at any given location.

[Department of Transportation Rights-of-Way Inventory List](#)

[Print version \(71 pp.\)](#)

### Turnpike Authority

The Turnpike Authority is authorized to construct, maintain, repair and operate turnpike projects at locations authorized by the Legislature of the State of Oklahoma and approved by the Department of Transportation. The Turnpike Authority has provided the following Rights-of-Way and Easement data for all Oklahoma turnpikes.

[Turnpike Authority Rights-of-Way Inventory List](#)

[Print version 60 pp.\)](#)





## MINERAL INTEREST

The Mineral Interest List is a historical listing of oil and gas leases under the authority of the Office of Management and Enterprise Services. Mineral interest is defined in Appendix A.

[OMES Mineral Interest Inventory List](#)

[Print version \(19 pp.\)](#)

## PERSONAL PROPERTY

The Personal Property List contains information on all personal property owned by the State of Oklahoma as reported to OMES. Personal property is defined in Appendix A.

[State of Oklahoma Personal Property Inventory List](#)

[Print version Part 1 \(1,239 pp.\)](#)

[Print version Part 2 \(1,198 pp.\)](#)

[Print version Part 3 \(1,570 pp.\)](#)



# APPENDIX A

## DEFINITIONS

**ABC:** Any state agency, board, commission or public trust having the State of Oklahoma as a beneficiary (ABC).

**Appraisal:** The practice of developing and reporting an opinion of the value of real property in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of Appraisal Foundation.

**Data.ok.gov website:** The part of Oklahoma's official website that allows users to download state files for analysis.

**Highest and best use:** The reasonably probable and legal use of property that is physically possible, appropriately supported and financially feasible and that results in the highest value.

**Historic property:** Property with sufficient age and significance to be considered historic. Significance can be achieved by direct association with individuals, events or activities, by embodying distinctive architectural styles or characteristics, or by having the potential to yield information.

**Lot:** A small tract or parcel of land or real estate that has an owner or is divided by a public entity for the purpose of sale; historically used for smaller portions of land.

**Leased property:** Real property the reporting agency leases from another entity. The property may be owned by another state agency, another government entity or the private sector.

**Mineral interest:** The ownership of any minerals, mines, quarries, mineral springs or overriding royalty interest, and productions payments with respect to oil and gas leases.

**National Register of Historic Places:** Official list of the nation's historic places worthy of preservation. The list is a catalogue of the buildings, sites, structures, districts and objects with historic significance.

**National Trust for Historic Preservation:** A privately funded nonprofit organization that works to save America's historic places.

**Owned property:** A property that is owned by the reporting agency or owned by the State of Oklahoma and operated and managed by the reporting agency.

**Parcel:** A defined piece of real estate, usually resulting from the division of a large area of land; any area of land contained within a single description.

**Personal property:** The current inventory of tangible assets owned by state boards, commissions, institutions, agencies, and the institutions comprising the Oklahoma state system of higher education and the University Hospitals Authority, including machinery, implements, tools, furniture and livestock, that may be used repeatedly without material impairment of its physical condition and have a calculable period of service and value exceeding the reporting thresholds for the entity.

**Predominant use:** The general primary function of a property, such as office, colleges or universities, or storage and warehouse.





**Real property:** Land, and generally whatever is erected, growing upon or affixed to land; also, rights issuing out of, annexed to, and exercising in or about land.

**Real Property Inventory list:** A comprehensive list of property submitted by the state agencies, boards, commissions and public trusts listing all real property owned, the value of the property and any underutilized property.

**Rights-of-way:** Lands for use for railway or highway; rights-of-way can be comprised of fee ownership, perpetual easements, utility easements, channel easements, drainage easements, dedication deeds and, in some cases, limited term easements.

**Tract:** A defined area of land; a specific area of land.

**Underutilized property:** An entire property or portion thereof, with or without improvements, which is used only at irregular periods or intermittently by the accountable landholding agency for current program purposes of that agency, or which is used for current program purposes that can be satisfied with only a portion of the property. Underutilized property may include undeveloped land, office buildings, warehouses, commercial and industrial facilities, and military holdings and residences.

## DEFINITIONS OF PROPERTY CONDITION CLASSIFICATIONS

**Excellent:** Property has no visible defects, is in new or near new condition, and may still be under warranty if applicable.

**Good:** Property is in good condition, but no longer new, and may have some slightly defective or deteriorated component(s) but is overall functional.

**Adequate:** Property has moderately deteriorated or defective components; but has not exceeded its useful life.

**Marginal:** Property has defective or deteriorated component(s) in need of replacement; and it has exceeded its useful life.

**Poor:** Property has critically damaged component(s) or needs immediate repair; well past useful life.

**Dilapidated:** Property is substantially deteriorated or defective; and it is unfit for use.



## DEFINITIONS OF PROPERTY TYPES

**Academic building:** Any building with a primary purpose that is academic in nature.

**Boat slip:** Boat storage or dock.

**Cafeteria/food service:** A dining facility or food preparation area.

**Cemetery/burial site:** A location that includes graveyards, cemeteries or other places of final interment.

**Chapel:** A facility for religious services.

**Clinical space/building:** A facility or area for medical services, such as a doctor's or psychologist's office.

**Correctional facility:** Prisons, jails, reformatories and other places of correction or detention.

**Court:** A facility or area used as chambers or courts of law.

**Fleet:** A facility for the storage and maintenance of fleet vehicles.

**Hangar/airport:** Any facility for the storage or maintenance of aircraft, with or without a complex of runways for takeoff and landing.

**Historic structure:** A building or structure of historic significance and preserved by the state as such.

**Hospital:** An inpatient facility for medical treatment or other clinical purposes.

**Housing/residence:** A residential structure or facility.

**Laboratory:** A facility equipped to conduct scientific experiments, tests, investigations and analysis.

**Land – agricultural:** Land used for grazing, farming or other agriculture uses.

**Land – historic site:** An archeological site or land in an area or location of historic significance and preserved by the state as such.

**Land – livestock:** Agricultural land used specifically for livestock.

**Land – other usage:** Land with a specific usage other than the defined categories, or improved land supporting a campus or program outside the defined categories.

**Land – park:** An area of land, either landscaped or in its natural state, used for recreation or as a public area. Structures and other improvements may be located on the land.

**Land – sports:** Land used as an outdoor sports field, such as a baseball, track, soccer field, or golf course, where the improvements are minimal.

**Land – unimproved:** Land with no improvements and no defined usage.

**Land – wildlife refuge:** An area of land that is being maintained and managed for hunting, fishing or other outdoor activities.

**Laundry:** A facility for cleaning garments, linens and other fabrics.

**Library:** A facility where archival documents, reference materials and other literary, musical and artistic materials are kept.





**Lodging:** A facility for temporary stays, such as hotels, motels, guest cabins and lodges.

**Maintenance/repair shop:** A facility generally used for the support of maintenance and repair of equipment, buildings and grounds.

**Mineral interest:** The interest that confers the right to extract, modify and sell the minerals that underlie a defined parcel of property.

**Museum:** A building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

**Office:** Any place for the regular transaction of business or performance of a particular service.

**Other:** Any building or structure that does not fit into the defined categories.

**Parking lot:** An area used for the parking of vehicles.

**Radio/communications:** A building or structure that houses radio and other communications equipment, excluding towers.

**Radio/communications tower:** A structure designed to support antennas for radio communications, telecommunications and broadcasting, including television.

**Salt/sand storage:** A storage facility used specifically for salt or sand.

**Sports facility:** A structure or facility used for sports and athletics, such as stadiums or gymnasiums.

**Storage:** A structure in which things are stored.

**Theater/auditorium:** A facility with seating space for audiences and used for performances, movies, conferences or other large gatherings.

**Toll facility:** A structure or facility used for collecting tolls, including booths, gates and other structures.

**Training:** A facility used for training, typically professional or vocational seminars or classes.

**Utility building/structure:** An ancillary building serving a function, such as a communications hut, machine shed, barn or other support function.

**Vehicle storage:** A facility for the storage of vehicles, such as cars or machinery.

**Visitor's center:** A property or structure that provides information or education exhibits and rest areas for visitors to the State of Oklahoma, state properties and points of interest.

**Warehouse:** A large building where materials or goods may be stored prior to their distribution.



## APPENDIX B

### UNDERUTILIZED METHODOLOGY

To consider all underutilized properties, regardless of the ability of the State of Oklahoma to quickly divest itself of the property, OMES has altered the method of identifying the 5% most underutilized properties.

### Report of Underutilized Property

The Underutilized Property Report contains all properties and land self-reported by agencies as being utilized at 50% or less of capacity.

### Report of 5% Most Underutilized Properties

To calculate the 5% most underutilized property, OMES sorts all the underutilized properties by level of utilization, with the lowest level of utilization first. OMES estimates the fair market value and the local tax revenue for each property. The properties with the lowest level of utilization are sorted by the estimated value, with the highest value first. OMES determines the 5% most underutilized properties by identifying the 5% of the underutilized properties with the lowest utilization and the greatest value.



*Oklahoma State Capitol at Christmas*

