

# SITE PROFILE

## 60 ACRE EAST INDUSTRIAL PARK

**LIGHT INDUSTRIAL PARK** South on Eastland Duncan, OK 73533 Stephens County

**Site Price:** \$390,000.00      **Avg Site Price/Acre:** \$6,500.00

**Configuration and Pricing:** 60 acres, of level to gently rolling hills. Rectangular shape.  
**Surrounding Land Uses:** Light industry, agricultural

1. Duncan Quality Jobs Incentive Direct cash incentive for new job creation projected over eight to twelve quarters, based on average salary.
2. Land-Purchase and Conveyance to Company Purchase of land site for the company can be made as an incentive by DAEDF based on projection of new jobs development and capital investment by the company.
3. Job Training and Development Assistance for Industry Program Oklahoma Training for Industry Program (TIP) is available. TIP is funded through state funds, and can also be supplemented through DAEDF funds as a local incentive. This training is provided by Duncan's Red River Technology and Business Center at no cost to companies that qualify.
4. Revolving Loan Program DAEDF can provide a low interest loan that can be used for business expansion or start-ups.
5. Forgivable Loan Program DAEDF can provide low-interest notes or loans that can be forgiven when companies meet specified objectives.
6. Five Year Local Property Tax Abatement real and personal property used in the manufacturing process earns a five year abatement assuming a minimum of \$250,000 in investment and \$250,000 in new payroll or \$2,000,000 in new investment and no reduction in payroll.
7. Lowest Utility Costs in Oklahoma -Duncan has the lowest overall electric rates for industrial customers -Duncan has no franchise fee for industrial customers for local gas service. -Duncan Power offers an incentive rate savings plan through its industrial educational development rate.

### SITE DETAILS

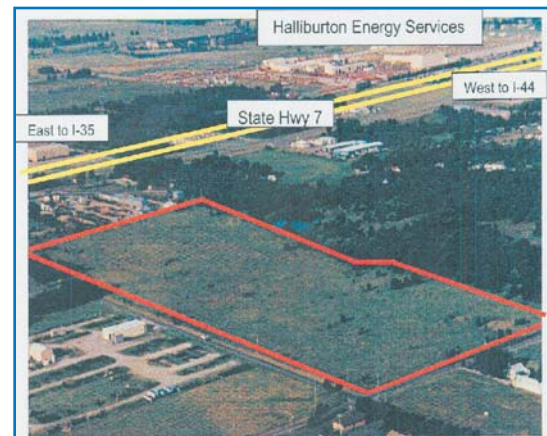
<b>Total Developable Acres</b>	60.00
<b># of Parcels</b>	1
<b># of Structures</b>	0
<b># of Access Points</b>	2
<b># of Roads</b>	2
<b>Traffic Light Access</b>	No
<b>Min Topographic Elevation</b>	N/A
<b>Max Topographic Elevation</b>	N/A
<b>Percentage Slope</b>	N/A
<b>Site Terrain</b>	Gently Sloping / Gently Rolling
<b>Mineral Rights Ownership</b>	No
<b>Ownership Type</b>	N/A
<b>Ingress rating(Congestion)</b>	Excellent
<b>Ingress rating(Safety)</b>	Excellent
<b>Free of wetlands etc.</b>	Yes
<b>Structure Details</b>	None
<b>Environmental Studies</b>	Phase 1 completed.
<b>Water Table/Seasonal Variations</b>	N/A
<b>Subsurface/Load bearing Details</b>	N/A
<b>Water Bodies/Creeks Details</b>	None
<b>Easement and Right of Way</b>	None
<b>Current Zoning Ordinance(s)</b>	I-2 Light Industrial
<b>Current Surrounding Land Use</b>	Agriculture

### WORK FORCE AND EDUCATION

<b>Population within 75 miles</b>	1,337,359
<b>WorkForce within 75 miles</b>	569,640
<b>Colleges/Univs within 75 miles</b>	4
<b>Community colleges within 4 miles</b>	4
<b>2006 New Jobs</b>	923
<b>2005 New Jobs</b>	200
<b>2004 New Jobs</b>	146
<b>Work Force Growth '04-06'</b>	6.67%
<b>Closest MSA</b>	Lawton
<b>ACCRA Composite Index</b>	93.6
<b>Current Estimated Population</b>	42,946
<b>2000 Population</b>	43,182
<b>1990 Population</b>	42,299
<b>Population Change '90-Current'</b>	1.50%
<b>Average Income per capita</b>	\$16,357.00
<b>Median Income per capita</b>	\$25,242.00
<b>Training / Expansion Programs</b>	OAOC, OMA, Red River Technology

Center; DAEDF programs in partnership with city, county, regional/ASCOG.

**Vocational / Technical Support** Yes, through a partnership with the Red River Technology Center to provide a Training for Industry Program (TIP) which provides customized training and services-some at no cost to qualifying businesses.



## UTILITIES

<b>Name of Electric provider</b>	Duncan Power
<b>Name of Gas provider</b>	Oklahoma Natural Gas
<b>Name of Telephone provider</b>	AT&T
<b>Name of Water provider</b>	City of Duncan
<b>Name of Solid Waste handler</b>	Waste Management Systems
<b>Electricity Available</b>	Yes
<b>Electricity Lines(kv)</b>	138.00, 13.20
<b>Miles to Substation</b>	Less than three miles
<b>Dual Feed Possible</b>	Yes
<b>Natural Gas Available</b>	Yes
<b>Miles to Gas Line</b>	0
<b>Average Gas rate per mcf</b>	N/A
<b>MCF per month</b>	4,000
<b>Total Gas cost per month</b>	N/A
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0.00
<b>Water System Capacity</b>	14,000,000.00
<b>Average Water Utilization</b>	4,500,000.00
<b>Peak Water Utilization</b>	10,000,000.00
<b>Excess Water Capacity</b>	N/A
<b>Water Cost per Gallon</b>	\$3.10
<b>Water Usage(gallons/day)</b>	150,000
<b>Total Water cost per month</b>	\$13,953 .00
<b>Municipal Sewer Available</b>	Yes
<b>Miles to Sewer Line</b>	0.00

<b>Sewer System Capacity</b>	6,250,000.00
<b>Average Sewer Utilization</b>	2,500,000.00
<b>Peak Sewer Utilization</b>	5,000,000.00
<b>Excess Sewer Capacity</b>	2,000,000.00
<b>Sewer Cost per Gallon</b>	\$1.64
<b>Sewer Usage(gallons/day)</b>	150,000
<b>Total Sewer cost per month</b>	\$7,384.00
<b>Name of Telecom Provider</b>	Various
<b>Type of Telecom Service</b>	N/A
<b>Type of Telecom Line</b>	Fiber optic
<b>Fiber Optic Access</b>	Yes
<b>Internet Services Available</b>	Yes
<b># of Internet providers</b>	6
<b>Gas Line Description</b>	No upgrades are anticipated.
<b>Electric Piping Details</b>	Site Specific-All sites are provided dual feed option.
<b>Water Line Description</b>	1.5 million gallon storage tank. 12" water main.
<b>Water Piping Details</b>	\$6.19/1st thousand gallons. \$3.10/each additional thousand gallons
<b>Sewer Line Description</b>	8" lines-500,000 gallon per day capacity
<b>Sewer Piping Details</b>	\$5.25/1st thousand gallons. \$1.64 each additional thousand gallons.

## INDUSTRY EXPANSION

<b>Firm Name</b>	Pre-Paid Legal Services
<b>Total Jobs</b>	370
<b>Description</b>	N/A
<b>Firm Name</b>	KellPro Services
<b>Total Jobs</b>	72
<b>Description</b>	N/A
<b>Firm Name</b>	Haulmark Trailer
<b>Total Jobs</b>	106
<b>Description</b>	N/A
<b>Firm Name</b>	Halliburton Energy Services
<b>Total Jobs</b>	400
<b>Description</b>	N/A
<b>Firm Name</b>	NuFlo Measurement Systems
<b>Total Jobs</b>	100
<b>Description</b>	N/A
<b>Firm Name</b>	RS Services
<b>Total Jobs</b>	64
<b>Description</b>	N/A

## CHRONOLOGY HISTORY

<b>Land Uses</b>	Agricultural
<b>Start Date</b>	
<b>End Date</b>	
<b>Description</b>	Land was agricultural prior to purchase by the Duncan Industrial Authority.

## TRANSPORTATION

<b>Regional Airport</b>	Duncan Municipal / Lawton Ft. Sill Regional Airport
<b># of Carriers</b>	2
<b>Miles to Airport</b>	52.00
<b>Minutes to Airport</b>	65.00
<b>Airline List</b>	American Eagle and Atlantic Southeast Airlines
<b>Air Freight Services</b>	No
<b>Miles to Nearest Rail</b>	0
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	Union Pacific
<b>Miles to Hwy</b>	1.00
<b>Route to Hwy</b>	1 mile to Hwy 81. 35 miles to I-44 which leads to I-40. Rail does not service site at this time.

### Oklahoma Department of Commerce Contact

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