

# SITE PROFILE

## AIRPORT INDUSTRIAL PARK

**LIGHT INDUSTRIAL PARK** Northeast Corner of Airport Road and Wright Drive Stillwater, OK 74076 Payne County

**Site Price:** \$1,290,000.00      **Avg Site Price/Acre:** \$43,000.00

**Configuration and Pricing:** Lots range from 2/3 acre to 2.5 acres with one 11 acre and one 8 acre site available. The 11 acres and the 8 acres can be joined for one larger development, and both tracts are currently unplatted.

**Surrounding Land Uses:** Surrounding land uses include Stillwater Airport, Public Parks and Other Industrial Sites

Airport Industrial Park consists of 52 acres adjacent to Stillwater Regional Airport, one of the nation's fastest growing general aviation facilities. Lots are available from one half acre to 11 acres for light industrial or distribution facilities. Stillwater is a university city of 46,000 residents (74,000 MSA), within one hour's drive from the state's two metropolitan centers of Oklahoma City and Tulsa. The city is a regional hub for education, health care,

retail and wholesale trade. Local education and training assets include the main campus of Oklahoma State University, a comprehensive research institution; Meridian Technology Center; Northern Oklahoma College-OSU Gateway; the Oklahoma Department of Career and Technology Education; and a Top 100 school district.

### SITE DETAILS

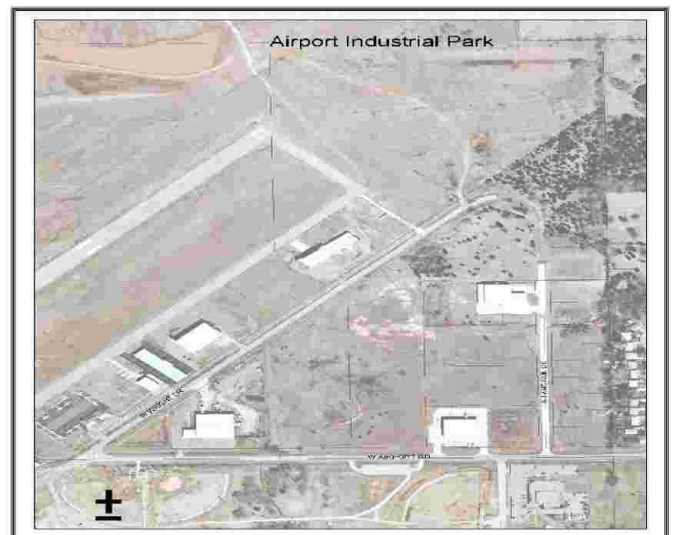
|  |  |
|--|--|
| <b>Total Developable Acres</b>         | 27.95  |
| <b># of Parcels</b>                    | 6  |
| <b># of Structures</b>                 | 5  |
| <b># of Access Points</b>              | 1  |
| <b># of Roads</b>                      | 1  |
| <b>Traffic Light Access</b>            | No   |
| <b>Min Topographic Elevation</b>       | 957.00   |
| <b>Max Topographic Elevation</b>       | 970.00   |
| <b>Percentage Slope</b>                | 3.00   |
| <b>Site Terrain</b>                    | Flat   |
| <b>Mineral Rights Ownership</b>        | Yes  |
| <b>Ownership Type</b>                  | Stillwater Industrial Foundation   |
| <b>Ingress rating(Congestion)</b>      | Excellent  |
| <b>Ingress rating(Safety)</b>          | Excellent  |
| <b>Free of wetlands etc.</b>           | Yes  |
| <b>Structure Details</b>               | Buildings ranging from 5,000 sq. ft. to 20,00 sq ft. Metal structures used as industrial buildings |
| <b>Environmental Studies</b>           | Phase 1 Environmental Study  |
| <b>Water Table/Seasonal Variations</b> | N/A  |
| <b>Subsurface/Load bearing Details</b> | Site may need compaction   |
| <b>Water Bodies/Creeks Details</b>     | There are no bodies of water, creeks, caves, natural springs, sink holes, wetlands on the site.    |
| <b>Easement and Right of Way</b>       | Road has been built into the industrial park and has been dedicated to the City of Stillwater.     |
| <b>Current Zoning Ordinance(s)</b>     | Site is zoned Light Industrial through the City Zoning Ordinance                                   |
| <b>Current Surrounding Land Use</b>    | The area surrounding the site is zoned "Public" under City Zoning Ordinance                        |

### CHRONOLOGY HISTORY

|                    |   |
|--------------------|---|
| <b>Land Uses</b>   | Agricultural  |
| <b>Start Date</b>  | N/A   |
| <b>End Date</b>    | N/A   |
| <b>Description</b> | Vacant land until purchased by Stillwater Industrial Foundation in 1995 and sold to CHR, LLC in 2007. |

### WORK FORCE AND EDUCATION

|  |  |
|--|--|
| <b>Population within 75 miles</b>        | 700,000  |
| <b>WorkForce within 75 miles</b>         | 112,300  |
| <b>Colleges/Univs within 75 miles</b>    | 1  |
| <b>Community colleges within 1 miles</b> | 1  |
| <b>2006 New Jobs</b>                     | 0  |
| <b>2005 New Jobs</b>                     | 2,026  |
| <b>2004 New Jobs</b>                     | 0  |
| <b>Work Force Growth '04-06'</b>         | 0%   |
| <b>Closest MSA</b>                       | Stillwater   |
| <b>ACCRA Composite Index</b>             | 90.9   |
| <b>Current Estimated Population</b>      | 45,690   |
| <b>2000 Population</b>                   | 39,965   |
| <b>1990 Population</b>                   | 36,676   |
| <b>Population Change '90-Current'</b>    | 12.71%   |
| <b>Average Income per capita</b>         | \$22,000.00  |
| <b>Median Income per capita</b>          | \$23,920.00  |
| <b>Training / Expansion Programs</b>     | Training for Industry Program. Resources available through Oklahoma Dept of Commerce.  |
| <b>Vocational / Technical Support</b>    | Meridian Technology Business Development Center, incubator for new and expanding industry. OSU New Product Development Center, aids business to market their new products. OSU Food and Agriculture Research Center, helps business market food and ag products. |



## UTILITIES

|                                    |  |
|------------------------------------|--|
| <b>Name of Electric provider</b>   | Stillwater Power                                       |
| <b>Name of Gas provider</b>        | Oklahoma Natural Gas                                   |
| <b>Name of Telephone provider</b>  | Southwestern Bell /<br>Chickasaw<br>Telecommunications |
| <b>Name of Water provider</b>      | City of Stillwater                                     |
| <b>Name of Solid Waste handler</b> | City of Stillwater                                     |
| <b>Electricity Available</b>       | Yes  |
| <b>Electricity Lines(kv)</b>       | 7.20, 12.47  |
| <b>Miles to Substation</b>         | Less than three  |
| <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>    | \$10.00  |
| <b>MCF per month</b>               | 4,000  |
| <b>Total Gas cost per month</b>    | \$40,000.00  |
| <b>Municipal Water Available</b>   | Yes  |
| <b>Miles to Water Line</b>         | 0.00   |
| <b>Water System Capacity</b>       | 18,000,000.00  |
| <b>Average Water Utilization</b>   | 8,170,000.00   |
| <b>Peak Water Utilization</b>      | 15,900,000.00  |
| <b>Excess Water Capacity</b>       | 2,090,000.00   |
| <b>Water Cost per Gallon</b>       | \$0.00   |
| <b>Water Usage(gallons/day)</b>    | 150,000  |
| <b>Total Water cost per month</b>  | \$285.00   |

|                                    |  |
|------------------------------------|--|
| <b>Sewer System Capacity</b>       | 10,000,000.00  |
| <b>Average Sewer Utilization</b>   | 5,500,000.00   |
| <b>Peak Sewer Utilization</b>      | 15,900,000.00  |
| <b>Excess Sewer Capacity</b>       | 2,090,000.00   |
| <b>Sewer Cost per Gallon</b>       | \$0.00   |
| <b>Sewer Usage(gallons/day)</b>    | 150,000  |
| <b>Total Sewer cost per month</b>  | \$263.00   |
| <b>Name of Telecom Provider</b>    | Various  |
| <b>Type of Telecom Service</b>     | N/A  |
| <b>Type of Telecom Line</b>        | Aerial fiber and burried copper                        |
| <b>Fiber Optic Access</b>          | Yes  |
| <b>Internet Services Available</b> | Yes  |
| <b># of Internet providers</b>     | 1  |
| <b>Gas Line Description</b>        | 2"   |
| <b>Electric Piping Details</b>     | Dual power feed is located less than one mile away     |
| <b>Water Line Description</b>      | Six inch water line available to site                  |
| <b>Water Piping Details</b>        | none   |
| <b>Sewer Line Description</b>      | Eight inch sewer line. No issue will impact a project. |
| <b>Sewer Piping Details</b>        | No upgrades are planned for the system                 |

## INDUSTRY EXPANSION

|             |                    |                         |
|-------------|--------------------|-------------------------|
| <b>2006</b> | <b>Firm Name</b>   | Mercury MerCruisert     |
|             | <b>Total Jobs</b>  | 100                     |
|             | <b>Description</b> | Expansion               |
| <b>2006</b> | <b>Firm Name</b>   | Kicker Speakers         |
|             | <b>Total Jobs</b>  | 25                      |
|             | <b>Description</b> | Expansion               |
| <b>2006</b> | <b>Firm Name</b>   | Lawrence Screw Products |
|             | <b>Total Jobs</b>  | 14                      |
|             | <b>Description</b> | New                     |

## TRANSPORTATION

|                              |   |
|------------------------------|---|
| <b>Regional Airport</b>      | Stillwater Regional   |
| <b># of Carriers</b>         | N/A   |
| <b>Miles to Airport</b>      | 1.00  |
| <b>Minutes to Airport</b>    | 1.00  |
| <b>Airline List</b>          | Currently the airport does not have an airline serving the airport but the runway is capable of handling all types of aircraft. |
| <b>Air Freight Services</b>  | No  |
| <b>Miles to Nearest Rail</b> | 1.00  |
| <b>Rail Type</b>             | Shortline Rail  |
| <b>Rail Provider</b>         | BNSF  |
| <b>Miles to Hwy</b>          | 1.00  |
| <b>Route to Hwy</b>          | North 1 mile on State Road 177 to interchange with Cimmaron Turnpike surrounding land use is agrucultural.                      |

### Oklahoma Department of Commerce Contact

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