

# SITE PROFILE

## ARDMORE INDUSTRIAL AIRPARK

Rt 1, Box 5, Airpark Branch  
Ardmore, OK 73402 Carter County

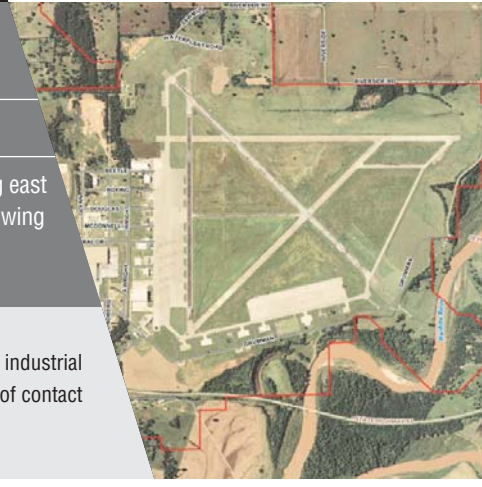
**Site Price:** \$1,500,000

**Avg Site Price/Acre:** \$2,500.00

**Configuration and Pricing Details:** Contiguous acreage bound on the south by state highway 53, continuing east to Washita River. Goes north on sawmill road one mile back west to Redwing Road, then south to starting point at highway 53

**Surrounding Land Uses:** Agriculture

Ardmore is located on I-35, halfway between Dallas and Oklahoma City. The Ardmore Development Authority (ADA) owns four industrial parks totaling 3,000 acres and over 40 buildings totaling over 3 million square feet under lease. The ADA offers a single point of contact for information, proposals, planning and site assistance.



### SITE DETAILS

<b>Total Developable Acres</b>	490
<b># of Parcels</b>	4
<b># of Structures</b>	21
<b># of Access Points</b>	3
<b># of Roads</b>	3
<b>Traffic Light Access</b>	No
<b>Min Topographic Elevation</b>	680
<b>Max Topographic Elevation</b>	797
<b>Percentage Slope</b>	15%
<b>Site Terrain</b>	Flat
<b>Mineral Rights Ownership</b>	Yes
<b>Ownership Type</b>	Oil and Gas
<b>Ingress rating(Congestion)</b>	Excellent
<b>Ingress rating(Safety)</b>	Excellent
<b>Free of wetlands etc.</b>	Yes
<b>Structure Details</b>	Surrounding structures: Higgins Aircraft Interiors, 26,000 square foot Hangar Pad, Office Building, Airpark Fire Security, Midwest Towers, Inc., Carbonyx, Chickasaw Telephone Company, Task Research, King Aerospace Paint Hangar, Work Release Center
<b>Environmental Studies</b>	Phase 1, November 2005, Phase 1, 7-30-97, Phase 1, 1-5-99, Phase 1, 12-17-02, Phase 2, 8-12-96, Subsurface exploration, 2-17-00, Geotechnical engineering evaluation and report of subsurface exploration, 9-14-05 and February 2008.
<b>Water Table/Seasonal Variations</b>	30 feet
<b>Subsurface/Load bearing Details</b>	
<b>Water Bodies/Creeks Details</b>	The Washita River passes on the East and Southeast perimeter of the Ardmore Industrial Airpark. Big Branch Creek passes through the Southwest portion of the industrial park. All tributaries or storm water drainage ditches from the industrial park flow in Big Branch Creek at the South exit of the industrial park. Big Branch Creek enters the Washita River South of the industrial park about two miles. The Washita River flows into Lake Texhoma.
<b>Easement and Right of Way</b>	No easements for bodies of water
<b>Current Zoning Ordinance(s)</b>	Current Zoning is under the City of Ardmore
<b>Current Surrounding Land Use</b>	Agricultural under City of Ardmore

### WORK FORCE AND EDUCATION

<b>Population within 50 miles</b>	128,000
<b>WorkForce within 50 miles</b>	39,563
<b>Colleges/Univs within 75 miles</b>	6
<b>Community colleges within 7 miles</b>	7
<b>2007 New Jobs</b>	50
<b>2006 New Jobs</b>	102
<b>2005 New Jobs</b>	52
<b>Work Force Growth '02-04'</b>	2%
<b>Closest MSA</b>	Ardmore
<b>ACCRA Composite Index</b>	86.6
<b>Current Estimated Population</b>	47,583
<b>2000 Population</b>	45,621
<b>1990 Population</b>	42,919
<b>Population Change '90-Current'</b>	9.70 %
<b>Average Income per capita</b>	
<b>Median Income per capita</b>	\$34,975
<b>Training / Expansion Programs</b>	Training for Industry Program (TIP) provides funds and training to train new employees for a new or expanding industry.
<b>Vocational / Technical Support</b>	Customized training from CareerTech is available to all Oklahoma industries.

### TRANSPORTATION

<b>Regional Airport</b>	Ardmore Regional Industrial Airpark
<b># of Carriers</b>	0
<b>Miles to Airport</b>	0
<b>Minutes to Airport</b>	0
<b>Airline List</b>	N/A
<b>Air Freight Services</b>	No
<b>Miles to Nearest Rail</b>	
<b>Rail Type</b>	
<b>Rail Provider</b>	
<b>Miles to Hwy</b>	
<b>Route to Hwy</b>	Take Highway 53 (Super wide two lane) 9 miles to Interstate 35.

## UTILITIES

<b>Name of Electric provider</b>	OG&E	<b>Sewer System Capacity</b>	625,000
<b>Name of Gas provider</b>	ONG, NGPL	<b>Average Sewer Utilization</b>	85,000
<b>Name of Telephone provider</b>	Chickasaw Telephone Co.	<b>Peak Sewer Utilization</b>	250,000
<b>Name of Water provider</b>	City of Ardmore	<b>Excess Sewer Capacity</b>	250,000
<b>Name of Solid Waste handler</b>	N/A	<b>Sewer Cost per Gallon</b>	\$0.05
<b>Electricity Available</b>	Yes	<b>Sewer Usage(gallons/day)</b>	700,000
<b>Electricity Lines(kv)</b>	12,50,138	<b>Total Sewer cost per month</b>	\$33,460
<b>Miles to Substation</b>	Less than one mile	<b>Name of Telecom Provider</b>	Chickasaw Telephone Co.
<b>Dual Feed Possible</b>	Yes	<b>Type of Telecom Service</b>	Direct buried
<b>Natural Gas Available</b>	Yes	<b>Type of Telecom Line</b>	Fiber
<b>Miles to Gas Line</b>	0	<b>Fibre Optic Access</b>	
<b>Average Gas rate per mcf</b>	\$0.45	<b>Internet Services Available</b>	Yes
<b>MCF per month</b>	250,000	<b># of Internet providers</b>	1
<b>Total Gas cost per month</b>	\$32,500	<b>Gas Line Description</b>	Ardmore Airpark
<b>Municipal Water Available</b>	Yes	<b>Electric Piping Details</b>	gas present at site
<b>Miles to Water Line</b>	0.25	<b>Water Line Description</b>	Attached-pressures 50 psi- 60 psi, 10" is largest line in Airpark other than raw water line.
<b>Water System Capacity</b>	250,000	<b>Water Piping Details</b>	Purchasing water from S.O.W.C. will have ability to purchase up to 250,000 gallons per day.
<b>Average Water Utilization</b>	65,000	<b>Sewer Line Description</b>	Currently no water line upgrades planned. Pressures will range from 50psi to 60psi.
<b>Peak Water Utilization</b>	100,000	<b>Sewer Piping Details</b>	Currently upgrading water system up to 250,000 gallons/day and waste water system to 255,000 gpd. Completion- Water - within the next 60 days, waste water - within the next year to year and a half.
<b>Excess Water Capacity</b>	125,000		
<b>Water Cost per Gallon</b>	\$0.02		
<b>Water Usage(gallons/day)</b>	1,000,000		
<b>Total Water cost per month</b>	\$16,519		
<b>Municipal Sewer Available</b>	Yes		
<b>Miles to Sewer Line</b>	0.50		

## CHRONOLOGY HISTORY

Land use	Description
<b>Start Date</b>	Prior to 1942, the land was used for agriculture. The land was a military base from 1942-1945 and 1953-1958. The City of Ardmore operated the site from 1945-1953 and 1958-1984.
<b>End Date</b>	

## INDUSTRY EXPANSION

<b>2007</b>	Beetle Plastics	<b>2006</b>	OnLine Packaging
<b>Total Jobs</b>	20	<b>Total Jobs</b>	17
<b>Description</b>	Expansion	<b>Description</b>	New
	Southwest Silicon		IMTEC Imaging
<b>Total Jobs</b>	30	<b>Total Jobs</b>	12
<b>Description</b>	Expansion	<b>Description</b>	New
	IMTEC Corporation	<b>2005</b>	Dollar General Corp.
<b>Total Jobs</b>	30	<b>Total Jobs</b>	40
<b>Description</b>	Expansion	<b>Description</b>	Expansion
<b>2006</b>	Amethyst Research, Inc.	<b>2004</b>	Dot Foods, Inc.
<b>Total Jobs</b>	5	<b>Total Jobs</b>	60
<b>Description</b>	New	<b>Description</b>	New

### Oklahoma Department of Commerce Contact

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