

# SITE PROFILE



## Bristow Prime

Light Industrial Park, Business Services Park      23981 S. 369th W. Ave.      Bristow, OK      74010 Creek County

Site Price: \$400,000      Avg Site Price/Acre: \$10,000

Configuration and Pricing: 1320' x 1320', square  
 Surrounding Land Uses: Agricultural, Single Residence

Located on historic Route 66 in Oklahoma's Green Country region, Bristow has been a center of Creek County business activity for more than 100 years while retaining the advantages of its rural lifestyle. Known as a tight-knit community of individuals with strong work ethics, although a small community, over one million workers live within 75 miles. Bristow possesses many quality of life features important to residents including highly rated public schools, public library; a Perry Maxwell designed golf course, lake and other

amenities. In addition, Tulsa is located less than 40 miles away. Many people believe that Bristow offers a great combination of rural and metro life. Besides Route 66, Bristow is also located on I-44, has rail service and the only airport in Creek County. The certified site is 40 acres of undeveloped land located in an area occupied by industrial business. The property is flat with good road access.

### SITE DETAILS

Total Developable Acres	40
# of Parcels	1
# of Structures	3
# of Access Points	1
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	770
Max Topographic Elevation	800
Percentage Slope	3.75%
Site Terrain	Gently Sloping/Gently Rolling
Mineral Rights Ownership	Yes
Ownership Type	Not indicated
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Two story fame house, two sheds
Environmental Studies	Phase 1, environmental study
Water Table/Seasonal Variations	100 ft.
Subsurface/Load bearing Details	
Water Bodies/Creeks Details	Small livestock pond roughly in center of parcel; small wet weather stream along east side
Easement and Right of Way	N/A
Current Zoning Ordinance(s)	Agricultural - Creek County
Current Surrounding Land Use	Heavy Industrial Light Industrial and Agricultural, Creek County

### WORK FORCE AND EDUCATION

Population within 75 miles	2, 397,474
WorkForce within 75 miles	1,064.291
Colleges/Univs within 75 miles	12
Community colleges within 10 miles	4
2007 New Jobs	175
2006 New Jobs	30
2005 New Jobs	30
Work Force Growth 'Previous 3 years'	13%
Closest MSA	Tulsa
ACCRA Composite Index	93.7
Current Estimated Population	69,073
2000 Population	67,367
1990 Population	60,915
Population Change '90-Current'	13.40%
Average Income per capita	\$16,630
Median Income per capita	\$29,362
Training / Expansion Programs	Central Technology Center provides these and other customized industry training either on site or at the Drumright campus, 21 miles from Bristow.
Vocational / Technical Support	Central Technology Center provides these and other customized industry training.

### CHRONOLOGY HISTORY

Land Uses	Agricultural
Start Date	
End Date	
Description	Single Residence

## UTILITIES

<b>Name of Water provider</b>	Bristow Municipal Authority
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0
<b>Water System Capacity</b>	830,000
<b>Average Water Utilization</b>	330,000
<b>Peak Water Utilization</b>	
<b>Excess Water Capacity</b>	500,000
<b>Water Cost per Gallon</b>	
<b>Water Usage (gallons/day)</b>	150,000
<b>Total Water cost per month</b>	
<b>Water Line Description</b>	None
<b>Water Piping Details</b>	
<b>Name of Telecom Provider</b>	AT&T
<b>Type of Telecom Service</b>	Buried
<b>Type of Telecom Line</b>	Copper twisted pair
<b>Fibre Optic Access</b>	No
<b>Name of Telephone Provider</b>	AT&T
<b>Internet Service Available</b>	Yes
<b># of Internet providers</b>	3

<b>Name of Solid Waste handler</b>	IESI Company
<b>Municipal Sewer Available</b>	No
<b>Miles to Sewer Line</b>	0.25
<b>Sewer System Capacity</b>	3,120,000
<b>Average Sewer Utilization</b>	1,000,000
<b>Peak Sewer Utilization</b>	
<b>Excess Sewer Capacity</b>	2,120,000
<b>Sewer Cost per Gallon</b>	
<b>Sewer Usage (gallons/day)</b>	150,000
<b>Total Swer cost per month</b>	
<b>Sewer Line Description</b>	Sewer rehab going on at present.
<b>Sewer Piping Details</b>	Written verification from City of Bristow stating they can provide at least the minimum of 150,000 gallons of sewer per day to the site.
<b>Name of Gas provider</b>	ONG
<b>Natural Gas Available</b>	Yes
<b>Miles to Gas Line</b>	0
<b>Average Gas rate per mcf</b>	
<b>MCF per month</b>	4,000
<b>Total Gas cost per month</b>	
<b>Gas Line Description</b>	Three lines - 8"6"4", high pressure lines 125-200 psi, no bottlenecks.
<b>Name of Electric provider</b>	OG&E
<b>Electricity Available</b>	Yes
<b>Miles to Substation</b>	Less than three miles
<b>Electricity Lines(kv)</b>	138
<b>Duel Feed</b>	Yes
<b>Electric Piping Details</b>	Underground can be run from two separate overhead sources making transformers on a "loop" system for 12.5kV portion

## INDUSTRY EXPANSION

2006	<b>Firm Name</b>	First Wave Aviation
	<b>Total Jobs</b>	140
	<b>Description</b>	Manufacture and overhaul composite parts, bonded parts and interior parts for commercial aircraft.
2007	<b>Firm Name</b>	J.W. Measurement
	<b>Total Jobs</b>	95
	<b>Description</b>	Measurement devices.

## TRANSPORTATION

<b>Regional Airport</b>	Tulsa International Airport
<b># of Carriers</b>	11
<b>Miles to Airport</b>	43
<b>Minutes to Airport</b>	45
<b>Airline List</b>	American, Continental, Delta, Northwest, Southwest, United, Allegiant
<b>Air Freight Services</b>	Yes
<b>Miles to Nearest Rail</b>	
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	
<b>Miles to Hwy</b>	2
<b>Route to Hwy</b>	5 traffic lights, two way streets, little congestion, through industrial and business district. easy access ramps to I-44 two miles away from site.

### Oklahoma Department of Commerce Contact

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