

SITE PROFILE

CIMARRON INDUSTRIAL PARK HEAVY INDUSTRIAL PARK

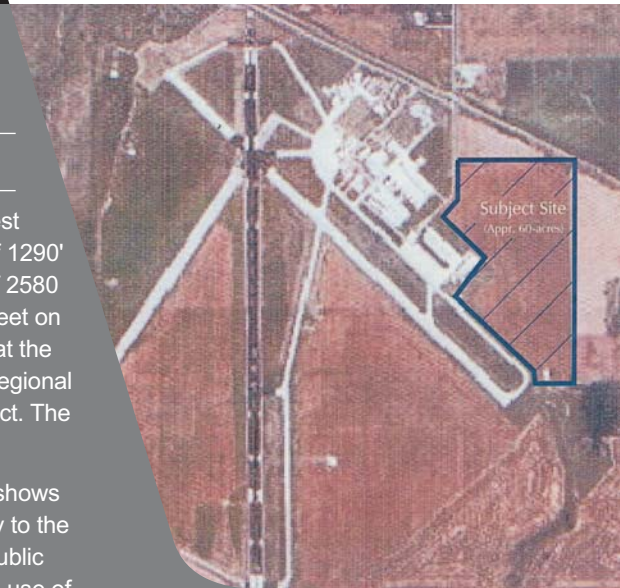
1026 S. 66th Street Enid, OK 73701 Garfield County

Site Price: \$335,000.00

Avg Site Price/Acre: \$5,000.00

Configuration and Pricing Details: The tract is approximately 67 acres with a east-west detention of 1200' and a length of the west line of 1290' north and south, and the length of the east line of 2580 north and south. The tract is bounded by 66th street on the west side, with access to the BNSF rail road at the northeast corner, and access to Enid woodring Regional Airport taxiway along the southwest line of the tract. The parcel is one tract, but can be divided as needed

Surrounding Land Uses: The Enid Metropolitan Area Comprehensive Plan shows the land use of the site as Industrial. The property to the north is Industrial, and to the west and south is Public Institutions, and to the east is Agriculture. Accrual use of the lands are as shown, with the Public Institution use being municipal airport.



Rezoning option available for a I-3

1. Excellent highway access approximately 1 mile from US 412 (4 lane).
2. Local incentives and training assistance available.
3. January 2006-Enid was recognized on ABC's Good Morning America as one of the "Top Five Up And Coming Areas" in the United States.

SITE DETAILS

Total Developable Acres	67.00
# of Parcels	
# of Structures	0
# of Access Points	1
# of Roads	1
Traffic Light Access	No
Min Topographic Elevation	1156.00
Max Topographic Elevation	1164.00
Percentage Slope	0.30 %
Site Terrain	Flat
Mineral Rights Ownership	Yes
Ownership Type	na
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	na
Environmental Studies	Phase 1 Environmental Study completed in Dec. '05
Water Table/Seasonal Variations	na
Subsurface/Load bearing Details	na
Water Bodies/Creeks Details	None
Easement and Right of Way	na
Current Zoning Ordinance(s)	I-2 Industrial district
Current Surrounding Land Use	The current land use and zoning at the Site is I-2 to the north and Agriculture to the east and south and Public Institutional to the west.

WORK FORCE AND EDUCATION

Population within 75 miles	102,509
WorkForce within 75 miles	50,940
Colleges/Univs within 75 miles	2
Community colleges within 7 miles	2
2004 Jobs	350
2003 Jobs	150
2002 Jobs	500
Work Force Growth '02-04'	3.61 %
Closest MSA	Enid
ACCRA Composite Index	91
Current Estimated Population	58,400
2000 Population	57,813
1990 Population	56,735
Population Change '90-Current'	2.90 %
Average Income per capita	\$28,221.00
Median Income per capita	\$22,221.00
Training / Expansion Programs	Training for Industry Program (TIP) funds are utilized to train employees for companies creating new jobs that meet certain standards. Training is coordinated through Career Technology Training Centers. Existing Industry Initiative Funds are utilized to provide customized job training for companies that must retool or retrain to remain competitive and retain jobs. Training is coordinated through career technology training centers.
Vocational / Technical Support	Local career and technology training centers provide customized training for area businesses.

UTILITIES

WATER INFRASTRUCTURE	
Water Provider	City of Enid
Municipal Water Available	Yes
Miles to Water Line	0.00
Water System Capacity	1,468.00
Average Utilization	144,000.00
Peak Water Utilization	360,000.00
Excess Water Capacity	1,969,920.00
Water Cost per Gallon	\$0.00
Water Usage (gallons/day)	500,000
Total Water Cost per Month	\$17,711.82
Water Line Description	The park is serviced by 12" water

lines on two sides. No water supply or pressure problems are identified for the Industrial Park area. The improvements listed above are for general operation and replacements in the water system.

Water Piping Details	Approximately 6 water wells are replace each year at a cost of \$810,000, funded by the EMA 1982 Water Development Fund with a \$5,000,000 balance. A 1.5 mile 12" line extension in Purdue Street from Cleveland Street to US HWY 81 is scheduled for placement.
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SEWER INFRASTRUCTURE	
Name of Solid Waste Handler	City of Enid
Municipal Sewer Available	Yes
Miles to Sewer Line	0.00
Sewer System Capacity	170,000.00
Average Sewer Utilization	5,000.00
Peak Sewer Utilization	12,500.00
Excess Sewer Capacity	157,500.00
Sewer Cost per Gallon	\$0.00
Sewer Usage (Gallons/Day)	400,000
Total Sewer Cost per Month	\$30,130.00
Sewer Line Description	8" sewer line, small lift station
Sewer Piping Details	Lift station rehab, S-0603 A, May 2006, sanitary swere, Capital Improvement Fund (SSCIF)

NATURAL GAS INFRASTRUCTURE	
Name of Gas Provider	ONG
Natural Gas Available	Yes
Average Gas Rate per MCF	0
MCF per Month	
Total Gas Cost per Month	90,000
Gas Line Description	4" high pressure (300#) line pipe

ELECTRIC INFRASTRUCTURE	
Name of Electric Provider	OG&E
Electricity Available	Yes
Electricity Lines(kv)	12.47 ,69.00
Miles to Substation	Less than three miles
Dual Feed Possible	Yes
Electric Piping Details	OG&E officials have indicated that dual-feed service can be provided.

TELECOMM INFRASTRUCTURE	
Name of Telecomm Provider	AT&T
Type of Telecomm Service	Direct Buried
Type of Telecomm Line	Fiber and Copper
Fibre Optic Access	Yes
Name of Telephone Provider	AT&T
Internet Services Available	Yes
# of Internet Providers	3

TRANSPORTATION

Regional Airport	Enid Woodring Municipal Airport
Miles to Airport	0
Minutes to Airport	0
Air Freight Services	No
# of Carriers	1
Airline List	Great Lakes Airlines
Rail Type	Mainline Rail
Rail Provider	BNSF
Miles to Nearest Rail	1.00
Miles to Hwy	1.00
Route to Hwy	Go south on 54th 1 1/2 miles, turn east on HWY 412 (4 lane), travel 24 miles on 412 to I-35 exit

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