

# SITE PROFILE

## GARFIELD COUNTY INDUSTRIAL PARK

HEAVY INDUSTRIAL PARK , LIGHT INDUSTRIAL PARK

54th and Willow Enid, OK 73701 Garfield County

Site Price: \$486,650.00

Avg Site Price/Acre: \$5,000.00

**Configuration and Pricing Details:** The Industrial Park is a quarter section less a 495' by 880' tract at the northwest corner. A road will run west from the east property line at 54th Street at the center of the quarter section. Approximately 97 acres are available for development with 70 acres in the south half and approximately 25 acres at the northeast corner of the quarter section. The remaining approximate 45 is in use or under development.

**Surrounding Land Uses:** Designated land use to the north and east is agriculture and industrial to the south and west. Current use of the land is agriculture on the west, north and east sides, with industrial use to the northwest, southeast and south.



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

<b>Total Developable Acres</b>	97.33
<b># of Parcels</b>	
<b># of Structures</b>	
<b># of Access Points</b>	1
<b># of Roads</b>	2
<b>Traffic Light Access</b>	No
<b>Min Topographic Elevation</b>	1198.00
<b>Max Topographic Elevation</b>	1224.80
<b>Percentage Slope</b>	2.00 %
<b>Site Terrain</b>	Gently Sloping / Gently Rolling
<b>Mineral Rights Ownership</b>	No
<b>Ownership Type</b>	na
<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 Environmental study completed Dec. '05.
<b>Water Table/Seasonal Variations</b>	na
<b>Subsurface/Load bearing Details</b>	na
<b>Water Bodies/Creeks Details</b>	None
<b>Easement and Right of Way</b>	na
<b>Current Zoning Ordinance(s)</b>	I-2 Industrial District, proposed I-3 Heavy Industrial
<b>Current Surrounding Land Use</b>	The surrounding land use and zoning is agriculture on the west, north and east sides, with industrial use to the northwest, southwest, and south.

### WORK FORCE AND EDUCATION

<b>Population within 75 miles</b>	102,509
<b>WorkForce within 75 miles</b>	50,940
<b>Colleges/Univs within 75 miles</b>	2
<b>Community colleges within 7 miles</b>	2
<b>2004 Jobs</b>	350
<b>2003 Jobs</b>	150
<b>2002 Jobs</b>	500
<b>Work Force Growth '02-04'</b>	3.61 %
<b>Closest MSA</b>	Enid
<b>ACCRA Composite Index</b>	91
<b>Current Estimated Population</b>	58,400
<b>2000 Population</b>	57,813
<b>1990 Population</b>	56,735
<b>Population Change '90-Current'</b>	2.90 %
<b>Average Income per capita</b>	\$28,221.00
<b>Median Income per capita</b>	\$22,221.00
<b>Training / Expansion Programs</b>	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.
<b>Vocational / Technical Support</b>	Local career and technology training centers provide customized training for area businesses.

## UTILITIES

WATER INFRASTRUCTURE	
<b>Water Provider</b>	City of Enid
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0.00
<b>Water System Capacity</b>	1,584,000.00
<b>Average Utilization</b>	144,000.00
<b>Peak Water Utilization</b>	360,000.00
<b>Excess Water Capacity</b>	1,440,000.00
<b>Water Cost per Gallon</b>	\$0.00
<b>Water Usage (gallons/day)</b>	500,000
<b>Total Water Cost per Month</b>	\$17,711.82
<b>Water Line Description</b>	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.
<b>Water Piping Details</b>	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.

SEWER INFRASTRUCTURE	
<b>Name of Solid Waste Handler</b>	City of Enid
<b>Municipal Sewer Available</b>	Yes
<b>Miles to Sewer Line</b>	0.00
<b>Sewer System Capacity</b>	864,000.00
<b>Average Sewer Utilization</b>	144,000.00
<b>Peak Sewer Utilization</b>	792,000.00
<b>Excess Sewer Capacity</b>	720,000.00
<b>Sewer Cost per Gallon</b>	0.00
<b>Sewer Usage (Gallons/Day)</b>	400,000
<b>Total Sewer Cost per Month</b>	\$30,130.00
<b>Sewer Line Description</b>	The site drains to a pump station at 54th street and Market street. The current capacity of the lift station and force main is 600 gpm. A project is in design to upgrade the system to a capacity of 1000 gpm in 2006 funded by the Sanitary Sewer Capital Improvement Fund (SSCIF).
<b>Sewer Piping Details</b>	na

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

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

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

## TRANSPORTATION

<b>Regional Airport</b>	Enid Woodring Municipal Airport
<b>Miles to Airport</b>	0
<b>Minutes to Airport</b>	0
<b>Air Freight Services</b>	No
<b># of Carriers</b>	1
<b>Airline List</b>	Great Lakes Airlines
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	BNSF
<b>Miles to Nearest Rail</b>	2.00
<b>Miles to Hwy</b>	1.00
<b>Route to Hwy</b>	Go North on 66th 1 mile, turn East on HWY 412 (4 lane), travel 23 miles on 412 to I-35 exit

### Oklahoma Department of Commerce Contact

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