

# SITE PROFILE



## HOBART INDUSTRIAL PARK RURAL BUSINESS/COMMERCE PARK

1100 S. 183 Hobart, OK 73661  
Hobart County

**Site Price:** **Avg Site Price/Acre:** Price depends on the number of jobs created.

**Configuration and Pricing Details:** Price depends on the number of jobs created.  
**Surrounding Land Uses:** Farmland

- Center of Southwest Oklahoma
- Foreign Trade Zone
- 35 Miles to I-40
- Close to Fort Sill and Altus Air Force Base
- Located on HWY 183



### SITE DETAILS

<b>Total Developable Acres</b>	156.00
<b># of Parcels</b>	14
<b># of Structures</b>	0
<b># of Access Points</b>	3
<b># of Roads</b>	3
<b>Traffic Light Access</b>	No
<b>Min Topographic Elevation</b>	1530.00
<b>Max Topographic Elevation</b>	1550.00
<b>Percentage Slope</b>	3.00 %
<b>Site Terrain</b>	Gently Sloping / Gently Rolling
<b>Mineral Rights Ownership</b>	Yes
<b>Ownership Type</b>	City of Hobart - 1/2 mineral rights
<b>Ingress rating(Congestion)</b>	Excellent
<b>Ingress rating(Safety)</b>	Excellent
<b>Free of wetlands etc.</b>	Yes
<b>Structure Details</b>	N/A
<b>Environmental Studies</b>	Phase 1 Environmental, Fish and Wildlife, Historical Society, and Archaeological Survey
<b>Water Table/Seasonal Variations</b>	100 feet
<b>Subsurface/Load bearing Details</b>	N/A
<b>Water Bodies/Creeks Details</b>	None
<b>Easement and Right of Way</b>	PSO for Power Line; City of Hobart - services
<b>Current Zoning Ordinance(s)</b>	Heavy Industrial
<b>Current Surrounding Land Use</b>	Agriculture, Municipal and County

### WORK FORCE AND EDUCATION

<b>Population within 30 miles</b>	60,900
<b>WorkForce within 30 miles</b>	38,717
<b>Colleges/Univs within 75 miles</b>	2
<b>Community colleges within 3 miles</b>	1
<b>2004 Jobs</b>	49
<b>2003 Jobs</b>	0
<b>2002 Jobs</b>	0
<b>Work Force Growth '02-04'</b>	1.00 %
<b>Closest MSA</b>	Lawton
<b>ACCRA Composite Index</b>	88
<b>Current Estimated Population</b>	10,000
<b>2000 Population</b>	10,227
<b>1990 Population</b>	11,347
<b>Population Change '90-Current'</b>	22.00 %
<b>Average Income per capita</b>	\$17,286.00
<b>Median Income per capita</b>	\$15,536.00
<b>Training / Expansion Programs</b>	Training for Industry Programs
<b>Vocational / Technical Support</b>	Free training programs available to all businesses

### TRANSPORTATION

<b>Regional Airport</b>	Lawton Fort Sill Regional
<b># of Carriers</b>	1
<b>Miles to Airport</b>	65.00
<b>Minutes to Airport</b>	60.00
<b>Airline List</b>	American Eagle
<b>Air Freight Services</b>	No
<b>Miles to Nearest Rail</b>	0.50
<b>Rail Type</b>	Shortline Rail

<b>Rail Provider</b>	Farmrail
<b>Miles to Hwy</b>	20
<b>Route to Hwy</b>	Turn left out of the east side of the site and go north on Hwy 183, 29 miles to I-40 at the Clinton Exit, This area is surrounded by farmland and has very limited congestion with no stoplights at the intersection.

## UTILITIES

<b>Name of Electric provider</b>	AEP-PSO
<b>Name of Gas provider</b>	ONG
<b>Name of Telephone provider</b>	SBC/AT&T
<b>Name of Water provider</b>	City of Hobart
<b>Name of Solid Waste handler</b>	ESI
<b>Electricity Available</b>	Yes
<b>Electricity Lines(kv)</b>	13.20 ,13.80
<b>Miles to Substation</b>	Less than three miles
<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>	\$1.14
<b>MCF per month</b>	50,000
<b>Total Gas cost per month</b>	\$57,000.00
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0.00
<b>Water System Capacity</b>	2,000,000.00
<b>Average Water Utilization</b>	800,000.00
<b>Peak Water Utilization</b>	2,000,000.00
<b>Excess Water Capacity</b>	1,200,000.00
<b>Water Cost per Gallon</b>	\$0.12
<b>Water Usage(gallons/day)</b>	1,000
<b>Total Water cost per month</b>	\$120.00
<b>Municipal Sewer Available</b>	No
<b>Miles to Sewer Line</b>	0.50

<b>Sewer System Capacity</b>	1,200,000.00
<b>Average Sewer Utilization</b>	500,000.00
<b>Peak Sewer Utilization</b>	700,000.00
<b>Excess Sewer Capacity</b>	500,000.00
<b>Sewer Cost per Gallon</b>	\$0.02
<b>Sewer Usage(gallons/day)</b>	1,000
<b>Total Sewer cost per month</b>	\$16.00
<b>Name of Telecom Provider</b>	SBC/AT&T
<b>Type of Telecom Service</b>	Direct buried
<b>Type of Telecom Line</b>	Copper and Fiber
<b>Fiber Optic Access</b>	Yes
<b>Internet Services Available</b>	Yes
<b># of Internet providers</b>	2
<b>Gas Line Description</b>	Line runs along north side.
<b>Electric Piping Details</b>	The HO-15 Feed is the only feed now, but 1.5 miles of additional line could be constructed to provide a second distribution source at an estimated cost of \$90,000.
<b>Water Line Description</b>	Water on the north side of the park.
<b>Water Piping Details</b>	6" with 75 PSI
<b>Sewer Line Description</b>	Extend sewer line to south side of the Industrial Park
<b>Sewer Piping Details</b>	Extend sewer line to the site March 2006 Oklahoma Water Resources Board

## CHRONOLOGY HISTORY

<b>Land use</b>	Farmland
<b>Start Date</b>	
<b>End Date</b>	
<b>Description</b>	The land was previously prairie and/or farmland.

## INDUSTRY EXPANSION

<b>2004</b>	SKF
<b>Total Jobs</b>	29
<b>Description</b>	Expansion
	AAA Pharmacy
<b>Total Jobs</b>	14
<b>Description</b>	New
<b>2005</b>	Response Scientific
<b>Total Jobs</b>	5
<b>Description</b>	New

### Oklahoma Department of Commerce Contact

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