

SITE PROFILE

NEW HORIZONS INDUSTRIAL PARK SE Corner of Hwy 77 and 70
LIGHT INDUSTRIAL PARK Ardmore, OK 73401 Carter County

Site Price:\$658,000	Avg Site Price/Acre: \$10,000.00
Configuration and Pricing Details:	This acreage includes 34 acres that has a 450,000 sq. ft. building for sale.
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

Total Developable Acres	22
# of Parcels	
# of Structures	9
# of Access Points	2
# of Roads	3
Traffic Light Access	Yes
Min Topographic Elevation	805
Max Topographic Elevation	855
Percentage Slope	6%
Site Terrain	Gently Sloping / Gently Rolling
Mineral Rights Ownership	No
Ownership Type	
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Former Best Buy Distribution Center, Meadowbrook Meats Distribution Center, Rush Trucking Building, Dot Foods Distribution Center, Frito Lay Distribution Center, Oscar Systems, Southwest Motor Cycle Works, Southwest Sales, Lemco
Environmental Studies	Environmental Property assessment March 1999, Preliminary contamination assessment May 1992, Phase I April 1992, Phase II September 1992.
Water Table/Seasonal Variations	50 feet
Subsurface/Load bearing Details	
Water Bodies/Creeks Details	N/A
Easement and Right of Way	
Current Zoning Ordinance(s)	Light industrial under municipal government.
Current Surrounding Land Use	Agricultural under Municipal

WORK FORCE AND EDUCATION

Population within 75 miles	838,512
WorkForce within 75 miles	402,623
Colleges/Univs within 75 miles	6
Community colleges within 3 miles	7
2004 Jobs	50
2003 Jobs	102
2002 Jobs	52
Work Force Growth '02-04'	2%
Closest MSA	Ardmore
ACCRA Composite Index	86.6
Current Estimated Population	47,583
2000 Population	45,621
1990 Population	42,919
Population Change '90-Current'	9.70 %
Average Income per capita	
Median Income per capita	\$34,975
Training / Expansion Programs	Training for Industry (Tip) provides funds and training to train new employees for a new or expanding industry.
Vocational / Technical Support	Customized training from CareerTech is available to all Oklahoma industries.

TRANSPORTATION

Regional Airport	Ardmore Regional Industrial Airpark	Rail Provider	BNSF
# of Carriers	0	Miles to Hwy	
Miles to Airport	0	Route to Hwy	Take exit 29. turn east for 1/4 mile to Cypret Way. The congestion is low. The surrounding land use is agricultural.
Minutes to Airport	0		
Airline List	N/A		
Air Freight Services	No		
Miles to Nearest Rail	0.25		
Rail Type	Mainline Rail		

UTILITIES

Name of Electric provider	OG&E	Sewer System Capacity	5,900,000
Name of Gas provider	ONG and OGT	Average Sewer Utilization	3,000,000
Name of Telephone provider	AT&T	Peak Sewer Utilization	4,500,000
Name of Water provider	City of Ardmore	Excess Sewer Capacity	1,500,000
Name of Solid Waste handler	Clean Harbors	Sewer Cost per Gallon	\$0.05
Electricity Available	Yes	Sewer Usage(gallons/day)	150,000
Electricity Lines(kv)	12.50, 6.90	Total Sewer cost per month	\$7,170
Miles to Substation	Less than three miles	Name of Telecom Provider	AT&T
Dual Feed Possible	Yes	Type of Telecom Service	Direct buried and conduit
Natural Gas Available	Yes	Type of Telecom Line	Copper and Fiber
Miles to Gas Line	0	Fibre Optic Access	Yes
Average Gas rate per mcf	\$0.45	Internet Services Available	Yes
MCF per month	4,000	# of Internet providers	3
Total Gas cost per month		Gas Line Description	There is a small bottleneck to supply gas. Current (2" and 4" pipes) would be able to accommodate small to medium usage plants. System would be upgraded to accommodate large users.
Municipal Water Available	Yes	Electric Piping Details	.10 to 1.23 per mcf.
Miles to Water Line	0	Water Line Description	Pressures = approx. 95 psi; line extensions have not been identified as yet. Line extensions will be based off of future growth. Fire flows decreasing low pressure areas.
Water System Capacity	16,300,000	Water Piping Details	
Average Water Utilization	8,000,000	Sewer Line Description	12 inch sewer main, is the actual water line size.
Peak Water Utilization	14,500,000	Sewer Piping Details	Wastewater treatment plant currently has been upgraded. Moving from RBC treatment to SBR treatment design.
Excess Water Capacity	2,500,000		
Water Cost per Gallon	\$0.02		
Water Usage(gallons/day)	150,000		
Total Water cost per month	\$3,000		
Municipal Sewer Available	Yes		
Miles to Sewer Line	0.00		

CHRONOLOGY HISTORY

Land use	Agriculture
Start Date	
End Date	
Description	This land was used for agricultural purposes until 1984. This land has been used for industrial purposes since that time.

INDUSTRY EXPANSION

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

Oklahoma Department of Commerce Contact

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