

# SITE PROFILE

## NORMAN BUSINESS PARK

### LIGHT INDUSTRIAL PARK

Hwy 9 and Technology Place Norman, OK 73069 Cleveland County

**Site Price:** \$2,080,000.00 **Avg Site Price/Acre:** \$65,000.00

**Configuration and Pricing Details:** Rectangular property with gentle sloping, contiguous sites  
**Surrounding Land Uses:** Light industrial to north and east. Residential to west and rural residential to the south with 500 ft. buffer zone.

- Certified Southwestern Bell Fiber Park - All storm water detention - 100% usage of each site - 4 lane divided highway/access to interstate - Dual electric service providers -

Landscaped greenbelt area with jogging trail - Strict protective covenants - Located on Oklahoma's Technology Corridor

### SITE DETAILS

<b>Total Developable Acres</b>	18.5
<b># of Parcels</b>	3
<b># of Structures</b>	5
<b># of Access Points</b>	1
<b># of Roads</b>	1
<b>Traffic Light Access</b>	Yes
<b>Min Topographic Elevation</b>	1150.00
<b>Max Topographic Elevation</b>	1180.00
<b>Percentage Slope</b>	3.00 %
<b>Site Terrain</b>	Gently Sloping / Gently Rolling
<b>Mineral Rights Ownership</b>	No
<b>Ownership Type</b>	
<b>Ingress rating(Congestion)</b>	Excellent
<b>Ingress rating(Safety)</b>	Excellent
<b>Free of wetlands etc.</b>	Yes
<b>Structure Details</b>	Four buildings from 14,000 sq. ft. to 2,000 sq. ft. Tilt up masonry or masonry construction.
<b>Environmental Studies</b>	Phase I indicated oil well site. Phase II indicated no problem from well site.
<b>Water Table/Seasonal Variations</b>	25 feet
<b>Subsurface/Load bearing Details</b>	Subsurface evaluation found fairly high plasticity clays, medium to fairly high plasticity shale, and sandstone. The on-site soils were generally found to possess medium to very high (shale, sandstone) stiffness.
<b>Water Bodies/Creeks Details</b>	One small pond on lots 1 & 2, two detention ponds in greenbelt adjacent to site.
<b>Easement and Right of Way</b>	All owned by the Norman Economic Development Coalition or dedicated to the City of Norman.
<b>Current Zoning Ordinance(s)</b>	Light Industrial
<b>Current Surrounding Land Use</b>	Light Industrial

### WORK FORCE AND EDUCATION

<b>Population within 75 miles</b>	1,158,548
<b>WorkForce within 75 miles</b>	1,700,000
<b>Colleges/Univs within 25 miles</b>	1
<b>Community colleges within 3 miles</b>	4
<b>2004 Jobs</b>	400
<b>2003 Jobs</b>	300
<b>2002 Jobs</b>	300
<b>Work Force Growth '02-'04'</b>	2.00 %
<b>Closest MSA</b>	Oklahoma City
<b>ACCRA Composite Index</b>	89.4
<b>Current Estimated Population</b>	220,300
<b>2000 Population</b>	208,016
<b>1990 Population</b>	174,253
<b>Population Change '90-Current'</b>	26.00 %
<b>Average Income per capita</b>	\$23,089
<b>Median Income per capita</b>	
<b>Training / Expansion Programs</b>	Training for Industry Partnership
<b>Vocational / Technical Support</b>	Training for Industry Partnership

### TRANSPORTATION

<b>Regional Airport</b>	Will Rogers World Airport
<b># of Carriers</b>	19
<b>Miles to Airport</b>	20.00
<b>Minutes to Airport</b>	35.00
<b>Airline List</b>	Rogers - American, American Eagle, Bax Global, Champion Air, Continental, Delta, Delta Connection/ComAir, ASA, Evergreen Eagle, FedEx, Frontier, Southwest, United, UPS, and USPS. Max Westheimer Airport (Norman) - Airborne Express, America West, Express Jet and Integrated Airline Services.
<b>Air Freight Services</b>	Yes
<b>Miles to Nearest Rail</b>	0
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	BNSF
<b>Miles to Hwy</b>	5
<b>Route to Hwy</b>	Highway 9 west to I-35, 8 miles



## UTILITIES

<b>Name of Electric provider</b>	OG&E
<b>Name of Gas provider</b>	ONG
<b>Name of Telephone provider</b>	SBC/AT&T and Cox Communications
<b>Name of Water provider</b>	City of Norman
<b>Name of Solid Waste handler</b>	City of Norman
<b>Electricity Available</b>	Yes
<b>Electricity Lines(kv)</b>	12.50
<b>Miles to Substation</b>	Less than three miles
<b>Dual Feed Possible</b>	No
<b>Natural Gas Available</b>	Yes
<b>Miles to Gas Line</b>	
<b>Average Gas rate per mcf</b>	
<b>MCF per month</b>	
<b>Total Gas cost per month</b>	
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0.00
<b>Water System Capacity</b>	21,000,000.00
<b>Average Water Utilization</b>	10,250,000.00
<b>Peak Water Utilization</b>	16,000,000.00
<b>Excess Water Capacity</b>	5,000,000.00
<b>Water Cost per Gallon</b>	\$0.00
<b>Water Usage(gallons/day)</b>	150,000
<b>Total Water cost per month</b>	\$171.00
<b>Municipal Sewer Available</b>	Yes
<b>Miles to Sewer Line</b>	0.00

<b>Sewer System Capacity</b>	12,000,000.00
<b>Average Sewer Utilization</b>	10,000,000.00
<b>Peak Sewer Utilization</b>	18,000,000.00
<b>Excess Sewer Capacity</b>	2,000,000.00
<b>Sewer Cost per Gallon</b>	\$0.00
<b>Sewer Usage(gallons/day)</b>	150,000
<b>Total Sewer cost per month</b>	\$240.00
<b>Name of Telecom Provider</b>	SBC/AT&T and Cox Communications
<b>Type of Telecom Service</b>	buried
<b>Type of Telecom Line</b>	fiber
<b>Fibre Optic Access</b>	
<b>Internet Services Available</b>	Yes
<b># of Internet providers</b>	5
<b>Gas Line Description</b>	
<b>Electric Piping Details</b>	The service to this park will be capable of being fed from two different substations through separate circuits. Dual feed to a particular customer is not available.
<b>Water Line Description</b>	12" lines
<b>Water Piping Details</b>	City supply upgrades scheduled for 2008
<b>Sewer Line Description</b>	
<b>Sewer Piping Details</b>	Citywide waste water upgrade underway and fully funded

## CHRONOLOGY HISTORY

<b>Land use</b>	Light Industrial
<b>Start Date</b>	
<b>End Date</b>	
<b>Description</b>	Overall use was farmland until recent purchase by the Norman Economic Development Coalition. Previous owner was 3M who had purchased the site for future use by 3M.

## INDUSTRY EXPANSION

<b>2004</b>	Weathernews
<b>Total Jobs</b>	100
<b>Description</b>	New
<b>2005</b>	Albon
<b>Total Jobs</b>	200
<b>Description</b>	New
<b>Total Jobs</b>	50
<b>Description</b>	New
<b>Total Jobs</b>	150
<b>Description</b>	Expansion
<b>Total Jobs</b>	300
<b>Description</b>	Expansion
<b>2007</b>	Riskmetrics Group
<b>Total Jobs</b>	80
<b>Description</b>	

### Oklahoma Department of Commerce Contact

#### Jeremy Zeller

Office of Community Development  
900 North Stiles Ave.  
Oklahoma City, OK 73104

Phone: (405) 815-5214  
Fax: (405) 605-2815

Email: Jeremy\_Zeller@OKcommerce.gov

### Site Contact

#### Don Wood

710 Asp Avenue / Suite 100  
Norman, OK 73069  
Cleveland county

Phone: (405) 573-1900  
Fax: (405) 573-1999

Email: nedc@nedcok.com