

# SITE PROFILE

## NORTH INDUSTRIAL PARK, DUNCAN LIGHT INDUSTRIAL PARK

North US Highway 81 and McCurdy Duncan, OK 73533 Stephens

Site Price: \$433,680.00

Avg Site Price/Acre: \$4,000.00

**Configuration and Pricing Details:** All sites are graded and level with grass growing on sites ditches, paved roads, water, sewer, and electricity all on site.

**Surrounding Land Uses:** Businesses already existing in the park, agriculture



1. Duncan Quality Jobs Incentive Direct cash incentive for new job creation projected over eight to twelve quarters, based on average salary.
2. Land-Purchase and Conveyance to Company Purchase of land site for the company can be made as an incentive by DAEDF based on projection of new jobs development and capital investment by the company.
3. Job Training and Development Assistance for Industry Program Oklahoma Training for Industry Program (TIP) is available. TIP is funded through state funds, and can also be supplemented through DAEDF funds as a local incentive. This training is provided by Duncan's Red River Technology and Business Center at no cost to companies that qualify.
4. Revolving Loan Program DAEDF can provide a low-interest loan that can be used for business expansion or start-ups.
5. Forgivable Loan Program DAEDF can provide low-interest notes or loans that can be forgiven when companies meet specified objectives.
6. Five Year Local Property Tax Abatement Real and personal property used in the manufacturing process earns a five year abatement assuming a minimum of \$250,000 in investment and \$250,000 in new payroll or \$2,000,000 in new investment and no reduction in payroll.
7. Lowest Utility Costs in Oklahoma -Duncan has the lowest overall electric rates for industrial customers -Duncan has no franchise fee for industrial customers for local gas service. -Duncan Power offers an incentive rate savings plan through its industrial educational development rate.

### SITE DETAILS

Total Developable Acres	108.42
# of Parcels	16
# of Structures	
# of Access Points	3
# of Roads	3
Traffic Light Access	No
Min Topographic Elevation	1230.00
Max Topographic Elevation	1295.00
Percentage Slope	1.60 %
Site Terrain	Moderately Sloping / Moderately Rolling
Mineral Rights Ownership	No
Ownership Type	
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Light manufacturing business structures
Environmental Studies	Phase 1 completed
Water Table/Seasonal Variations	
Subsurface/Load bearing Details	
Water Bodies/Creeks Details	None
Easement and Right of Way	Per plat on record-Highway Department, Family Dollar Services, Duncan Industrial Authority, City of Duncan
Current Zoning Ordinance(s)	I-2
Current Surrounding Land Use	Agricultural, commercial, residential

### WORK FORCE AND EDUCATION

Population within 75 miles	1,337,359
WorkForce within 75 miles	569,640
Colleges/Univs within 75 miles	3
Community colleges within 2 miles	2
2004 Jobs	146
2003 Jobs	200
2002 Jobs	923
Work Force Growth '02-04'	6.67 %
Closest MSA	Lawton
ACCRA Composite Index	93.6
Current Estimated Population	42,946
2000 Population	43,182
1990 Population	42,299
Population Change '90-Current'	1.50 %
Average Income per capita	\$16,357.00
Median Income per capita	\$25,241.50
Training / Expansion Programs	OAOC, OMA, Red River Technology Center; DAEDF programs in partnership with city, county, regional/ASCOG
Vocational / Technical Support	Yes, through a partnership with the Red River Technology Center to provide a Training for Industry Program (TIP) which provides customized training and services-some at no cost to qualifying businesses.

## UTILITIES

WATER INFRASTRUCTURE	
<b>Water Provider</b>	City of Duncan
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0.00
<b>Water System Capacity</b>	14,000,000.00
<b>Average Utilization</b>	4,500,000.00
<b>Peak Water Utilization</b>	10,000,000.00
<b>Excess Water Capacity</b>	
<b>Water Cost per Gallon</b>	
<b>Water Usage (gallons/day)</b>	150,000
<b>Total Water Cost per Month</b>	\$13,953.00
<b>Water Piping Details</b>	1.5 million gallon storage tank
<b>Water Line Description</b>	12" water main

SEWER INFRASTRUCTURE	
<b>Name of Solid Waste Handler</b>	City of Duncan
<b>Municipal Sewer Available</b>	Yes
<b>Miles to Sewer Line</b>	0.00
<b>Sewer System Capacity</b>	6,250,000.00
<b>Average Sewer Utilization</b>	2,500,000.00
<b>Peak Sewer Utilization</b>	5,000,000.00
<b>Excess Sewer Capacity</b>	2,000,000.00
<b>Sewer Cost per Gallon</b>	
<b>Sewer Usage (Gallons/Day)</b>	150,000
<b>Total Sewer Cost per Month</b>	\$7,384.00
<b>Sewer Line Description</b>	8" lines-500,000 gallon/day capacity
<b>Sewer Piping Details</b>	

NATURAL GAS INFRASTRUCTURE	
<b>Name of Gas Provider</b>	ARKLA/Centerpoint Energy
<b>Natural Gas Available</b>	Yes
<b>Miles to Gas Line</b>	0
<b>Average Gas Rate per MCF</b>	
<b>MCF per Month</b>	4,000
<b>Total Gas Cost per Month</b>	
<b>Gas Line Description</b>	

ELECTRIC INFRASTRUCTURE	
<b>Name of Electric Provider</b>	Duncan Power
<b>Electricity Available</b>	Yes
<b>Electricity Lines(kv)</b>	138.00, 13.20
<b>Miles to Substation</b>	Less than three miles
<b>Dual Feed Possible</b>	Yes
<b>Electric Piping Details</b>	Site specific-all sites are provided dual feed option.

TELECOMM INFRASTRUCTURE	
<b>Name of Telecomm Provider</b>	AT&T
<b>Type of Telecomm Service</b>	direct buried
<b>Type of Telecomm Line</b>	Copper and Fiber
<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>	6

## TRANSPORTATION

<b>Regional Airport</b>	Duncan Municipal and Lawton Ft. Sill Regional
<b>Miles to Airport</b>	52.00
<b>Minutes to Airport</b>	65.00
<b>Air Freight Services</b>	No
<b># of Carriers</b>	1
<b>Airline List</b>	American
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	Union Pacific
<b>Miles to Nearest Rail</b>	0
<b>Miles to Hwy</b>	1.00
<b>Route to Hwy</b>	

### Oklahoma Department of Commerce Contact

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