

OKLAHOMA TECHNOLOGY & RESEARCH PARK

RESEARCH AND DEVELOPMENT PARK Corner of Sanger Rd. and State Hwy 51 Stillwater, OK 74076 Payne County

Site Price: Negotiable Avg Site Price/Acre: N/A

Configuration and Pricing: The park is currently unplatted. Small to large sites are available. The park is limited to research and development companies but high tech manufacturing may be considered. Price is negotiable (lease).

Surrounding Land Uses: Surrounding land use includes Meridian Technology Center, Retail, and Commercial Development

The Oklahoma Technology and Research Park is a partnership of Oklahoma State University, Meridian Technology Center, and the City of Stillwater. The design of the park encourages collaboration between private sector tenants and university researchers. Located in Stillwater, Oklahoma, OTRP companies benefit from readily available talent and the region's premier education and training assets. Stillwater's population is among the nation's most highly educated, with

48 percent holding at least a bachelor's degree. Adjacent to the park is the Meridian Technology Center campus and the Center for Business Development, a business incubator focusing on early stage technology companies. Knowledge-based companies locating in OTRP also benefit from access to university labs and research faculty at Oklahoma State University.

SITE DETAILS

Total Developable Acres	170.00
# of Parcels	0
# of Structures	2
# of Access Points	3
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	4.00
Max Topographic Elevation	7.00
Percentage Slope	2.00%
Site Terrain	Flat
Mineral Rights Ownership	Yes
Ownership Type	Stillwater Industrial Foundation
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Two research and development buildings are located on the site. one is home to Nomadics (a sensor research company) and the other is a multitenant building housing several companies including sensor researchers from Oklahoma State University.
Environmental Studies	Phase 1 Environmental Study
Water Table/Seasonal Variations	N/A Site may need compaction
Subsurface/Load bearing Details	There is a large pond at the front of the site that is surrounded by a walking/running trail and is used as an amenity for the Park.
Water Bodies/Creeks Details	A road has been constructed within the Park, it is dedicated to the City of Stillwater
Easement and Right of Way	Site is zoned Light Industrial through the City Zoning Ordinance
Current Zoning Ordinance(s)	Surrounding land use includes A - Agriculture, P - Public, and CG - General Business. These are municipal zoning uses.

WORK FORCE AND EDUCATION

Population within 60 miles	700,000
WorkForce within 60 miles	112,300
Colleges/Univs within 75 miles	1
Community colleges within 1 miles	1 0
2006 New Jobs	2,026
2005 New Jobs	0
2004 New Jobs	0%
Work Force Growth '04-06'	Stillwater
Closest MSA	90.9
ACCRA Composite Index	45,690
Current Estimated Population	39,965
2000 Population	36,676
1990 Population	12.71%
Population Change '90-Current'	\$22,000.00
Average Income per capita	\$23,920.00
Median Income per capita	
Training / Expansion Programs	Training for Industry Program. Resources available through Oklahoma Dept of Commerce.
Vocational / Technical Support	Meridian Technology Business Development Center, incubator for new and expanding industry. OSU New Product Development Center, aids business to market their new products. OSU Food and Agriculture Research Center, helps business market food and ag products.



UTILITIES

Name of Electric provider	Stillwater Power Company
Name of Gas provider	Oklahoma Natural Gas
Name of Telephone provider	Southwestern Bell / Chickashaw Telecommunications
Name of Water provider	City of Stillwater
Name of Solid Waste handler	City of Stillwater
Electricity Available	Yes
Electricity Lines(kv)	7.20, 12.47
Miles to Substation	Less than one mile
Dual Feed Possible	Yes
Natural Gas Available	Yes
Miles to Gas Line	0
Average Gas rate per mcf	\$10.00
MCF per month	1,500
Total Gas cost per month	\$15,000.00
Municipal Water Available	Yes
Miles to Water Line	0.00
Water System Capacity	18,000,000.00
Average Water Utilization	8,170,000.00
Peak Water Utilization	15,900,000.00
Excess Water Capacity	2,090,000.00
Water Cost per Gallon	\$0.00
Water Usage(gallons/day)	300,000
Total Water cost per month	\$570.00

Sewer System Capacity	10,000,000.00
Average Sewer Utilization	5,500,000.00
Peak Sewer Utilization	13,000,000.00
Excess Sewer Capacity	4,500,000.00
Sewer Cost per Gallon	\$0.00
Sewer Usage(gallons/day)	300,000
Total Sewer cost per month	\$525.00
Name of Telecom Provider	Various
Type of Telecom Service	Cables placed in PVC conduit system.
Type of Telecom Line	Copper twisted compound filled and fiber optic
Fiber Optic Access	Yes
Internet Services Available	Yes
# of Internet providers	1
Gas Line Description	2" line
Electric Piping Details	Dual power feed is located less than one mile away
Water Line Description	8" line
Water Piping Details	No upgrades planned. Lines are available at site.
Sewer Line Description	8" line
Sewer Piping Details	No planned upgrades. Lines available at site.

INDUSTRY EXPANSION

2006	Firm Name	Mercury MerCruiser
	Total Jobs	100
	Description	Expansion
2006	Firm Name	Kicker Speakers
	Total Jobs	25
	Description	Expansion
2006	Firm Name	Lawrence Screw Products
	Total Jobs	14
	Description	New

CHRONOLOGY HISTORY

Land Uses	Agricultural
Start Date	N/A
End Date	N/A
Description	Land has been vacant and undeveloped until indentified as future Research & Development Park

TRANSPORTATION

Regional Airport	Stillwater Regional Airport
# of Carriers	0
Miles to Airport	2.00
Minutes to Airport	15.00
Airline List	Currently the airport does not have an airline serving the airport but the runway is capable of handling all types of aircraft.
Air Freight Services	No
Miles to Nearest Rail	4.00
Rail Type	Shortline Rail
Rail Provider	BNSF
Miles to Hwy	3.00
Route to Hwy	Leave site turn west on US 51 then 10 miles to US 35. Surrounding land use is commercial, agricultural, little congestion. 3 miles from Cimmaron Turnpike.

Oklahoma Department of Commerce Contact

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