

# SITE PROFILE

## PONCA CITY AIRPORT INDUSTRIAL PARK

### LIGHT INDUSTRIAL PARK

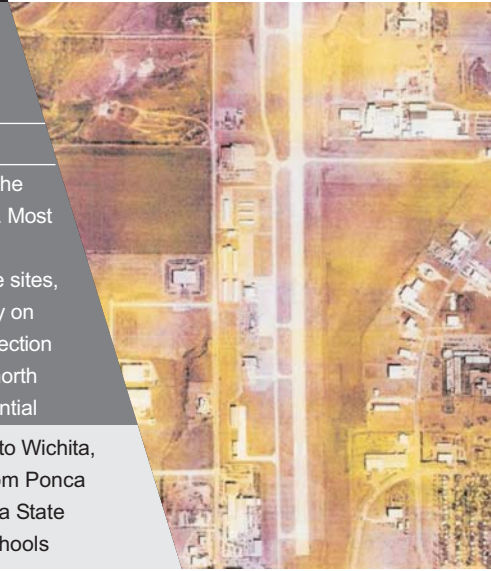
Waverly Ave. between Industrial and Sykes, Hall Blvd, Ash St. between Hartford and Prospect Ponca City, OK 74601 Kay County

**Site Price:** Varies by Parcel **Avg Site Price/Acre:** \$12,000.00

**Configuration and Pricing Details:** The site contains two distinct areas with the western side of the park on the west side of the airport and the eastern side of the park east of the airport. Most of the available parcels, (not occupied) are in the west section.

**Surrounding Land Uses:** The western section, the section with the vast majority of ready, available sites, is bounded on the east by the Ponca City Airport, by agricultural property on the north and west, and by industrial property on the south. The eastern section of the park is bounded on the east by residential developments, on the north by industrial users and on the south by a mixture of industrial and residential

Superior broadband capabilities; outstanding workforce training program at Pioneer Technology Center; proximity to Wichita, Tulsa and Oklahoma City; available 34,000 square foot spec building; daily commercial air service to Denver from Ponca City Airport; Regional workforce of 105,000; Local economic development sales tax measure; close to Oklahoma State University, Northern Oklahoma College and the Ponca City University Learning Center; excellent K-12 public schools



## SITE DETAILS

<b>Total Developable Acres</b>	40.00
<b># of Parcels</b>	
<b># of Structures</b>	59
<b># of Access Points</b>	2
<b># of Roads</b>	3
<b>Traffic Light Access</b>	Yes
<b>Min Topographic Elevation</b>	990.00
<b>Max Topographic Elevation</b>	993.00
<b>Percentage Slope</b>	1.50 %
<b>Site Terrain</b>	Flat
<b>Mineral Rights Ownership</b>	Yes
<b>Ownership Type</b>	N/A
<b>Ingress rating(Congestion)</b>	Excellent
<b>Ingress rating(Safety)</b>	Excellent
<b>Free of wetlands etc.</b>	Yes
<b>Structure Details</b>	The 59 structures noted above are all on occupied parcels by companies that have previously moved into the park. They vary in size and uses. The available parcels are all greenfield sites and have no
<b>Environmental Studies</b>	Boring Logs, geotechnical study, storm water run-off report and a field density determination for compacted fill have been completed for two parcels that have recently been sold.
<b>Water Table/Seasonal Variations</b>	Site is served by City water
<b>Water Bodies/Creeks Details</b>	A natural creek separates two of the parcels. This is a blue line creek that acts as a drainage culvert.
<b>Easement and Right of Way</b>	One of the parcels has an easement for a ConocoPhillips pipeline along the north boundry impacting 10% of the edge of the site. This is the furthest north parcel.
<b>Current Zoning Ordinance(s)</b>	Industrial-1 (light industrial)
<b>Current Surrounding Land Use</b>	Land uses surrounding the site are R-1 and R-

## WORK FORCE AND EDUCATION

<b>Population within 75 miles</b>	351,882
<b>WorkForce within 75 miles</b>	235,543
<b>Colleges/Univs within 75 miles</b>	5
<b>Community colleges within 2 miles</b>	2
<b>2008 Jobs</b>	510
<b>2007 Jobs</b>	748
<b>Work Force Growth '06-08'</b>	17%
<b>Closest MSA</b>	Ponca City
<b>ACCRA Composite Index</b>	89.2
<b>Current Estimated Population</b>	25,759
<b>2000 Population</b>	25,919
<b>1990 Population</b>	26,572
<b>Population Change '90-Current'</b>	3.00 %
<b>Average Income per capita</b>	\$47,743.00
<b>Median Income per capita</b>	\$33,983.00
<b>Training / Expansion Programs</b>	The local training resource is Pioneer Technology center. The Center is part of the Oklahoma Department of Career and Technical Education, consistently ranked among the top five such programs in the nation. Pioneer Technology Center, one of the jewels in the Oklahoma system, is locally governed with a superintendent and local board.
<b>Vocational / Technical Support</b>	Pioneer Technology Center is ready to and has provided assistance to existing industry, as well as to new industry start-ups including Centerline, Seismic Source, CME Mertz (expansion) and others.

## UTILITIES

<b>Name of Electric provider</b>	Ponca City Utility Authority
<b>Name of Gas provider</b>	OG&E
<b>Name of Telephone provider</b>	SBC/AT&T
<b>Name of Water provider</b>	Ponca City Utility Authority
<b>Name of Solid Waste handler</b>	City of Ponca City
<b>Electricity Available</b>	Yes
<b>Electricity Lines(kv)</b>	0
<b>Miles to Substation</b>	Less than one mile
<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>	
<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>	500,000
<b>Average Water Utilization</b>	
<b>Peak Water Utilization</b>	
<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>	
<b>Municipal Sewer Available</b>	Yes
<b>Miles to Sewer Line</b>	0
<b>Sewer System Capacity</b>	426,690
<b>Average Sewer Utilization</b>	223,800
<b>Peak Sewer Utilization</b>	
<b>Excess Sewer Capacity</b>	202,890
<b>Sewer Cost per Gallon</b>	
<b>Sewer Usage(gallons/day)</b>	150,000
<b>Total Sewer cost per month</b>	

## CHRONOLOGY HISTORY

<b>Land use</b>	Greenfield
<b>Start Date</b>	
<b>End Date</b>	
<b>Description</b>	All of the available parcels are greenfield parcels owned by the Ponca City Development Authority. There is no previous land use for any of the parcels.

<b>Name of Telecom Provider</b>	SBC/AT&T
<b>Type of Telecom Service</b>	aerial and burial
<b>Type of Telecom Line</b>	fiber and copper
<b>Fibre Optic Access</b>	Yes
<b>Internet Services Available</b>	Yes
<b># of Internet providers</b>	5
<b>Gas Line Description</b>	According to Oklahoma Natural Gas, the park has sufficient capacity to service any light industrial user. The utility would not provide a map of gas lines but did indicate that there are gas lines in every improved street within the industrial park.
<b>Electric Piping Details</b>	The primary feeders serving the industrial park are redundant from several directions, from four substations. Further improvements can be evaluated on a case-by-case basis
<b>Water Line Description</b>	
<b>Water Piping Details</b>	The City is in the process of updating a water distribution master plan. Planned upgrades of the system will be part of that plan.
<b>Sewer Line Description</b>	
<b>Sewer Piping Details</b>	

## TRANSPORTATION

<b>Regional Airport</b>	Ponca City Municipal Airport
<b># of Carriers</b>	0
<b>Miles to Airport</b>	0
<b>Minutes to Airport</b>	1.00
<b>Airline List</b>	
<b>Air Freight Services</b>	No
<b>Miles to Nearest Rail</b>	2.00
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	Burlington Northern
<b>Miles to Hwy</b>	10
<b>Route to Hwy</b>	Four-lane Waverly Avenue to U.S. 60, a four-lane, limited access highway that runs from Ponca City directly to Interstate 35. (12 miles)

### Oklahoma Department of Commerce Contact

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