

## ROY FRYE JR. INDUSTRIAL PARK

LIGHT INDUSTRIAL PARK Houser Industrial Boulevard Sallisaw, OK 74955 Sequoyah County

Site Price: \$760,000.00 Avg Site Price/Acre: \$20,000.00

Configuration and Pricing: Rectangular site.  
Surrounding Land Uses: Industrial, college campus, and agricultural

The Roy Frye, Jr. Industrial Park is a prime location in the center of America located on Interstate 40 in the city limits of Sallisaw, Oklahoma. There is a population of over 250,000 people in the 25 mile radius of Fort Smith, Arkansas, metropolitan area. This park has access ready sites with infrastructure in place that includes all city owned and operated utilities. Schools in the complex area are Carl Albert State College and Indian Capital Technology Center where training can be tailored to industry staffing needs. Sallisaw Municipal Airport, which boasts of 360 flying days a year, is located just west of the industrial park and close proximity to two Class I Railroad lines, one within the park. Mountainous recreational areas include the

Arkansas River with Kerr Lake 7 miles south, Brushy Lake 4 miles north, Tenkiller Lake, Illinois River 20 miles northeast of the city and several small creeks in between. Sallisaw is the county seat for Sequoyah County and demonstrates pride in the Native American Heritage as well as the state football championship of the Black Diamond football team. The business community, schools, and churches in Sallisaw work together with the city leadership to support the continued growth and development of the area with a strong family value approach for our future generations. Sallisaw is where you can enjoy the quality life in the small town atmosphere with the big city capacity for growth.

### SITE DETAILS

Total Developable Acres	38.00
# of Parcels	8
# of Structures	16
# of Access Points	1
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	505.00
Max Topographic Elevation	510.00
Percentage Slope	3.00%
Site Terrain	Flat
Mineral Rights Ownership	No
Ownership Type	N/A
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	All buildings are either brick or metal, CareerTech - 5 buildings, 1 UPS metal building, 5 Manufacturing buildings, Carl Albert - 5 buildings
Environmental Studies	Phase 1 completed by DEQ.
Water Table/Seasonal Variations	6 ft.
Subsurface/Load bearing Details	N/A
Water Bodies/Creeks Details	There is a controlled floodway drainage system at the south end of the property. There are no creeks or wetlands located on the property.
Easement and Right of Way	There are seven easements on the site, all owned and controlled by the City of Sallisaw.
Current Zoning Ordinance(s)	Industrial, city zoning.
Current Surrounding Land Use	Agricultural, Residential, Commercial

### WORK FORCE AND EDUCATION

Population within 75 miles	288,614
Work Force within 75 miles	139,088
Colleges/Univs within 75 miles	6
Community colleges within 9 miles	9
2006 New Jobs	45
2005 New Jobs	0
2004 New Jobs	40
Work Force Growth Previous	1.00%
Closest MSA	Ft. Smith
ACCRA Composite Index	89
Current Estimated Population	42,120
2000 Population	38,972
1990 Population	33,828
Population Change '90-Current'	24.51%
Average Income per capita	\$14,278.00
Median Income per capita	\$13,617.00
Training / Expansion Programs	Training for Industry Program 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.



## UTILITIES

<b>Name of Electric provider</b>	Sallisaw Municipal Authority
<b>Name of Gas provider</b>	Arkansas Oklahoma Gas
<b>Name of Telephone provider</b>	AT&T - Diamond Net
<b>Name of Water provider</b>	Sallisaw Municipal Authority
<b>Name of Solid Waste handler</b>	Sallisaw Municipal Authority
<b>Electricity Available</b>	Yes
<b>Electricity Lines(kv)</b>	13.80, 13.20
<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>	\$9.15
<b>MCF per month</b>	4,000
<b>Total Gas cost per month</b>	\$36,600.00
<b>Municipal Water Available</b>	Yes
<b>Miles to Water Line</b>	0.00
<b>Water System Capacity</b>	6,000,000.00
<b>Average Water Utilization</b>	2,200,000.00
<b>Peak Water Utilization</b>	3,500,000.00
<b>Excess Water Capacity</b>	2,500,000.00
<b>Water Cost per Gallon</b>	\$0.04
<b>Water Usage(gallons/day)</b>	150,000
<b>Total Water cost per month</b>	\$6,000 .00
<b>Municipal Sewer Available</b>	Yes
<b>Miles to Sewer Line</b>	0.00

<b>Sewer System Capacity</b>	3,150,000.00
<b>Average Sewer Utilization</b>	1,500,000.00
<b>Peak Sewer Utilization</b>	2,500,000.00
<b>Excess Sewer Capacity</b>	650,000.00
<b>Sewer Cost per Gallon</b>	\$0.04
<b>Sewer Usage(gallons/day)</b>	150,000
<b>Total Sewer cost per month</b>	\$6,000.00
<b>Name of Telecom Provider</b>	Sallisaw Municipal Authority
<b>Type of Telecom Service</b>	Fiber
<b>Type of Telecom Line</b>	Fiber optic
<b>Fiber Optic Access</b>	Yes
<b>Internet Services Available</b>	Yes
<b># of Internet providers</b>	4
<b>Gas Line Description</b>	2" gas line, 55# pressure, additional and larger lines can be added on.
<b>Electric Piping Details</b>	2 - Substations, 2 feeds coming in from GRDA
<b>Water Line Description</b>	12" water line, 6" water lines, 55# of pressure, no bottlenecks.
<b>Water Piping Details</b>	New water treatment plant completed November 2007
<b>Sewer Line Description</b>	Gravity flow line, 15" sewer lines and 18" along the industrial park, no bottlenecks.
<b>Sewer Piping Details</b>	Additional collection lines

## INDUSTRY EXPANSION

<b>Firm Name</b>	Cello Foam N.A.
<b>Total Jobs</b>	45
<b>Description</b>	Expansion
<b>Expansion Year</b>	2006
<b>Firm Name</b>	Borg Warner
<b>Total Jobs</b>	40
<b>Description</b>	Expansion
<b>Firm Name</b>	2004

## CHRONOLOGY HISTORY

<b>Land Uses</b>	Sallisaw Improvement Corporation
<b>Start Date</b>	N/A
<b>End Date</b>	N/A
<b>Description</b>	The land was purchased by the Sallisaw Improvement Corporation in 1963. Previously used for agricultural purposes.

## TRANSPORTATION

<b>Regional Airport</b>	Fort Smith Regional Airport
<b># of Carriers</b>	5
<b>Miles to Airport</b>	25.00
<b>Minutes to Airport</b>	30.00
<b>Airline List</b>	American Eagle, Northwest Airlin, Atlantic Southeast Delta, Arkansas Best, TACAIR
<b>Air Freight Services</b>	Yes
<b>Miles to Nearest Rail</b>	0
<b>Rail Type</b>	Mainline Rail
<b>Rail Provider</b>	Kansas City Southern, Union Pacific
<b>Miles to Hwy</b>	0
<b>Route to Hwy</b>	1/4 mile to I-40. Out of park on Updyke, turn west on

Houser to Hwy 59, turn North on Hwy 59 to I-40 interchange. All controlled intersections, easy on/off, limited congestion, commercial around intersection.

### Oklahoma Department of Commerce Contact

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