

# SITE PROFILE

## SOUTH INDUSTRIAL PARK, DUNCAN LIGHT INDUSTRIAL PARK

Cherokee Road and South 2nd Street Duncan, OK 73533 Stephens County

**Site Price:** \$544,740.00

**Avg Site Price/Acre:** \$7,000.00

**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:** Halliburton Campus, agricultural land, south/adjacent expansion land (agriculture) for Industrial Park.



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

<b>Total Developable Acres</b>	159.91
<b># of Parcels</b>	2
<b># of Structures</b>	1
<b># of Access Points</b>	2
<b># of Roads</b>	2
<b>Traffic Light Access</b>	No
<b>Min Topographic Elevation</b>	1080.00
<b>Max Topographic Elevation</b>	1100.00
<b>Percentage Slope</b>	1.50 %
<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>	Family Dollar Services Warehouse-970,000 sq. ft.
<b>Environmental Studies</b>	Phase 1 completed
<b>Water Table/Seasonal Variations</b>	
<b>Subsurface/Load bearing Details</b>	
<b>Water Bodies/Creeks Details</b>	none
<b>Easement and Right of Way</b>	Per plat on record-Highway Department, Family Dollar Services, Duncan Industrial Authority, City of Duncan
<b>Current Zoning Ordinance(s)</b>	I-2
<b>Current Surrounding Land Use</b>	Agricultural

### WORK FORCE AND EDUCATION

<b>Population within 75 miles</b>	1,337,359
<b>WorkForce within 75 miles</b>	569,640
<b>Colleges/Univs within 75 miles</b>	3
<b>Community colleges within 2 miles</b>	2
<b>2004 Jobs</b>	146
<b>2003 Jobs</b>	200
<b>2002 Jobs</b>	923
<b>Work Force Growth '02-04'</b>	6.67 %
<b>Closest MSA</b>	Lawton
<b>ACCRA Composite Index</b>	93.6
<b>Current Estimated Population</b>	42,946
<b>2000 Population</b>	43,182
<b>1990 Population</b>	42,299
<b>Population Change '90-Current'</b>	1.50 %
<b>Average Income per capita</b>	\$16,357.00
<b>Median Income per capita</b>	\$25,241.50
<b>Training / Expansion Programs</b>	OAOC, OMA, Red River Technology Center, DAEDF programs in partnership with city, county, regional/ASCOG
<b>Vocational / Technical Support</b>	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 Line Description</b>	1.5 million gallon storage tank
<b>Water Piping Details</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

### Oklahoma Department of Commerce Contact

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