

TAHLEQUAH BUSINESS AND INDUSTRY PARK

BUSINESS SERVICES PARK Main and Airport Parkway Tahlequah, OK 74464 Cherokee County

Site Price: \$1,094,900.00

Avg Site Price/Acre: \$10,000.00

Configuration and Pricing: 4 smaller lots in a cul-de-sac with larger lots located on internal and external roads
Surrounding Land Uses: Municipal facilities, residential, agricultural and commercial

SITE DETAILS

Total Developable Acres	109.00
# of Parcels	13
# of Structures	15
# of Access Points	6
# of Roads	4
Traffic Light Access	No
Min Topographic Elevation	850.00
Max Topographic Elevation	900.00
Percentage Slope	6.00%
Site Terrain	Gently Sloping/Gently Rolling
Mineral Rights Ownership	Yes
Ownership Type	City owned mineral rights
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Concrete and metal buildings for manufacturing and service companies and for CareerTech.
Environmental Studies	Phase 1 completed by DEQ.
Water Table/Seasonal Variations	10' to 60'
Subsurface/Load bearing Details	N/A
Water Bodies/Creeks Details	Pecan Creek, runs north to south on the western edge of the park.
Easement and Right of Way	All easements are city owned.
Current Zoning Ordinance(s)	Municipal Zoning for site.
Current Surrounding Land Use	Commercial, residential, agricultural, municipal.

TRANSPORTATION

Regional Airport	Northwest Arkansas Regional Airport
# of Carriers	7
Miles to Airport	45.00
Minutes to Airport	50.00
Airline List	American Airlines, American Eagle, American Connection, Northwest Airlines, US Airways Express, ASA Delta, Continental Express
Air Freight Services	Yes
Miles to Nearest Rail	N/A
Rail Type	Mainline Rail
Rail Provider	0
Miles to Hwy	Left out of park onto Hwy 51, 1/2 mile to Hwy 51

by pass, south on the by pass, 3 miles to Hwy 62, south 21 miles on Hwy 62 to the Muskogee Turnpike, south on Turnpike 27 miles to I-40.

WORK FORCE AND EDUCATION

Population within 50 miles	756,280
Work Force within 50 miles	586,704
Colleges/Univs within 75 miles	9
Community colleges within 10 miles	10
2006 New Jobs	367
2005 New Jobs	337
2004 New Jobs	293
Work Force Growth Previous	1.00%
Closest MSA	Tulsa
ACCRA Composite Index	89
Current Estimated Population	44,617
2000 Population	42,521
1990 Population	34,049
Population Change '90-Current'	31.04%
Average Income per capita	\$13,371.00
Median Income per capita	\$14,652.00
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

CHRONOLOGY HISTORY

Land Uses	Agricultural
Start Date	N/A
End Date	N/A
Description	Previous to being an Industrial Park, this land was pasture - agricultural



UTILITIES

Name of Electric provider	Tahlequah Public Works Authority
Name of Gas provider	N.E. Oklahoma Public Facilities Authority
Name of Telephone provider	AT&T and all long distance providers
Name of Water provider	Tahlequah Public Works Authority
Name of Solid Waste handler	Tahlequah Solid Waste Services
Electricity Available	Yes
Electricity Lines(kv)	13.20
Miles to Substation	Less than three miles
Dual Feed Possible	Yes
Natural Gas Available	Yes
Miles to Gas Line	0
Average Gas rate per mcf	\$8.83
MCF per month	1,200
Total Gas cost per month	\$22,075.00
Municipal Water Available	Yes
Miles to Water Line	0.00
Water System Capacity	8,700,000.00
Average Water Utilization	5,600,000.00
Peak Water Utilization	6,100,000.00
Excess Water Capacity	2,000,000.00
Water Cost per Gallon	\$0.05
Water Usage(gallons/day)	12,000
Total Water cost per month	\$600 .00
Municipal Sewer Available	Yes
Miles to Sewer Line	0.00

Sewer System Capacity	260,000.00
Average Sewer Utilization	2,800,000.00
Peak Sewer Utilization	5,000,000.00
Excess Sewer Capacity	500,000.00
Sewer Cost per Gallon	\$0.08
Sewer Usage(gallons/day)	12,000
Total Sewer cost per month	\$960.00
Name of Telecom Provider	AT&T
Type of Telecom Service	Buried
Type of Telecom Line	Fiber
Fiber Optic Access	Yes
Internet Services Available	Yes
# of Internet providers	10
Gas Line Description	There are 6" and 4" lines running throughout the park with 55# of pressure.
Electric Piping Details	The site is served by 3 substations and double circuited and can be fed by any direction. ATS (automatic transfer switches) can be provided at a cost shared between customer and utility.
Water Line Description	No bottlenecks, 12" line surrounds park, with 8" line running throughout the park.
Water Piping Details	Cost to service the site is estimated \$1,500 for 400'.
Sewer Line Description	There are 15" and 8" sewer lines throughout the park with no bottlenecks.
Sewer Piping Details	None

INDUSTRY EXPANSION

Firm Name	Cherokee Nation
Total Jobs	367
Description	Tribal Government
Expansion Year	2006
Firm Name	Cherokee Nation
Total Jobs	337
Description	Tribal Government
Expansion Year	2005
Firm Name	Cherokee Nation
Total Jobs	293
Description	Tribal Government
Expansion Year	2004

Oklahoma Department of Commerce Contact

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