

## Tonkawa Business Park Research and Development Park

305 Thunderbird Road, Tonkawa, OK 74653 Kay County

Site Price: \$62,500      Avg Site Price/Acre: \$6,944

**Configuration and Pricing:** Generally, a square tract with "L" shaped road through the center.

**Surrounding Land Uses:** The site is bordered by business and industry on the north, housing on the east, undeveloped land on the south and privately owned property on the west.



The Tonkawa Business Park is located on Highway 60, just two miles east of I-35 in north central Oklahoma. The site currently has approximately nine acres for development with road access to all parcels of land available. It is conveniently located within 100 miles of Oklahoma City, OK, Tulsa, OK and Wichita, KS. It is the home of Northern Oklahoma College, a two-year college offering varied degree programs to meet the needs of business and industry in northern Oklahoma, as well as cultural arts and humanities events through the fine arts program. Tonkawa has recently experienced an escalation in investment and improvements in the community, including the college, public schools, both financial institutions, churches, medical facilities and parks. Located just nine miles from Ponca City, OK, the Business Park location is ideal for supporting their various business and technology industries, including the University Multispectral Lab supported by Oklahoma State University and Ponca City Development Authority.

### SITE DETAILS

<b>Total Developable Acres</b>	9
<b># of Parcels</b>	9
<b># of Structures</b>	1
<b># of Access Points</b>	1
<b># of Roads</b>	1
<b>Traffic Light Access</b>	No
<b>Min Topographic Elevation</b>	1006.90
<b>Max Topographic Elevation</b>	1013.60
<b>Percentage Slope</b>	0%
<b>Site Terrain</b>	Gently Sloping / Gently Rolling
<b>Mineral Rights Ownership</b>	Yes
<b>Ownership Type</b>	na
<b>Ingress rating(Congestion)</b>	Excellent
<b>Ingress rating(Safety)</b>	Excellent
<b>Free of wetlands etc.</b>	Yes
<b>Structure Details</b>	Water Stand Pipe
<b>Environmental Studies</b>	Phase 1 Environmental Study complete
<b>Water Table/Seasonal Variations</b>	15-32 ft., sand at 22 ft.
<b>Subsurface/Load bearing Details</b>	1200 - 1500 pounds per square ft.
<b>Water Bodies/Creeks Details</b>	None
<b>Easement and Right of Way</b>	Utility easements only
<b>Current Zoning Ordinance(s)</b>	City of Tonkawa, C-3 Zoning
<b>Current Surrounding Land Use</b>	North border: Industrial, C-1 and C-3, East border: Residential, R-1, South border: Unincorporated agriculture use, West border, Vacant, C-3.

### WORK FORCE AND EDUCATION

<b>Population within 60 miles</b>	105,500
<b>WorkForce within 60 miles</b>	235,543
<b>Colleges/Univs within 75 miles</b>	2
<b>Community collages within 5 miles</b>	5
<b>2009 New Jobs</b>	17
<b>2008 New Jobs</b>	0
<b>2007 New Jobs</b>	25
<b>Work Force Growth Previous 3 Years</b>	
<b>Closest MSA</b>	Ponca City
<b>ACCRA Composite Index</b>	89.3
<b>Current Estimated Population</b>	45,632
<b>2000 Population</b>	48,080
<b>1990 Population</b>	48,056
<b>Population Change '90-Current'</b>	
<b>Average Income per capita</b>	\$57,020
<b>Median Income per capita</b>	\$45,151
<b>Training / Expansion Programs</b>	Pioneer Technology Center in Ponca City offers Various training programs: Advanced Welding Institute, Agricultural business management, Bid Assistance Center, Training for Industry Program, Safety Training, Self-Employment Training, etc.
<b>Vocational / Technical Support</b>	Business support services at Pioneer Technology Center in Ponca City, Business Incubator in Tonkawa and at Pioneer Technology Center.

## UTILITIES

<b>Name of Electric provider</b>	City of Tonkawa	<b>Sewer System Capacity</b>	450,000
<b>Name of Gas provider</b>	CenterPoint Energy	<b>Average Sewer Utilization</b>	300,000
<b>Name of Telephone provider</b>	AT&T	<b>Peak Sewer Utilization</b>	350,000
<b>Name of Water provider</b>	City of Tonkawa	<b>Excess Sewer Capacity</b>	
<b>Name of Solid Waste handler</b>	Davis Sanitation	<b>Sewer Cost per Gallon</b>	
<b>Electricity Available</b>	Yes	<b>Sewer Usage(gallons/day)</b>	300,000
<b>Electricity Lines(kv)</b>	7,200	<b>Total Sewer cost per month</b>	
<b>Miles to Substation</b>	Less than three miles	<b>Name of Telecom Provider</b>	AT&T
<b>Dual Feed Possible</b>	Yes	<b>Type of Telecom Service</b>	Direct buried
<b>Natural Gas Available</b>	Yes	<b>Type of Telecom Line</b>	Copper
<b>Miles to Gas Line</b>	0	<b>Fiber Optic Access</b>	Yes
<b>Average Gas rate per mcf</b>		<b>Internet Service Available</b>	Yes
<b>MCF per month</b>	1,500	<b># of Internet providers</b>	3
<b>Total Gas cost per month</b>		<b>Gas Line Description</b>	
<b>Municipal Water Available</b>	Yes		
<b>Miles to Water Line</b>	0.00	<b>Electric Piping Details</b>	Dual-feed is available
<b>Water System Capacity</b>	800,000		
<b>Average Water Utilization</b>	400,000	<b>Water Line Description</b>	6 in water line, 60 lbs.. pressure
<b>Peak Water Utilization</b>	650,000		
<b>Excess Water Capacity</b>		<b>Water Piping Details</b>	
<b>Water Cost per Gallon</b>			
<b>Water Usage(gallons/day)</b>	300,000	<b>Sewer Line Description</b>	8 inch line
<b>Total Water cost per month</b>			
<b>Municipal Sewer Available</b>	Yes	<b>Sewer Piping Details</b>	
<b>Miles to Sewer Line</b>	0.00		

## TRANSPORTATION

<b>Regional Airport</b>	Tonkawa/Blackwell Regional Airport
<b># of Carriers</b>	0
<b>Miles to Airport</b>	5
<b>Minutes to Airport</b>	5
<b>Airline List</b>	None
<b>Air Freight Services</b>	No
<b>Miles to Hwy</b>	0
<b>Route to Hwy</b>	From the Business Park, turn left (west) on the access road (Thunderbird Road) and travel 1/8 mile and turn right to intersection at Highway 60. Turn west again and travel 1.5 miles to I-35.

## INDUSTRY EXPANSION

<b>2007</b>	<b>Total Jobs Description</b>	Range Resources 25 Oil Production and Exploration
<b>2009</b>	<b>Total Jobs Description</b>	Timec, Inc 6 Maintenance/Turn-around Contractor
<b>2009</b>	<b>Total Jobs Description</b>	Supported Community Lifestyles 11 Group Home

## CHRONOLOGY HISTORY

<b>Land use</b>	Agriculture
<b>Start Date</b>	
<b>End Date</b>	
<b>Description</b>	Previously used for agricultural production. About 10 years ago, it was used as a driving range for a short period of time.

### Oklahoma Department of Commerce Contact

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