

SITE PROFILE

Weatherford Business & Technology Park

LIGHT INDUSTRIAL PARK North Airport Road Weatherford, OK 73096 Custer County

Site Price: \$6,400,000 Avg Site Price/Acre: \$40,000

Configuration and Pricing: The site (NW 1/4 2-T 12N-R14W) (+35 degrees 32"53' - 98 degrees 39"15') consists of 140 acres of agricultural land with less than 1/2 miles to I-40

Surrounding Land Uses: Agricultural, with light industrial park to the south.

Located on Interstate 40, Weatherford is 65 miles west of Oklahoma City and one hour from Will Rogers World Airport. It is home to Southwestern Oklahoma State University, Astronaut Thomas P. Stafford Air & Space Museum and one of the largest wind farms in the state. The Weatherford Industrial Trust is custodian of the new 160 acre Weatherford Business and Technology Park, which is less than a mile to Interstate 40. It is the responsibility of the Weatherford

Area Economic Development Foundation to help improve the quality of life in Weatherford, by promoting and developing business retention and expansion, attracting new businesses, creating new jobs and diversifying and stimulating the local economy base. Weatherford will always establish valuable relationships with other communities, counties, and the state. We will help create a business climate, while nurturing relationships with existing business and industry.

SITE DETAILS

Total Developable Acres	160
# of Parcels	0
# of Structures	2
# of Access Points	0
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	1594
Max Topographic Elevation	1600
Percentage Slope	.20%
Site Terrain	Flat
Mineral Rights Ownership	No
Ownership Type	
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Industrial bldgs.
Environmental Studies	Yes, per acre currently sold. Phase 1 Enviro. Study.
Water Table/Seasonal Variations	50 to 120 feet
Subsurface/Load bearing Details	Sand
Water Bodies/Creeks Details	None
Easement and Right of Way	None
Current Zoning Ordinance(s)	Zoned industrial by the City of Weatherford
Current Surrounding Land Use	The surrounding areas are agricultural uses

WORK FORCE AND EDUCATION

Population within 75 miles	1,565,000
WorkForce within 75 miles	735,000
Colleges/Univs within 75 miles	2
Community colleges within 10 miles	7
2006 New Jobs	25
2005 New Jobs	185
2004 New Jobs	20
Work Force Growth 'Previous 3 years'	
Closest MSA	Oklahoma City
ACCRA Composite Index	92
Current Estimated Population	26,111
2000 Population	26,142
1990 Population	26,897
Population Change '90-Current'	3%
Average Income per capita	\$26,756
Median Income per capita	\$40,001
Training / Expansion Programs	The Weatherford economic development department works with business and industry to secure state sponsored training programs. The Western Technology Center has a branch campus in Weatherford.
Vocational / Technical Support	The Weatherford campus of the Western Technology Center offers various training for high school students as well as adults. The classes include oil field, personal computer, business, personal improvement, fire safety, dental assistant, medication aid, and nurse aid. Industry specific training is also available.



CHRONOLOGY HISTORY

Land Uses	Agriculture
Start Date	
End Date	
Description	

UTILITIES

Name of Water provider	City of Weatherford
Municipal Water Available	Yes
Miles to Water Line	0
Water System Capacity	6,000,000
Average Water Utilization	1,500,000
Peak Water Utilization	3,500,000
Excess Water Capacity	3,000,000
Water Cost per Gallon	\$4.75
Water Usage (gallons/day)	150,000
Total Water cost per month	
Water Line Description	Existing 8" and 12" water lines serving the site
Water Piping Details	
Name of Telecom Provider	AT&T
Type of Telecom Service	Not Available
Type of Telecom Line	Fiber and digital
Fibre Optic Access	Yes
Name of Telephone Provider	AT&T
Internet Service Available	Yes
# of Internet providers	2

Name of Solid Waste handler	City of Weatherford
Municipal Sewer Available	Yes
Miles to Sewer Line	0
Sewer System Capacity	2,000,000
Average Sewer Utilization	1,000,000
Peak Sewer Utilization	1,200,000
Excess Sewer Capacity	800,000
Sewer Cost per Gallon	
Sewer Usage (gallons/day)	150,000
Total Sewer cost per month	
Sewer Line Description	8" sewer line was installed on Lyle Road, 1 mile west of site. The site is served by sewer line and a lift station located south of I-40.
Sewer Piping Details	
Name of Gas provider	Arkla/Center Point
Natural Gas Available	Yes
Miles to Gas Line	0
Average Gas rate per mcf	
MCF per month	4,000
Total Gas cost per month	
Gas Line Description	Commercial 5,000 - 365,000 CCF/yr; \$40 + 0.4800/CCF
Name of Electric provider	PSO and Caddo
Electricity Available	Yes
Miles to Substation	less than one
Electricity Lines(kv)	12.50
Electric Piping Details	Electric can provide the minimum requirements of Kilowatt demand 2,000 kW and a Kilowatt Hour usage 1,400,000 kWh/month.

TRANSPORTATION

Regional Airport	Will Rogers World Airport
# of Carriers	10
Miles to Airport	65
Minutes to Airport	60
Airline List	American, Champion, Continental, Delta, ExpressJet, Frontier, Northwest, Southwest, United, US Airway/America West
Air Freight Services	Yes
Miles to Nearest Rail	1
Rail Type	Shortline Rail
Rail Provider	Clinton
Miles to Hwy	0.50
Route to Hwy	Weatherford is on I-40. I-35 is 70 miles east in central Oklahoma.

Oklahoma Department of Commerce Contact

Jeremy Zeller

Office of Community Development
900 North Stiles Ave.
Oklahoma City, OK 73104

Phone: (405) 815-5214
Fax: (405) 605-2815

Email: Jeremy_Zeller@OKcommerce.gov

Site Contact

Bill Shonley

522 W. Rainey Street, P.O. Box 569
Weatherford, OK 73096
Custer County

Phone: (580) 774-4505
Fax: (580) 774-7466

Email: econdev@cityofweatherford.com