

WESTPORT INDUSTRIAL PARK LIGHT INDUSTRIAL PARK

Adjacent to I-35, between Ardmore Exits 32 and 33. Carter County 73401

Site Price:\$1,703,200

Configuration: The site is roughly a triangle with no out parcels or development limitations
 Surrounding Land Uses: Heavy industrial to the south. Light industrial to the north. Agricultural to the west. The interstate is to the east.

Ardmore is located on Interstate 35, halfway between the nation's 8th (Dallas) and 31st (Oklahoma City) largest metropolitan areas - a population of 6,918,334. The Ardmore Development Authority (ADA) owns four industrial parks totaling 3,000 acres and more than 40 buildings encompassing over 3 million square feet under lease. The ADA offers a single point of contact for information, proposals, planning and site assistance.

SITE DETAILS

Total Developable Acres	56.3
# of Parcels	5
# of Structures	9
# of Access Points	2
# of Roads	1
Traffic Light Access	No
Min Topographic Elevation	880
Max Topographic Elevation	925
Percentage Slope	5%
Site Terrain	Gently Sloping / Gently Rolling
Mineral Rights Ownership	Yes
Ownership Type	N/A
Ingress rating(Congestion)	Average
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Surrounding structures: Love's, McDonald's, Microtel, Sooner Lift, F. Howard Construction, Circuit City, Truck Lube Plus, Michelin Distribution Center, Premium Beers Distribution Center
Environmental Studies	Subsurface Exploration 4-15-99, 1-11-2000, Phase 1 Evaluation 12-1-97, 4-25-96, 1-27-03, Geo-Technical 2-99, 4-30-96, 9-4-97, 2-13-03
Water Table/Seasonal Variations	Approximately 50-80 feet
Subsurface/Load bearing Details	Subsurface exploration reports are attached
Water Bodies/Creeks Details	N/A
Current Zoning Ordinance(s)	Light industrial under the City of Ardmore
Current Surrounding Land Use	All zoning is municipal

WORK FORCE AND EDUCATION

Population within 75 miles	838,512
WorkForce within 75 miles	402,623
Colleges/Univs within 75 miles	6
Community colleges within 7 miles	7
2007 Jobs	50
2006 Jobs	102
2005 Jobs	52
Work Force Growth '02-04'	2%
Closest MSA	Ardmore
ACCRA Composite Index	86.6
Current Estimated Population	47,583
2000 Population	45,621
1990 Population	42,919
Population Change '90-Current'	9.70 %
Average Income per capita	
Median Income per capita	\$34,975
Training / Expansion Programs	Training for Industry Program (TIP) 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.

TRANSPORTATION

Regional Airport	Ardmore Regional Industrial Airpark
# of Carriers	0
Miles to Airport	0
Minutes to Airport	0
Airline List	N/A
Air Freight Services	No
Miles to Nearest Rail	0.25
Rail Type	Mainline Rail
Rail Provider	N/A
Miles to Hwy	
Route to Hwy	Take Cooper Drive south to 12th St, turn left (east) to entrance ramps.



UTILITIES

Name of Electric provider	OG&E	Sewer System Capacity	5.90
Name of Gas provider	ONG and OGT	Average Sewer Utilization	3
Name of Telephone provider	AT&T	Peak Sewer Utilization	4.50
Name of Water provider	City of Ardmore	Excess Sewer Capacity	1.50
Name of Solid Waste handler	Clean Harbors	Sewer Cost per Gallon	\$0.05
Electricity Available	Yes	Sewer Usage(gallons/day)	150,000
Electricity Lines(kv)	12.50 ,13.80	Total Sewer cost per month	\$7,170
Miles to Substation	Less than three miles	Name of Telecom Provider	AT&T
Dual Feed Possible	Yes	Type of Telecom Service	Direct buried and conduit
Natural Gas Available	Yes	Type of Telecom Line	Copper twisted pair and fiber
Miles to Gas Line	0	Fibre Optic Access	Yes
Average Gas rate per mcf	\$0.45	Internet Services Available	Yes
MCF per month	4,000	# of Internet providers	3
Total Gas cost per month	\$400	Gas Line Description	4" plastic lines. Supply of gas can meet any demands
Municipal Water Available	Yes	Electric Piping Details	Average rate per mcf for this industry in area can be from .10 to 1.23.
Miles to Water Line	0	Water Line Description	Upgrading water plant, adding 2 million gallons of overhead storage. Installing raw waterline from Scott King booster station and upgrading distribution lines. Total cost \$27,000,000. Timeframe 2008
Water System Capacity	16.30	Water Piping Details	Pressures = approx. 60 psic line extension has yet to be identified. Line extensions will be based off future growth N/A
Average Water Utilization	8	Sewer Line Description	12-inch sewer main, is the actual water line size
Peak Water Utilization	14.50	Sewer Piping Details	
Excess Water Capacity	2.50		
Water Cost per Gallon	\$0.02		
Water Usage(gallons/day)	150,000		
Total Water cost per month	\$3,000		
Municipal Sewer Available	Yes		
Miles to Sewer Line	0		

CHRONOLOGY HISTORY

Land use	Description
	Prior to 1992, the land was used for agriculture and is zoned for light industrial.
Start Date	
End Date	

INDUSTRY EXPANSION

2007	Beetle Plastics	2006	Amethyst Research, Inc.	2004	Dot Foods, Inc.
Total Jobs	20	Total Jobs	5	Total Jobs	60
Description	Expansion	Description	New	Description	New
	Southwest Silicon Technology		IMTEC Imaging		
Total Jobs	30	Total Jobs	12		
Description	Expansion	Description	New		
	IMTEC Corporation	2005	Dollar General Corp.		
Total Jobs	30	Total Jobs	40		
Description	Expansion	Description	Expansion		
2006	OnLine Packaging				
Total Jobs	17				
Description	New				

Oklahoma Department of Commerce Contact

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