

SITE PROFILE



Bristow Prime

Light Industrial Park, Business Services Park 23981 S. 369th W. Ave. Bristow, OK 74010 Creek County

Site Price: \$400,000 Avg Site Price/Acre: \$10,000

Configuration and Pricing: 1320' x 1320', square
Surrounding Land Uses: Industrial Business

Located on historic Route 66 in Oklahoma's Green Country, Bristow offers a great combination of rural and urban life and has been a center of Creek County business activity for more than 100 years. A tight-knit and thriving community, Bristow features a highly rated public school system, a public library, a Perry Maxwell-designed golf course, and a variety of outdoor recreational opportunities. For more urban attractions, Tulsa is just 30

minutes away. Bristow draws from a highly skilled and motivated workforce of more than one million people within a 75-mile radius. Its integrated transportation system includes I-44, Route 66, rail service, and the only airport in Creek County. The certified site is 40 acres of undeveloped land located in an area occupied by industrial business. The property is flat, with good road access.

SITE DETAILS

Total Developable Acres	40
# of Parcels	1
# of Structures	3
# of Access Points	2
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	770
Max Topographic Elevation	800
Percentage Slope	3.75%
Site Terrain	Gently Sloping/Gently Rolling
Mineral Rights Ownership	Yes
Ownership Type	Not indicated
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	Two story farm house, two sheds
Environmental Studies	Phase 1, environmental study
Water Table/Seasonal Variations	100 ft.
Subsurface/Load bearing Details	
Water Bodies/Creeks Details	Small livestock pond roughly in center of parcel; small wet weather stream along east side
Easement and Right of Way	N/A
Current Zoning Ordinance(s)	Agricultural - Creek County
Current Surrounding Land Use	Heavy Industrial Light Industrial and Agricultural, Creek County

WORK FORCE AND EDUCATION

Population within 75 miles	2, 397,474
WorkForce within 75 miles	1,064,291
Colleges/Univs within 75 miles	12
Community colleges within 10 miles	4
2007 New Jobs	175
2006 New Jobs	30
2005 New Jobs	30
Work Force Growth 'Previous 3 years'	13%
Closest MSA	Tulsa
ACCRA Composite Index	93.7
Current Estimated Population	69,073
2000 Population	67,367
1990 Population	60,915
Population Change '90-Current'	13.40%
Average Income per capita	\$16,630
Median Income per capita	\$29,362
Training / Expansion Programs	Central Technology Center offers a variety of technology education programs, including customized training for area businesses either on site or at its nearby campuses in Drumright and Sapulpa.
Vocational / Technical Support	Same as above

CHRONOLOGY HISTORY

Land Uses	Agricultural
Start Date	
End Date	
Description	Agriculture

UTILITIES

Name of Water provider	Bristow Municipal Authority
Municipal Water Available	Yes
Miles to Water Line	0
Water System Capacity	830,000
Average Water Utilization	330,000
Peak Water Utilization	
Excess Water Capacity	500,000
Water Cost per Gallon	
Water Usage (gallons/day)	150,000
Total Water cost per month	
Water Line Description	None
Water Piping Details	
Name of Telecom Provider	AT&T
Type of Telecom Service	Buried
Type of Telecom Line	Copper twisted pair
Fiber Optic Access	No
Name of Telephone Provider	AT&T
Internet Service Available	Yes
# of Internet providers	3

Name of Solid Waste handler	IESI Company
Municipal Sewer Available	No
Miles to Sewer Line	0.25
Sewer System Capacity	3,120,000
Average Sewer Utilization	1,000,000
Peak Sewer Utilization	
Excess Sewer Capacity	2,120,000
Sewer Cost per Gallon	
Sewer Usage (gallons/day)	150,000
Total Swer cost per month	
Sewer Line Description	Sewer rehab going on at present.
Sewer Piping Details	Written verification from City of Bristow stating they can provide at least the minimum of 150,000 gallons of sewer per day to the site.
Name of Gas provider	ONG
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	Three lines - 8"6"4", high pressure lines 125-200 psi, no bottlenecks.
Name of Electric provider	OG&E
Electricity Available	Yes
Miles to Substation	Less than three miles
Electricity Lines(kv)	138
Duel Feed	Yes
Electric Piping Details	Underground can be run from two separate overhead sources making transformers on a "loop" system for 12.5kV portion

INDUSTRY EXPANSION

2006	Firm Name	First Wave Aviation
	Total Jobs	140
	Description	Manufacture and overhaul composite parts, bonded parts and interior parts for commercial aircraft.
2007	Firm Name	J.W. Measurement
	Total Jobs	95
	Description	Measurement devices.

TRANSPORTATION

Regional Airport	Tulsa International Airport
# of Carriers	11
Miles to Airport	43
Minutes to Airport	45
Airline List	American, Continental, Delta, Northwest, Southwest, United, Allegiant
Air Freight Services	Yes
Miles to Nearest Rail	
Rail Type	Mainline Rail
Rail Provider	
Miles to Hwy	2
Route to Hwy	5 traffic lights, two way streets, little congestion, through industrial and business district. easy access ramps to I-44 two miles away from site.

Oklahoma Department of Commerce Contact

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