

CHICKASHA AIRPORT INDUSTRIAL PARK

LIGHT INDUSTRIAL PARK Airport Road Chickasha, OK 73018 Grady County

Site Price: \$000,000.00

Avg Site Price/Acre: \$0,000.00

Configuration:

Rectangular in shape. 2637.3 feet East to West and 3962.53 feet North to South

Surrounding Land Uses:

Municipal Airport to the East. Agricultural to the North, South, and West

Chickasha is strategically located on Interstate 44 between Lawton and Oklahoma City. Lawton, Oklahoma City and Norman are all a short thirty minute drive away. Chickasha is also the intersection of US highways 81 and 62 offering alternate access to Interstates 35 and 40 without traversing the OKC Metro area. The Chickasha Airport Industrial Park is located adjacent to Chickasha's regional airport with easy access to US highway 81. The airport provides access to business jets with a 5100 foot runway, a modern terminal, and full FBO services.

The Industrial park does offer airside access lots for aviation related industry, and it is also open to other light industries as well. The Industrial park has 240 acres of developable land and lots can be configured to meet an industry specific needs. Chickasha provides a surprisingly affordable quality of life with the safety and charm of a small town and the amenities of a metro area.

Chickasha is dedicated to improving the quality of life for its citizens. That dedication can be seen in the recent construction of a new multi-use sports park, two new community parks, new recreational trails, and a new multi-use center at the high school boasting a 1500 seat auditorium and a 2000 seat gymnasium. Chickasha voters have also demonstrated their dedication to quality economic development by passing a quarter-cent sales tax for economic development by a 70% margin.

The Canadian Valley Technology Campus in Chickasha is a strong industrial partner for local industry. CVTC can customize training to meet the needs of any industry. The community is united in the goal of growing new and existing industries that provide quality jobs for a quality workforce.

SITE DETAILS

Total Developable Acres	240.00
# of Parcels	18
# of Structures	0
# of Access Points	1
# of Roads	1
Traffic Light Access	No
Min Topographic Elevation	1091.00
Max Topographic Elevation	1140.00
Percentage Slope	5.00%
Site Terrain	Gently Sloping / Gently Rolling
Mineral Rights Ownership	Yes
Ownership Type	not indicated
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Average
Free of wetlands etc.	Yes
Structure Details	N/A
Environmental Studies	Phase 1 study has been completed
Water Table/Seasonal Variations	N/A
Subsurface/Load bearing Details	N/A
Water Bodies/Creeks Details	None
Easement and Right of Way	City owned utility easements primarily along borders
Current Zoning Ordinance(s)	I-2 Industrial Municipal Ordinance #2001-003
Current Surrounding Land Use	Unzoned

WORK FORCE AND EDUCATION

Population within 25 miles	1,286,377
WorkForce within 75 miles	377,669
Colleges/Univs within 75 miles	20
Community colleges within 10 miles	10
2006 New Jobs	300
2005 New Jobs	100
2003 New Jobs	0
Work Force Growth '03-06'	2.00 %
Closest MSA	Oklahoma City
ACCRA Composite Index	91.3
Current Estimated Population	49,400
2000 Population	45,516
1990 Population	41,747
Population Change '90-Current'	18.33 %
Average Income per capita	
Median Income per capita	\$32,625.00
Training / Expansion Programs	CVTC is able to provide customized training to new or expanding industry at no cost through Oklahoma's Training and Industry Program (TIP). CVTC works the Oklahoma Department of Career Tech to deliver this training locally.
Vocational / Technical Support	CVTC provides customized training programs in; management and leadership, team and organizational development, equipment operation, technical and process training, market research and needs analysis, strategic planning, customer service, continuous improvement, computer applications and software training, lean initiatives and transformation, occupational safety, health services, employee screening, testing and assessment.



UTILITIES

Name of Electric provider	AEP-PSO	Sewer System Capacity	4,500,000.00
Name of Gas provider	Centerpoint Energy	Average Sewer Utilization	2,000,000.00
Name of Telephone provider	AT&T	Peak Sewer Utilization	3,000,000.00
Name of Water provider	City of Chickasha	Excess Sewer Capacity	9,000,000.00
Name of Solid Waste handler	City of Chickasha	Sewer Cost per Gallon	\$0.00
Electricity Available	Yes	Sewer Usage(gallons/day)	1,000
Electricity Lines(kv)	13,200.00	Total Sewer cost per month	\$195.00
Miles to Substation	8.00	Name of Telecom Provider	SBC/AT&T
Dual Feed Possible	Yes	Type of Telecom Service	Aerial
Natural Gas Available	Yes	Type of Telecom Line	Copper
Miles to Gas Line	0	Fibre Optic Access	Yes
Average Gas rate per mcf		Internet Services Available	N/A
MCF per month	4,000	# of Internet providers	0
Total Gas cost per month		Gas Line Description	For average rate, contact supplier. Line is 4" operating at 28 psi. Line is capable of operating at 48 psi. Centerpoint energy is supplier.
Municipal Water Available	Yes	Electric Piping Details	Dual feed is possible but would require significant construction
Miles to Water Line	0.00	Water Line Description	Infrastructure is in place to provide dual-feed service. This line was installed primarily to service the industrial park. Very few other customers use this line. Line operates at 90-110 PSI and has a capacity of over 2000 GPM.
Water System Capacity	7,500,000.00	Water Piping Details	12" line to the site
Average Water Utilization	3,500,000.00	Sewer Line Description	No Bottlenecks
Peak Water Utilization	5,000,000.00	Sewer Piping Details	12 inch sewer line.
Excess Water Capacity	2,500,000.00		
Water Cost per Gallon	\$0.00		
Water Usage(gallons/day)	150,000		
Total Water cost per month	\$203.00		
Municipal Sewer Available	Yes		
Miles to Sewer Line	0.00		

TRANSPORTATION

Regional Airport	Will Rogers World Airport
# of Carriers	11
Miles to Airport	39.00
Minutes to Airport	38.00
Airline List	Southwest, Allegiant Air, United, American, Champion, Continental, Delta, Delta Connection, Frontier, Northwest, U S Airways
Air Freight Services	N/A
Miles to Nearest Rail	N/A
Rail Type	N/A
Rail Provider	N/A
Miles to Hwy	4.0
Route to Hwy	Airport road east 3/4 mile to U S

highway 81. U S Highway 81 south 3 miles to U S Highway 62. U S Highway 62 east three miles to Interstate 44. Route passes through one intersection controlled by a stop sign and five intersections controlled by traffic lights. Traffic is light to moderate with no major commuter impact. Surrounding land use is mixed.

INDUSTRY EXPANSION

2003	Firm Name	Cimarron Trailer
	Total Jobs	300
2005	Firm Name	Hermetic Switch
	Total Jobs	100

CHRONOLOGY HISTORY

2003	Land Use	Agriculture
	Start Date	
	End Date	
2005	Description	The property has historically been used for agricultural purposes. Currently being developed with water, sewer and curbed roads for industrial use.

Oklahoma Department of Commerce Contact

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