

SITE PROFILE



Miami Progress Industrial Park

LIGHT INDUSTRIAL PARK U.S. Alternate 69 Highway Miami, OK 74354 Ottawa County

Site Price: \$275,000 Avg Site Price/Acre: \$5,000

Configuration and Pricing: Square - no outparcels or site development limitations
 Surrounding Land Uses: Farming, Agriculture business

A community of 14,000 people in Ottawa County, Miami provides immediate access to markets throughout northeastern Oklahoma and surrounding states--less than 16 miles from Kansas, about 17 miles from Missouri, and about 65 miles from Arkansas. Miami also provides access to key urban areas and growth corridors--82 miles to Tulsa, 82.5 miles to Springfield, MO, and 83 miles to Bentonville, AR. Miami's integrated transportation system includes I-44, US 69, rail service, and the Tulsa Port of Catoosa, which is 72 miles away along the McClellan-Kerr Arkansas River Navigation System. This 440-mile waterway links Oklahoma and the surrounding five-state area with ports on the nation's 24,000-mile inland waterway system as well as foreign

and domestic ports by way of New Orleans and the Gulf Intracoastal Waterway. Progress Industrial Park (Northeast Industrial Park) is 158 acres, with about 55 acres available. It is located within 2.5 miles of I-44 and within two miles of US 69 via US 69A. The park has a rail spur serviced by Burlington Northern Santa Fe. The main line runs adjacent to the park. Utilities are provided by the City of Miami (electric, water and sewer), Oklahoma Natural Gas, and AT&T. It is zoned for industrial use. The level ground has an 825-835 elevation with no environmental issues and paved, eight-inch reinforced concrete roads.

SITE DETAILS

Total Developable Acres	55.76
# of Parcels	6
# of Structures	5
# of Access Points	
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	825
Max Topographic Elevation	835
Percentage Slope	
Site Terrain	Gently Sloping/Gently Rolling
Mineral Rights Ownership	No
Ownership Type	
Ingress rating(Congestion)	Average
Ingress rating(Safety)	Average
Free of wetlands etc.	Yes
Structure Details	Manufacturing facilities - shell bldgs, onset bldgs.
Environmental Studies	Phase 1, Geotechnical Exploration Test
Water Table/Seasonal Variations	
Subsurface/Load bearing Details	
Water Bodies/Creeks Details	N/A
Easement and Right of Way	City of Miami - electric, water and sewer. ONG - gas line, REC - electric lines
Current Zoning Ordinance(s)	Light Industrial - Municipal Industrial.
Current Surrounding Land Use	Not zoned - Ottawa County

WORK FORCE AND EDUCATION

Population within 75 miles	1,131,979
WorkForce within 75 miles	457,148
Colleges/Univs within 75 miles	4
Community colleges within 10 miles	10
2007 New Jobs	0
2006 New Jobs	0
2005 New Jobs	0
Work Force Growth 'Previous 3 years'	0
Closest MSA	Miami-Vinita
ACCRA Composite Index	69
Current Estimated Population	32,474
2000 Population	33,242
1990 Population	30,561
Population Change '90-Current'	1.07%
Average Income per capita	
Median Income per capita	\$30,199
Training / Expansion Programs	Northeast Area Technology Center provides career education and technology training in a variety of fields, including customized training for area businesses either on site or at the center's campus just 14 miles from Miami.
Vocational / Technical Support	Same as above

CHRONOLOGY HISTORY

Land Uses	Farming
Start Date	
End Date	
Description	Farming Always

UTILITIES

Name of Water provider	City of Miami
Municipal Water Available	Yes
Miles to Water Line	On Site
Water System Capacity	4,000,000
Average Water Utilization	1,610,000
Peak Water Utilization	3,600,000
Excess Water Capacity	400,000
Water Cost per Gallon	
Water Usage (gallons/day)	150,000
Total Water cost per month	
Water Line Description	New well and water tower built less than 3 years ago
Water Piping Details	
Name of Telecom Provider	AT&T
Type of Telecom Service	Buried
Type of Telecom Line	Fiber to the MUX
Fiber Optic Access	Yes
Name of Telephone Provider	AT&T and Cableone
Internet Service Available	Yes
# of Internet providers	2

Name of Solid Waste handler	City of Miami
Municipal Sewer Available	Yes
Miles to Sewer Line	On Site
Sewer System Capacity	3,500,000
Average Sewer Utilization	2,700,000
Peak Sewer Utilization	5,000,000
Excess Sewer Capacity	800,000
Sewer Cost per Gallon	
Sewer Usage (gallons/day)	150,000
Total Sewer cost per month	
Sewer Line Description	
Sewer Piping Details	
Name of Gas provider	Oklahoma Natural Gas
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	4" IP main 50 psig
Name of Electric provider	City of Miami and REC
Electricity Available	Yes
Miles to Substation	Less than 3 miles
Electricity Lines(kv)	15, 69 kv
Electric Piping Details	

INDUSTRY EXPANSION

	Firm Name	Ottawa Tribe/High Winds Casino
	Total Jobs	204
	Description	Off-Track Gaming
	Firm Name	Tracker Marine
	Total Jobs	150
	Description	Boat Manufacturer
	Firm Name	Tractor Supply
	Total Jobs	
	Description	Farm Supply - Jobs created unknown
2007	Firm Name	Osage Door Company
	Total Jobs	
	Description	Lumber/plywood/millwork
2008	Firm Name	UMICORE
	Total Jobs	
	Description	Optical materials

TRANSPORTATION

Regional Airport	Joplin Regional Airport
# of Carriers	0
Miles to Airport	30
Minutes to Airport	30
Airline List	N/A
Air Freight Services	No
Miles to Nearest Rail	0
Rail Type	Mainline Rail
Rail Provider	BNSF
Miles to Hwy	2
Route to Hwy	US 69 - 2 miles. 1-44 - 2.5 miles

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