

Broken Arrow



Coweta



Porter



Wagoner



Contact: Darla Heller
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www.wagonercountydevelopment.com

Proposed Site:

The Wagoner Industrial Development Authority recently purchased the 67 acres highlighted below. An additional 150 acres could be acquired as well. The property is currently zoned agriculture; yet the facility to the east is zoned Heavy Industrial. Early estimates indicate heavy zoning can be obtained due to the lack of housing in the area. The Authority would consider building the initial facility for the client and sell through a traditional mortgage or through a negotiated lease purchase the facility to the client. This could be accomplished via an Industrial Revenue Bond or conventional loan.

The proposed site is located in a census tract that qualifies for New Market Tax Credits available through the Cherokee Nation. The WIDA would consider incentives based on job creation. The proposed site also is located in an Enterprise Zone.

Wagoner is located 30 minutes from Tulsa at the intersection of State Highway 51 and US 69. All highways are divided four-lane. The yellow marker locates the Proposed Site. The Site is located on SW 15 Street minutes from US 69. A Union Pacific main line rail runs 1/2 mile along the proposed site. The line provides access to the Port of Muskogee.



The Proposed Site located is close proximity to state and interstate highways.



Site Profile – Wagoner Site

Wagoner is located 30 minutes east of Tulsa, located on State Hwy 51. A workforce of 945,382 is within 75 miles. FTZ is 15 miles away at the Port of Muskogee.

Site Details

Current Zoning	Agriculture / Rezoning with the Wagoner City/County Planning Commission is obtainable
Current Surrounding Land	Agriculture / Heavy Industrial

Transportation

Regional Airport	Tulsa International Airport
# of Carriers	13 (6 commercial / 7 cargo)
Minutes to Airport	25
Air Freight Services	Yes
Rail Type	Union Pacific on Site
Miles to Highway	1 mile
Port of Muskogee (FTZ)	15 miles
Port 33 South	20 miles

Education

Colleges and Universities	8
Northeastern State University, Broken Arrow & Talequah	
University of Tulsa	
University of Oklahoma at Tulsa	
Oklahoma State University at Tulsa	
Bacone College	
Tulsa Junior College	
Connors State College	
Indian Capital Technology Center - Career Tech	

Average Education Level for Wagoner County

High school graduate:	40.64%
some college:	20.49%

Work Force

Population within 75 miles	1,814,805
WorkForce with 75 miles	945,382
Closest MSA	Tulsa / Muskogee
Population within 30 min.	2,000,125
Pop., City of Wagoner	8,051 (2008 projection)
Average Household Income	\$37,433
Per Capita Income	\$16,090
Training Programs	Indian Capital Technology Center
Unemployment Rate	6.9% (Nov. 09) – Wagoner County
Mean Wage for Manufacturing	11.18 per hour for Tulsa MSA
Production Employees	43,900
% of Tulsa MSA Unionized Labor	5%

Occupations and type of Employers:

Management, professional, and related occupations	30 %
Sales and office occupations	27 %
Service occupations	15 %

Production, transportation	14 %
Construction, extraction, maintenance	13 %.
Private wage and salary workers	83%
Federal, state, or local government workers	10%
Self-employed	7%

Utilities

Electricity:	City of Wagoner / Transmission Voltage Provided Through GRDA
Gas:	Oklahoma Natural Gas Company (on site) / 6 Inch Line /In right-of-way
Water/Sewer:	City of Wagoner / Main Water and Sewer Line on Site
Telecom:	Windstream

Taxes

Corporate & Personal Tax Rates

Oklahoma State Corporate/Income Tax	6%
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Sales and Use Tax Rates

Wagoner County Use Tax	3%
City of Wagoner Sales Tax	3%
Wagoner County Sales Tax	1.3%
Oklahoma State Sales Tax	4.5.%

Inventory Tax Rates

Market Value X Millage (84.71) X 12%

Contact: Darla Heller
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Local Attractiveness

The cost of living in Wagoner County is 21.56% below the national average. Wagoner County offers its residents an affordable place to live and amazing outdoor spaces to play. Lake Fort Gibson is located in Wagoner County, which provides citizens recreation in their back yard. Access to the arts and entertainment is easily accessible in the Tulsa Metro area. The four public schools in Wagoner County provide students with an exemplary education, with a strong emphasis on excellence while offering a wide variety of activities that smaller school systems allow.



Major Employers

Blue Bell	300
City of Coweta	117
City of Wagoner	120
Contental Industries	150
Coweta Public Schools	425
Hanover /EXTERRAN	225
Porter Schools	70
Unarco	400
Wagoner Community Hospital	208
Wagoner Public Schools	370
Wal-mart	500
Zee-Co	300

