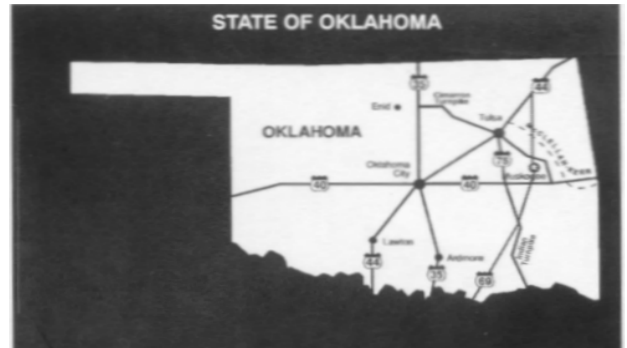
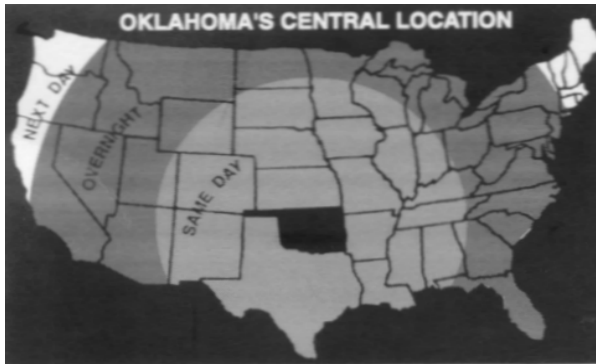




Community Profile



LOCATION

County.....	Muskogee
Nearest Major City.....	Tulsa
Distance to Major City.....	45 Miles
Nearest 4 Lane, Controlled Access....	Muskogee Turnpike
Nearest Interstate.....	I-40
Distance to Interstate.....	18 Miles
Next Nearest Interstate.....	I-44
Distance to Next Nearest Interstate....	45 Miles
Major Highways.....	US 69, 64, 62

UTILITIES

WATER

Water Supplier.....	City of Muskogee
Source of Water.....	Fort Gibson Lake
Capacity of Water Plant.....	30,000,000 GPD
Average Daily Consumption.....	12,900,000 GPD
Elevated Storage Capacity.....	14,000,000 Gallons
Industrial Water Rate.....	Negotiated
Average Pressure in Mains.....	70 PSI

SEWAGE

Type of Sewage Treatment Plant.....	Clarifiers and Biotower
Sewage Treatment Authority.....	City of Muskogee
Sewage Treatment Capacity.....	13.7 MGD
Present Load.....	6 MGD
Volume Charge Over 100 Cubic Feet	0.60 per 100 Cubic Feet
	(plus surcharges)

TELECOMMUNICATIONS

Telephone and Broadband Providers... AT&T; Suddenlink; Cross

ELECTRIC

Electric Company.....	Oklahoma Gas&Electric
Average Industrial Rate Per KWH	0.0567

GAS

Gas Company.....	Oklahoma Natural Gas
Rates Vary by Usage	

WORKFORCE

Total County Workforce.....	29,653
Annual Employment in Manufacturing.....	4,534
Available Workforce within Commuting Distance...	8,484
Percent of Workforce in County is Male.....	50.0%
Percent of Workforce in County is Female.....	50.0%
Average Unemployment Rate Over Past 2 Years.....	5.15%
Right to Work Law.....	Yes

* Bureau of Labor Statistics, May 2009

LABOR MIX

Management, professional, and related occupations	27.5%
Service occupations.....	17.2%
Sales and office occupations.....	23.8%
Farming, fishing, and forestry occupations.....	1.4%
Construction, extraction, and maintenance occupations.....	9.5%
Production, transportation, and material moving occupations.....	20.4%



AVERAGE HOURLY WAGES

Mechanical Drafters.....	\$18.48
Janitors & Cleaners.....	\$7.87
Customer Service Representatives.....	\$8.32
Shipping Receiving and Traffic Clerks.....	\$10.90
Secretaries (except legal and medical).....	\$11.40
Computer Operators.....	\$11.56
Maintenance and Repair Workers General.....	\$13.31
Machinist.....	\$13.91
Tool and Die Makers.....	\$21.75
Printing Machine Operators.....	\$17.42

RAIL

Largest Carrier.....	Union Pacific
2 nd Largest Carrier.....	Burlington Northern Santa Fe
Rail Spur.....	Port of Muskogee

AIR

Nearest Commercial Airport.....	Tulsa International
Distance to Commercial Airport.....	50 Miles
Travel Time to Commercial Airport..	45 Minutes
Local Airport.....	Davis Field
Runway Length.....	7200 Feet – Davis Field

WATER PORT

Navigable Waterway.....	Arkansas River
Port Facility.....	Port of Muskogee
Foreign Trade Zone.....	Yes; FTZ # 164

*Oklahoma Wage Network, Oklahoma Employment Security Commission, May 2009

DISTANCE TO MAJOR CITIES

	# of Days		Hours/ # of Days		Barge
	Miles	Truck	Rail	Air Minutes	
Albuquerque	677	1 1/2	4	3:00	N/A
Atlanta	719	1 1/2	5 1/2	1:39	N/A
Chicago	683	1 1/2	3	1:42	10
Dallas	236	1	4	:60	N/A
Denver	721	1 1/2	2 1/2	1:50	N/A
Houston	459	1	4	1:23	10
Kansas City	253	1	1	:50	10
Little Rock	228	1	1	2:30	2
Los Angeles	1470	3	6	4:30	N/A
New Orleans	619	1 1/2	5	2:43	8
New York	1355	2	6	4:11	N/A
Oklahoma City	137	1	4	:39	N/A
St. Louis	396	1	2	1:09	9
Tulsa MSA	45	1	1	N/A	1

BUS

Name of Carrier.....	Greyhound
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GOVERNMENT

Type of Local Government.....	Council/City Manager
Planning Commission.....	Yes
Zoning Regulations.....	Yes
Property Tax Per \$1,000 Valuation..	\$0.09242

Example:

<u>Property Cost</u>	X	<u>Assessment</u>	X	<u>Millage</u>	=	<u>Annual Cost</u>
\$100,000		0.11		0.09242		\$1,016.62

Sales Tax.....	9.15%
Number of Full-time Fire Fighters.....	89
Fire Rating Insurance.....	2
Number of Law Enforcement Officers..	86

CLIMATE

Annual Average Temperature.....	61°
January Average Temperature.....	37°
July Average Temperature.....	82°
Annual Rainfall.....	39.77 Inches
Annual Snowfall.....	6 Inches
Average Relative Humidity.....	66%
Average # of Flying Days.....	343

TRANSPORTATION

TRUCK

Number of Carriers with Interstate service	33
Number of Carriers with Intrastate service	4
Number of Carriers with Local Terminals	6
Largest Motor Carrier	Yellow Freight
2 nd Largest Carrier	J.B. Hunt
3 rd Largest Carrier	Dalworth

The top ten national companies that provide truckload and LTL services serve Muskogee.

EDUCATION

Number of High Schools.....	2
Average Number of High School Graduates..	300
Dropout Rate.....	22.9%
Percent of Students going to University.....	44.3%
Average ACT Score.....	19.8
Student to Teacher Ratio.....	15:6
Career and Technical School.....	Yes
Colleges/Branch Campuses.....	Yes
Bacone College.....	4 Year
Connors College.....	2 Year
Northeastern State University/Muskogee.....	4 Year / Masters



REAL ESTATE

Average Cost Per Acre Industrial Land.....	\$15,000
Average Cost Industrial Building Lease.....	\$2.50 s.f.
Average Construction Cost of Industrial Building....	\$25.00 s.f.
Average Cost Single 3 Bedroom 2,000 s.f. Home....	\$200,000
Average Monthly Rent 3 Bedroom 2,000 s.f. Home.	\$600
Cost of Living Index.....	86.4%

MEDICAL FACILITIES

	# Beds	Daily Cost
		Private Room
Muskogee Regional Medical Center...	366	\$525.00
Veterans Hospital.....	140	N/A
Muskogee Community Hospital	45	\$1,625.00
Three Rivers Health Center	Clinic	N/A
Muskogee County Health Dept.	Clinic	N/A

LAKES

	Distance	Size
Fort Gibson.....	9 miles	19,000 acres
Greenleaf.....	22 miles	920 acres
Tenkiller.....	36 miles	12,500 acres
Eufaula.....	36 miles	102,000 acres
Webbers Falls.....	2 miles	10,000 acres

POPULATION

Population Within 50 Mile Radius.....	1,024,678
City Population.....	40,015
County Population.....	71,278
Male.....	34,448
Female.....	36,267
White.....	24,747
Black.....	6,418
Hispanic.....	885
Other (including Native American)...	4,720
Percent Under 19.....	29.0%
Percent 20-44.....	33.1%
Percent 45-64.....	22.9%
Percent over 65.....	15.0%
Median Age.....	37

* Based upon U.S. Census Bureau update May 2009

INDUSTRIAL PARKS

	Total Acreage	Acres Available
Port of Muskogee	350	189
Muskogee	66	16
Davis Field	550	550
Turnpike	46	9
East Pointe	119	39
South Side	242	242
John T. Griffin	290	117

AREA EMPLOYERS

COMPANY	PRODUCT	# EMPLOYEES
Georgia Pacific	Paper	1350
U.S. Veterans Admin.	Federal Government	1265
Muskogee Regional Medical Center	Hospital	985
Muskogee School District	Public School System	850
U.S. Veterans Hospital	Medical Facility	839
Dal-Tile	Porcelain Tile	575
City of Muskogee	Municipality	460
Wal-Mart	Retail	450
O.G.&E. Electrical Services	Electric Utility	270
Acme Engineering	Ventilation	251
Trucks For You	Trucking Contractor	250
Green Country Behavioral	Health Services	250
County of Muskogee	County Government	250
Owens-Illinois, Inc.	Glass Containers	230
Whitlock Packaging	Beverages	200
INCOR	Multi-Service Non-profit	200
V&M Star Grant Prideco	Oil Well Tubing	190
McDonalds	Fast Food Restaurant	180
Hilldale School District	Public School System	172
American Foundry	Steel Castings	150

FINANCIAL

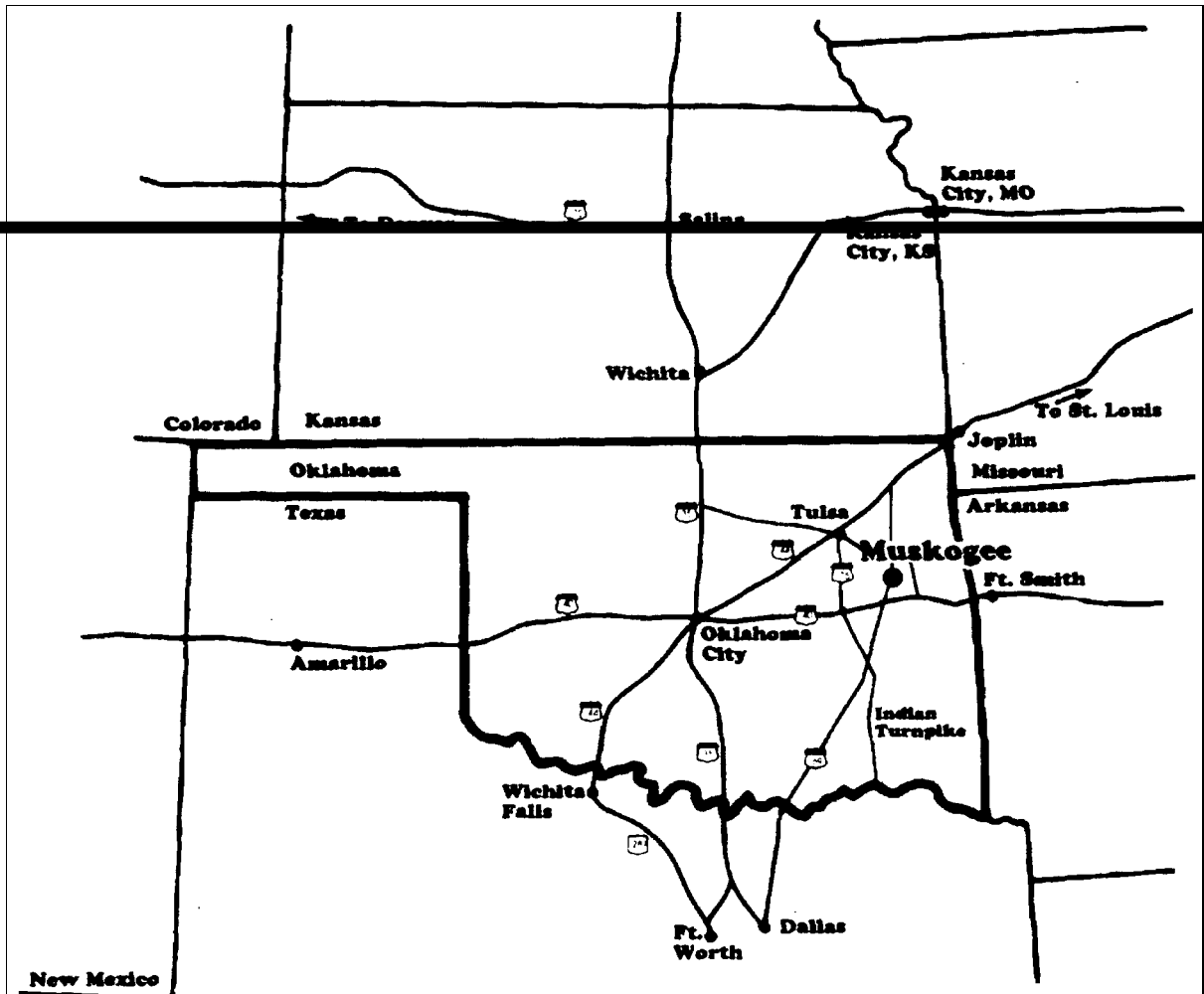
Number of Financial Institutions.....	13
General Obligation Tax Bonds.....	Yes
Industrial Revenue Bonds.....	Yes
Local Industrial Foundation.....	Yes
Tax Increment Financing.....	No

HOTELS/MOTELS

Name	#Rooms/Units
Ramada Inn.....	139
Bacone's Muskogee Inn.....	125
Travel Lodge.....	110
Motel 6.....	81
Hampton Inn.....	64
Super 8.....	56
Holiday Inn Express.....	54
Econo Lodge.....	48
Days Inn.....	43
La Quinta	69

RECREATIONAL/SOCIAL FACILITIES

Number of Parks.....	26
Number of Tennis Courts.....	13
Number of Public Swimming Facilities.....	2
Number of Theatres.....	4
Number of Restaurants.....	96
Number of Public Libraries.....	1



BUSINESS ASSISTANCE

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(918) 683-2119 (FAX)

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(918) 682-7886 (Phone)
(918) 682-3609 (FAX)

Sue Harris
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The information contained in this profile is current as of February 2010.