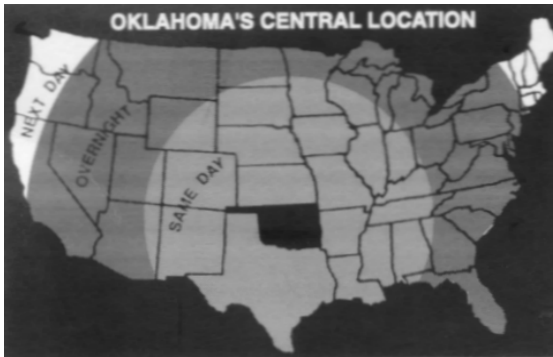




Community Profile



LOCATION

County..... Muskogee
 Nearest Major City..... Tulsa
 Distance to Major City..... 55 Minutes
 Nearest 4 Lane, Controlled Access..... Muskogee Turnpike
 Nearest Interstate..... I-40
 Distance to Interstate..... 27 Minutes
 Next Nearest Interstate..... I-44
 Distance to Next Nearest Interstate..... 46 Minutes
 Major Highways..... US 69, 64, 62

UTILITIES

WATER

Water Supplier..... City of Muskogee
 Source of Water..... Fort Gibson Lake
 Capacity of Water Plant..... 32,000,000 GPD
 Average Daily Consumption..... 12,900,000 GPD
 Elevated Storage Capacity..... 22,000,000 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
 Cross Communications
 Suddenlink Communications



ELECTRIC

Electric Company.....Oklahoma Gas & Electric
 Rates Vary by Usage

GAS

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

WORKFORCE

Total County Workforce..... 30,959
 Employment in Manufacturing..... 4,150
 Available Workforce Within 60 Minutes..... 434,192
 Percent of Workforce in County is Male..... 49.0%
 Percent of Workforce in County is Female..... 51.0%
 Average Unemployment Rate Over Past 2 Years..... 6.1%
 Right to Work Law..... Yes

* U.S. Census Bureau, 2006-2008 American Community Survey and U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

LABOR MIX

Management, professional, and related Occupations..... 30.1%
 Service occupations..... 16.6%
 Sales and office occupations..... 22.0%
 Farming, fishing, and forestry occupations..... 1.4%
 Construction, extraction, and maintenance occupations..... 9.7%
 Production, transportation, and material moving occupations..... 20.3%

* U.S. Census Bureau, 2006-2008 American Community Survey



AVERAGE HOURLY WAGES

Mechanical Engineers.....	\$28.42
General and Operations Managers.....	\$33.62
Team Assemblers.....	\$11.60
Shipping Receiving and Traffic Clerks.....	\$12.15
Secretaries (except legal and medical).....	\$12.03
Computer Programmers.....	\$25.70
Maintenance and Repair Workers General.....	\$9.95
Machinist.....	\$12.87
Helpers-Production Workers.....	\$11.96
Retail Salespersons.....	\$10.16

* Oklahoma Employment Security Commission,
Oklahoma Wage Network, June 2010

DISTANCE TO MAJOR CITIES

	# Days	# Days	Hours/	# Days	
	Miles	Truck	Air	Barge	
			Minutes		
Albuquerque	677	1.5	4	3:00	N/A
Atlanta	719	1.5	5.5	1:39	N/A
Chicago	683	1.5	3	1:42	10
Dallas	236	1	4	0:60	N/A
Denver	721	1.5	2.5	1:50	N/A
Houston	459	1	4	1:23	10
Kansas City	253	1	1	0:50	10
Little Rock	228	1	1	2:30	2
Los Angeles	1470	3	6	4:30	N/A
New Orleans	619	1.5	5	2:43	8
New York	1355	2	6	4:11	N/A
Oklahoma City	137	1	4	0:39	N/A
St. Louis	396	1	2	1:09	9
Tulsa MSA	45	1	1	N/A	1

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.	

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.....	7,201 Feet – Davis Field

WATER PORT

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

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:	

$$\frac{\text{Property Cost}}{100,000} \times \text{Assessment} \times \text{Millage} = \text{Annual Cost}$$

$$100,000 \times 0.11 \times 0.09242 = \$1,016.62$$

Sales Tax.....	9.15%
Number of Full-time Fire Fighters.....	96
Fire Rating Insurance.....	2
Number of Law Enforcement Officers.....	91

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

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.....	22:1
Private School.....	Pre-K – 9
Career and Technical School.....	Indian Capital Technology Center
Colleges/Branch Campuses.....	3
Bacone College.....	4 Year
Connors College.....	2 Year
Northeastern State University/Muskogee.....	4 Year / Masters



REAL ESTATE

Average Cost Per Acre Industrial Land.....	\$12,500
Average Cost Industrial Building Lease.....	\$2.50 s.f.
Average Construction Cost of Industrial Building.....	\$25.00 s.f.
Average Cost Single 4 Bedroom 2,400 s.f. Home.....	\$210,000
Average Monthly Rent 2 Bedroom 950 s.f. Home.....	\$525.00
Cost of Living Index.....	86.4%
<u>* Muskogee Realtors and ACCRA Cost of Living Survey, Q1, 2010</u>	

MEDICAL FACILITIES

	# Beds	Daily Cost
		Private Room
Muskogee Regional Medical Center.....	366	\$525
Veterans Hospital.....	140	N/A
Muskogee Community Hospital.....	45	\$1,625
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 30 Minute Radius.....	153,087
City Population.....	40,099
County Population.....	70,967
Male.....	34,339
Female.....	36,628
White.....	45,386
American Indian and Alaska Native.....	10,443
Black.....	8,635
Other.....	1,424
Hispanic or Latino (of any race).....	2,898
Percent Under 19.....	26.9%
Percent 20-44.....	32.8%
Percent 45-64.....	24.9%
Percent over 65.....	15.5%
Median Age.....	37.2

* U.S. Census Bureau, 2006-2008 American Community Survey

INDUSTRIAL PARKS

	Total Acreage	Acres Available
Davis Field Industrial Park	550	491
Eastpointe Industrial Park	119	39
John T. Griffin Industrial Park	290	117
John T. Griffin Expansion Industrial Park	237	237
Muskogee Industrial Complex	400	16
Port of Muskogee Industrial Park	450	200
Southside Industrial Park	242	242
Turnpike Industrial Park	46	9

AREA EMPLOYERS

COMPANY	PRODUCT	# EMPLOYEES
Georgia Pacific	Paper	1350
U.S. Veterans Administration	Federal Government	1250
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
OG&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
Local Community Foundation.....	Yes
Tax Increment Financing.....	No

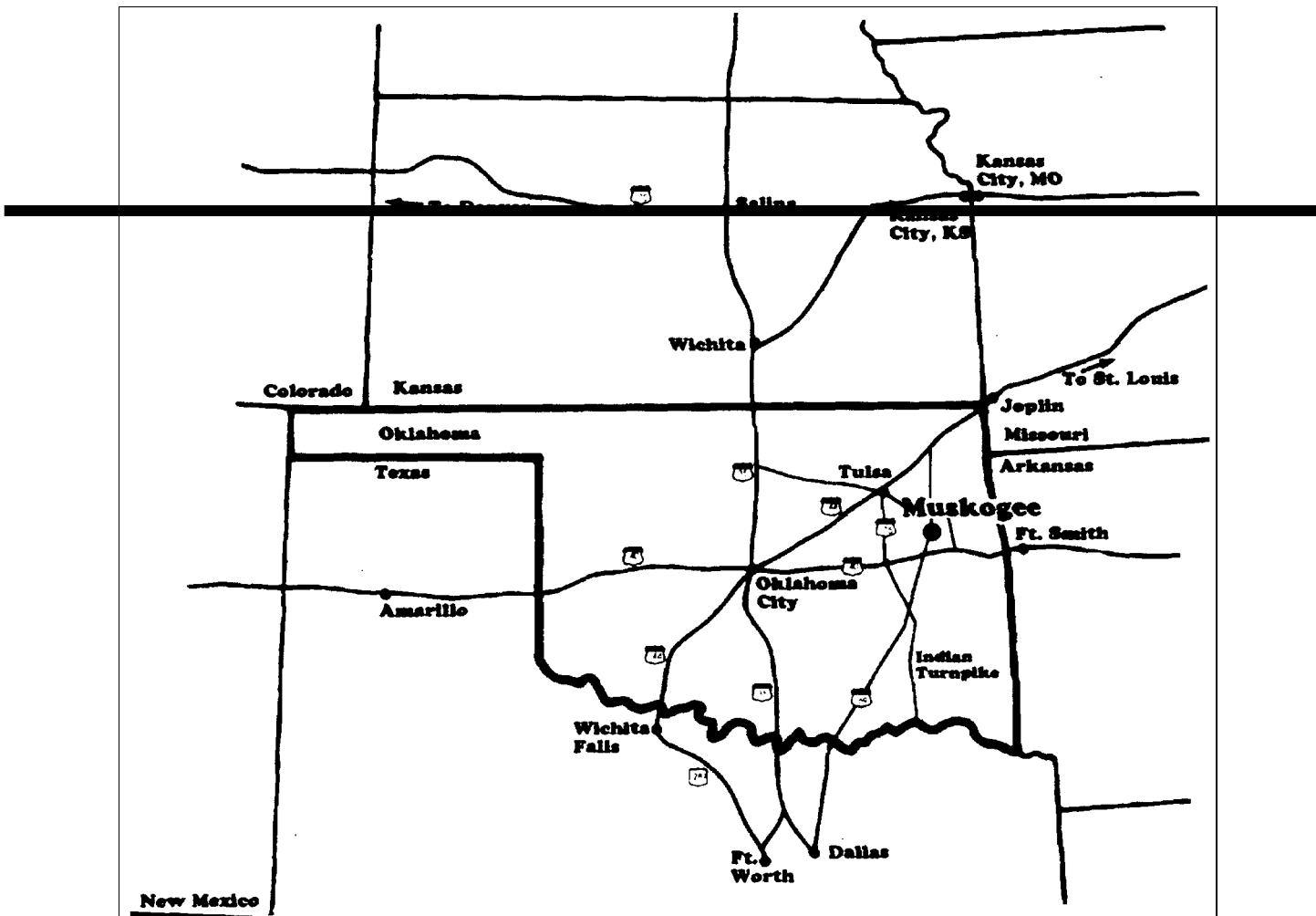
HOTELS/MOTELS

Name	#Rooms/Units
Travelodge.....	97
Fairfield Inn.....	85
Motel 6.....	81
La Quinta Inn.....	69
Hampton Inn.....	64
Super 8 Motel.....	56
Comfort Inn.....	54
Holiday Inn Express.....	52
Royal Inn.....	45

* Includes Hotels w/ Rooms 45+

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.....	79
Number of Public Libraries.....	1



BUSINESS ASSISTANCE

Leisha V. Haworth
 Muskogee Development
 216 West Okmulgee
 Muskogee, OK 74401
 (918) 683-2816 (Phone)
 (918) 683-2119 (FAX)
www.muskogeedevelopment.org

Scott Robinson
 Port of Muskogee
 4901 Harold Scoggins Drive
 Muskogee, OK 74401
 (918) 682-7886 (Phone)
 (918) 682-3609 (FAX)
www.muskogeeport.com

Sue Harris
 Chamber of Commerce
 PO Box 797
 Muskogee, OK 74401
 (918) 682-2401 (Phone)
 (918) 682-2403 (FAX)
www.muskogeechamber.org

Researched and compiled by Muskogee Development.
 The information contained in this profile is current as of July 2010.