



Avard Regional Industrial Rail Park is a 508 acre industrial park in Woods County, Oklahoma. The rail-served industrial park has received certification as part of BNSF Railway's site certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

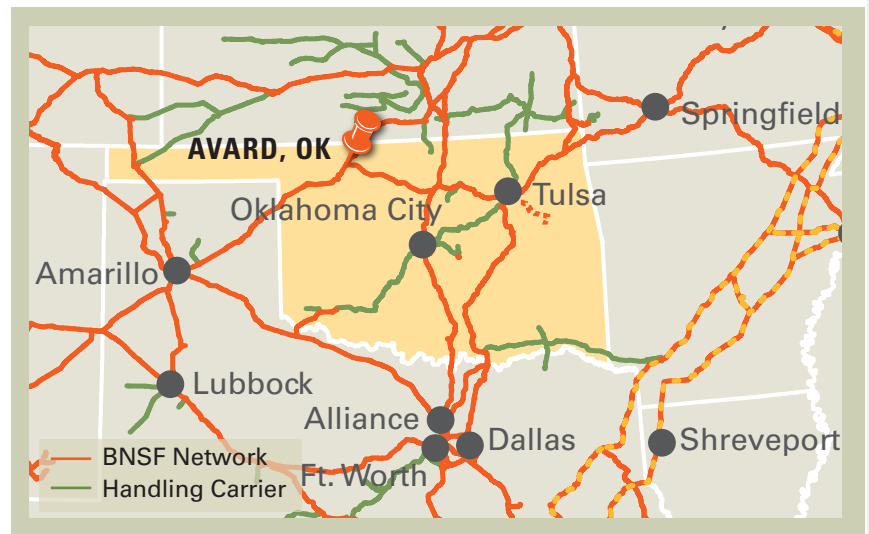
SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

Avard Regional Industrial Rail Park consists of 508 acres, of which 430 are considered developable. Approximately 40 acres are currently being used by existing industrial companies leaving roughly 390 acres for future development. The site provides access to a 6,000 foot siding which serves as a foundation for additional spurs to serve additional industries in the park.

Avard Regional Industrial Rail Park is served by US Highway 281 via Garvin Road and U.S. Highway 64 via County Road 370.



Site Details:

- 390 acres available for development
- Direct access to BNSF Railway
- Existing 6,000 foot siding

CONTACT INFORMATION

BNSF Regional Manager

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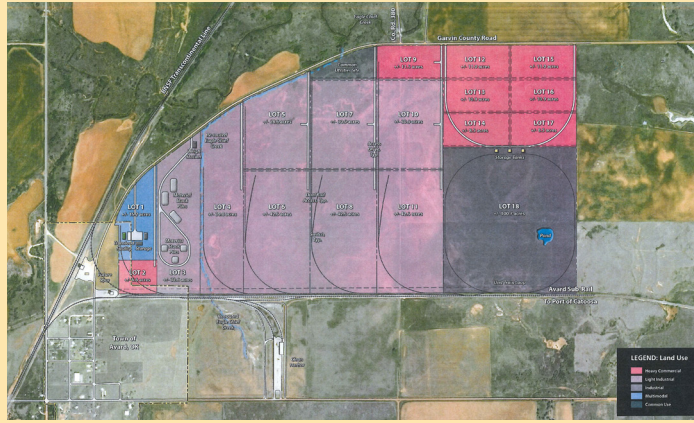
Woods County Economic Development

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SITE PROFILE

Land Area	508 acres
Physical Address	37706 Garvin Road Alva, OK
Zoning	N/A
Owner	Avard Regional Rail Park Authority
Price	\$1,000 - \$5,000

UTILITIES

Electric	Alfalfa Electric Cooperative & Oklahoma Gas & Electric
Gas	Enable Midstream Partners & Oklahoma Gas & Electric
Water	Woods County Rural Water District 3
Wastewater	On-site septic system
Telecommunications	Pioneer Telephone Cooperative

DEMOGRAPHICS

Avard is a community in Woods County. The county has an estimated population of 9,200.

POPULATION

Wood County	9,201
5 mile radius	6,267
10 mile radius	6,702
15 mile radius	7,224
20 mile radius	12,168

WORKFORCE

Woods County is part of the Northwest Oklahoma Nonmetropolitan Area.

Total Wage & Salary Employment	121,970
Annual Mean Wage	\$40,020

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.