



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**

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

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

 <b>DEMOGRAPHICS</b>	
Avard is a community in Woods County. The county has an estimated population of 9,200.	

 <b>POPULATION</b>	
<b>Wood County</b>	9,201
<b>5 mile radius</b>	6,267
<b>10 mile radius</b>	6,702
<b>15 mile radius</b>	7,224
<b>20 mile radius</b>	12,168

 <b>WORKFORCE</b>	
Woods County is part of the Northwest Oklahoma Nonmetropolitan Area.	
<b>Total Wage &amp; Salary Employment</b>	121,970
<b>Annual Mean Wage</b>	\$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.