

Garrison Oak Technology Park Information

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A. Site Description

Owner

The Garrison Oak Technology Park is owned by the City of Dover. The land was purchased with a grant from the State of Delaware.

Historical Uses

Prior to the purchase of land by the City of Dover, the land had been in the possession of the Garrison Family since the 9th of October 1936. The land was used for farming.

Location

The Garrison Oak Technology Park is located on White Oak Road, east of Delaware Rt. 1 within the city limits of Dover.

Acreage

The total contiguous acreage is 389 acres +/-.

Zoning

The zoning on this site is Industrial Park Manufacturing Zone-Technology Center (IPM2).

Tax Parcel Number

The number is ED-05-68.00-01.00-000

Sale Price per Acre

The price of the land is negotiable.

B. Site Preparation/Utilities

Utilities

Water-The Park is served by a 10 inch Water Main located along White Oak Road. The static pressure is 65 psi. The maximum flow rate is 1,210 Gallons Minute. The residual pressure is 65 psi.

Sewer-A-4" Force Main is located along White Oak Road. Pump Station No. 31 Is located directly across White Oak Road near the eastern edges of the property.

Electric-A 12 kV line is located along White Oak Road. A 69 kV line is located to the west adjacent to Delaware Rt. 1.

Gas-A 4" Gas line is located on White Oak Road and turns south before the White Oak Road Overpass over Delaware Rt. 1.

Fiber Optic Cable-Verizon will install the necessary fiber optic cable to Serve the Park. The park's location allows for the installation of ISDN Lines.

Vibration Characteristics

A Vibration Analysis was preformed by Colin Cordon & Associates of San Francisco in June of 1999. The executive summary by the company states: "The Garrison Farm site (Garrison Oak Technology Park) is classified as excellent with regard to environmental vibration. In a relatively small area of the west side of the site, minimum building setback requirements might be necessary to avoid vehicle traffic vibration for facilities built to the most sensitive criteria. The major part of the site is not at all significantly impacted by external vibration sources." The entire report is available at our office.

Phase I and Limited Phase II Environmental Assessment

A Phase I and limited Phase II Environmental was performed by Compliance Environmental, Inc. of Dover. The executive summary states: "Based on our findings, in general, the subject property appears to contain conditions which suggest potential environmental liability. However, in accordance with our findings, we believe that the entire subject property does not require Phase II investigation activities. Nevertheless, certain areas of the subject property require review that may involve Phase II Environmental Site Assessment activities for potential hazardous conditions, depending on the findings after the review is complete. In addition, abatement, remediation, and or/cleanup activities for the property may be required based upon the findings of the Phase II assessment.

As noted under Historical Uses, the property was farmed for decades. The farm therefore contains some minor areas that would require clean up before site development could begin

Wetlands

A Wetlands survey was performed by Tetra Tech, Inc. of Christiana, Del. The photo mosaic wetlands map shows wetlands in the wooded areas as well where the Drainage ditches are located.

C. Transportation Infrastructure

Distance to nearest Interstate/4 Lane Divided Highway

The Distance to Interstate 95 at Christiana, Delaware is 49 miles.

The Distance to the nearest 4 lane divided highway (DE Rt. 1) is 1.6 miles.

Distance to nearest International Airport

The Distance to the Philadelphia International Airport is 62 miles. An approximate travel time from Dover to the Airport is 1 hour and 15 minutes. In addition, The Baltimore/Washington International Airport can be reached from Dover within 1 hour and 25 minutes. Delaware AirPark located in Cheswold just to the north of Dover is being expanded through the lengthening of the runway to 3,800 feet. This allows turboprop aircraft as well as small jets to use this general aviation facility. For larger aircraft, through a joint use agreement with the Dover Air Force Base, aircraft may land at the base's 12,000 ft. runway and park at the Civil Air Terminal.

D. Work Force

Labor Market Area

The Dover Labor Market and Commuter shed includes neighboring counties in Delaware and Maryland and extends more than 20 miles from Garrison Oak Park. Dover is an employment, entertainment and shopping magnet drawing people from all over Delmarva Peninsula.

Total Kent County Labor Force	74,752
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Total Labor Force within 20 miles	84,936
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Employment and Wages by Industry (4th quarter of 2005)

Unemployment Rate

Kent County Unemployment Rate	3.0 % (May, 2006)
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Number of Persons Unemployed	2,279 (May, 2006)
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E. Tax Environment

Corporate Taxes/Tax Incentives

There is NO sales tax in Delaware.

The Corporate Income Tax is 8.7% on net income. A \$75.00 annual fee and a Gross

Receipts tax of 0.24% on the gross receipts for all goods manufactured in Delaware, regardless of location of sale. The first \$1 million in receipts are not subject to the tax. Corporate Income Tax Credits and Gross Receipts Tax Reductions are available to Manufacturers who invest a minimum of \$ 200,000 in a new or expanded facility And hires a minimum of 5 new employees. The Gross Receipts taxes are reduced Over a 10 year period starting with a 90% reduction in the first year and then Declining 10 percent each year until year 10 when it is reduced to 5%. The corporate Income Tax Credits for this targeted area (Garrison Oak Technology Park) are: a \$ 650,00 credit for each new employee and \$ 650,00 for each new \$100,000 capital investment. The total credits may not exceed 50% of a company's precredit tax liability in any one year. Unused credits may be carried forward for ten years.

Property Taxes/Tax Incentives

The City of Dover/Kent County/Capital School District combined property tax rate is \$ 2,224 per \$ 100 of assessed valuation. The assessment ratio is 60% of market value.

F. Building Costs

The construction costs in Kent County are at the national average according to the R.S. Means Company, Inc., Kingston, MA

G. Community Information

Population Demographics

Kent County Delaware Population:	153,600 (2006 estimate)	
	<u>2006 Estimate</u>	<u>2011 Projection</u>
3 mile radius of Dover:	43,348	46,394
5 mile radius of Dover:	66,191	71,747
10 mile radius of Dover:	101,939	111,936
	<u>2006 Estimate</u>	<u>2011 Projection</u>
15 mile radius of Dover:	134,659	149,133

(Source: Claritas Site Reports July 2006)

Climate

Kent County has a moderate but distinct four-season climate. Average annual temperature is 11.5 degrees Celsius (55 degrees Fahrenheit). In January, the

average temperature is 0.3 degrees Celsius (33 degrees Fahrenheit). In July the temperature is 21.5 degrees Celsius (75 degrees Fahrenheit).

Average annual rainfall: 49 inches

Average annual snowfall: 16 inches

Housing

Kent County has housing to fill every lifestyle. From beautiful old Victorian homes In Dover to modern townhouses, duplexes, apartments and many traditional homes In established Dover neighborhoods, there is a home to be found for every budget.

Health Care

Bayhealth Medical Center's mission is to improve the health status of all members of the Bayhealth community. The second-largest healthcare system in Delaware, Bayhealth is comprised of Kent General and Milford Memorial Hospitals, Middletown Medical Center and numerous satellite facilities. Bayhealth is a technologically advanced not-for-profit health care system employing over 2,800 with a medical staff of 350 physicians. In FY 2005, Bayhealth recorded 63,979 emergency department visits, 17,997 patients admitted to beds and 2,240 births. Last year, as part of its mission, Bayhealth provided more than \$22.6 million in unreimbursed care to patients.

Education

Through education reform, the local school districts are moving towards more accountability of teachers and students. An emphasis on instruction in basic skills has resulted in every school in the county scoring above the national average. A broad range of upper level and advanced courses for high school students, plus programs for gifted children and for children with physical, mental or emotional challenges are available.

Students in Delaware must master basic skills to qualify for a diploma. Local boards of education govern Kent county schools. While the state provides most of the revenues, local boards have much input in deciding how these funds can best be used to meet the needs of the community.

Recreation, Shopping

Indoor and outdoor recreation possibilities are almost unlimited. Dover Downs offers two annual NASCAR races plus year round slot machine gaming as well as world class entertainment. You will find four private country clubs with golf courses and two public courses. There is fresh and saltwater fishing, crabbing, hunting, boating, sailing and much more. The Delaware beaches such as Rehoboth, Bethany etc. are only a short drive away. National Wildlife refuges as well as state and county parks dot the entire area. In the winter, the Pocono Mountains are within a three-hour drive and offer all types of

winter sports. Dover is a shopping/entertainment/dining destination and offers the consumer a wide variety of stores/restaurants and entertainment to fit everyone's budget.

Transportation/Mass Transit

Kent County is served by State Rt. 1, a 4-lane limited access highway connecting to Interstate 95 in Christiana. Rt. 13 and Rt. 113, both 4 lane divided highways run north/south through the Delmarva Peninsula. From east to west, Rts. 6,8,10, 14 and 300 provide access from the Baltimore/Washington DC area.

DART bus service provides scheduled public transportation connecting to Wilmington and the major Kent county communities. In the City of Dover, the Central Delaware Transit system connects major employment and many residential areas.

Air Access is available for general aviation at the Delaware Air Park in Cheswold as well as at the Civil Air Terminal in Dover.

Through a joint use agreement, general aviation aircraft may land at the Dover Air Force Base. 72 hour notice and registration is required. A large 6-acre parking apron and a terminal building with pilot's Lounge is available for corporate aircraft. The terminal is managed by the Delaware River and Bay Authority.

Cost of Living Index

A sample of major employers in Kent County

<u>Employer</u>	<u>Number of Employees</u>
Dover Air Force Base	6,150
Bayhealth, Dover & Milford	2,850
Playtex Products	850
Perdue Farms	1,100
Kraft Foods	375

<u>Employer</u>	<u>Number of Employees</u>
Delaware State University	610
Dover Downs	950
Bank of America	630
Aetna/Us Healthcare	250
L.D. Caulk Dentsply	375
Procter & Gamble	245

H. Contacts

Central Delaware Economic Development Council

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City of Dover

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Kent County, Delaware

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Delaware Economic Development Office

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I. Photographs

Aerial Views/Ground Views



Partial View of the Property with Rt. 1 to the left.



View of the property looking west with Rt. 1 and Dover Downs in the Background