



- What volume of LP gas or natural gas will you require? Is it available at a competitive price?
- What volume of water will be needed? Is it available? Is the water quality acceptable?
- Are there services available such as fire and police?
- What is the volume and characteristics of sewer discharge?
- Will you pre-treat sewage?
- Are city services available?
- What other inputs and services are needed? Are they available?

### **5. Transportation**

- What type of transportation systems are needed for your business (rail, highway, air, etc.)
- Is this type of transportation available? At what cost? Is it reliable?
- What are the transportation costs to your target markets?
- Are there off-load facilities at your target market? Do their product quantities and timing needs mesh with your shipping plans?
- Is there competition in transportation services (ie. two railroad companies or rail and truck)?
- What will be the traffic volume around your facility? What type is it?
- Will you need a parking area for trucks?
- Will local governments provide transportation infrastructure?

### **6. Regulations**

- What are zoning regulations of the site?
- Is the property zoned for the proposed use and, if not, what are the chances of getting it rezoned?
- Are there building codes?

### **7. Physical Characteristics**

- Is there proper drainage of the site or is it flood prone?
- Are the soil types suitable for this type of development?
- What is the access to water (quantity and quality)?

- Is the layout of the site conducive to the type of business you are in?
- Are there physical encumbrances (trees, buildings, etc.)?
- What is the topography and need for excavation?
- Is this a site where you can expand or would you need to relocate?
- How is this site similar/different from sites of similar types of facilities?
- Will local governments provide assistance in developing the site?

### **8. Cost**

- What is the purchase price of the site?
- What excavation is needed to prepare the site and what is the cost?
- Are local and/or state governments providing financial incentives for locating at this site? How will these incentives impact the current and on-going cost of locating at this site?
- Will the site increase or decrease in value from future activities around the site?

### **9. Environmental**

- Is a wetland review from Natural Resources Conservation Services (NRCS) needed?
- Is a "Phase 1 Environmental Survey" needed?
- Is an archaeological survey needed?
- Other environmental laws/factors?

### **10. Incentives**

- Will the community provide tax abatement or other tax incentives?
- Is there state and/or local financial assistance available?
- Are there advantages such as training programs, etc. available?

### **11. Other Business Factors**

- What is the business atmosphere?
- Is there strong local support for your business?
- Are there alternative ways to do business, such as sharing some resources in an industrial group setting? Will those shared resources assist you?