

SITE PROFILE

ALVA INDUSTRIAL PARK RURAL BUSINESS/COMMERCE PARK

2125 E. Flynn Alva, OK 73717
Woods County

Site Price: \$362,500.00 **Avg Site Price/Acre:** \$2,500.00

Configuration: Rectangular shape.
Surrounding Land Uses: Agriculture

Northwestern Oklahoma State University (four year university with degrees in Bachelor of Art and Bachelor of Science) and Northwest Technology Center (local work force training center) are all located in Alva. The public school system has garnered many academic awards over the years. Because of our excellent educational institutions, Alva enjoys an educated workforce. Alva has one of the lowest crime rates in Oklahoma.

SITE DETAILS

Total Developable Acres	145.00
# of Parcels	29
# of Structures	0
# of Access Points	2
# of Roads	2
Traffic Light Access	No
Min Topographic Elevation	1325.00
Max Topographic Elevation	1350.00
Percentage Slope	1.00 %
Site Terrain	Gently Sloping / Gently Rolling
Mineral Rights Ownership	Yes
Ownership Type	Oil and Gas
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	N/A
Environmental Studies	Phase 1 Environmental, Fish and Wildlife, Historical Society, Archaeological Study
Water Table/Seasonal	20
Variations	30
Subsurface/Load bearing	None
Details	Utility easement - City of Alva
Water Bodies/Creeks Details	County
Easement and Right of Way	All is zoned as county

WORK FORCE AND EDUCATION

Population within 25 miles	5,220
WorkForce within 50 miles	16,368
Colleges/Univs within 75 miles	1
Community colleges within	3
3 miles	50
2004 Jobs	100
2003 Jobs	25
2002 Jobs	4.00 %
Work Force Growth '02-04'	Oklahoma City
Closest MSA	87.6
ACCRA Composite Index	8,600
Current Estimated Population	9,089
2000 Population	9,103
1990 Population	21.27 %
Population Change '90-Current'	\$25,515.00
Average Income per capita	\$27,432.00
Median Income per capita	Oklahoma's Training for Industry Program

(TIPS) for new and expanding businesses. Customized training services to include safety, leadership, manufacturing, customer service and various customized training programs. May also include pre-employment training.

TRANSPORTATION

Regional Airport	Enid Woodring
# of Carriers	1
Miles to Airport	73.00
Minutes to Airport	70.00
Airline List	Great Lakes
Air Freight Services	No
Miles to Nearest	2.00
Rail	Mainline Rail
Rail Type	Burlington Northern Santa Fe
Rail Provider	
Miles to Hwy	From the site take Hwy 64/11 - 70 miles East to Interstate 35

UTILITIES

Name of Electric provider	OG&E	Sewer System Capacity	20,000.00
Name of Gas provider	ONG	Average Sewer Utilization	0.00
Name of Telephone provider	SBC/AT&T	Peak Sewer Utilization	0.00
Name of Water provider	City of Alva	Excess Sewer Capacity	20,000.00
Name of Solid Waste handler	City of Alva Yes	Sewer Cost per Gallon	\$0.24
Electricity Available	12.50	Sewer Usage(gallons/day)	1,000
Electricity Lines(kv)	Less than three miles	Total Sewer cost per month	\$237.00
Miles to Substation	Yes	Name of Telecom Provider	Direct buried
Dual Feed Possible	Yes	Type of Telecom Service	Copper and Fiber
Natural Gas Available	0	Type of Telecom Line	
Miles to Gas Line	\$0.39	Fibre Optic Access	Yes
Average Gas rate per mcf	50,000	Internet Services Available	1 4" plastic gas line - 45lb. line pressure
MCF per month	\$19,640.00	# of Internet providers	Infrastructure is in place to provide dual-feed service.
Total Gas cost per month	Yes	Gas Line Description	Ten inch lines (850 gal per minute), 70 lbs. of pressure, no bottlenecks in line.
Municipal Water Available	0.00	Electric Piping Details	
Miles to Water Line	4,000,000.00	Water Line Description	Ten inch lines (850 gal per minute), 70 lbs. of pressure none are planned
Water System Capacity	1,700,000.00	Water Piping Details	
Average Water Utilization	2,300,000.00	Sewer Line Description	
Peak Water Utilization	3,700,000.00	Sewer Piping Details	
Excess Water Capacity	\$1.46		
Water Cost per Gallon	1,000		
Water Usage(gallons/day)	\$1,460.00		
Total Water cost per month	Yes		
Municipal Sewer Available	0.00		

CHRONOLOGY HISTORY

Land use	Description
Agriculture	
Start Date	
End Date	

INDUSTRY EXPANSION

2003	Valued Added Products	2005	Eagle Chief Creek Brand
Total Jobs	100	Total Jobs	Jerky
Description	Frozen pizza crust	Description	5
	B.I.G.MAN, LLC		Beef jerky plant
Total Jobs	2	Total Jobs	Plane Plastics
Description	Manufacture electric cars	Description	30 General aviation plastic

Oklahoma Department of Commerce Contact

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