

SITE PROFILE

FAIRVIEW INDUSTRIAL PARK RURAL BUSINESS / COMMERCE PARK

2004 Commerce St.
Fairview, OK 73737 Major County

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

Configuration and Pricing Details: The land in the industrial park is priced dependent on the investment dollars and the jobs created. In most cases the land will be available at no cost. Plotted industrial park with 20 Acres and a greenfield site of 40 acres on the north side of the park. Both are rectangular with no limitations.

Surrounding Land Uses: Farmland, Airport, Commercial

1. Located in the center of NW Oklahoma
2. Foreign Trade Zone
3. Located on HWY 60
4. Close to large deposits of food grade Gypsum
5. Business Incubator located on site.



SITE DETAILS

Total Developable Acres	60.00
# of Parcels	29
# of Structures	1
# of Access Points	2
# of Roads	3
Traffic Light Access	No
Min Topographic Elevation	1260.00
Max Topographic Elevation	1270.00
Percentage Slope	1.00 %
Site Terrain	Gently Sloping / Gently Rolling
Mineral Rights Ownership	No
Ownership Type	
Ingress rating(Congestion)	Excellent
Ingress rating(Safety)	Excellent
Free of wetlands etc.	Yes
Structure Details	8,500 Sq Foot Metal Building, Business Incubator
Environmental Studies	Phase 1 Environmental, Fish and Wildlife, Historical Society, and Archaeological Survey
Water Table/Seasonal Variations	10 to 15 foot average
Subsurface/Load bearing Details	None. All city-owned and controlled
Water Bodies/Creeks Details	Light Industrial-Heavy Industrial Municipal
Easement and Right of Way	Agriculture

WORK FORCE AND EDUCATION

Population within 30 miles	7,500
WorkForce within 30 miles	3,490
Colleges/Univs within 75 miles	2
Community colleges within 6 miles	6
2004 Jobs	75
2003 Jobs	35
2002 Jobs	0
Work Force Growth '02-04'	3.00 %
Closest MSA	Enid
ACCRA Composite Index	89
Current Estimated Population	7,314
2000 Population	7,545
1990 Population	8,055
Population Change '90-Current'	17.00 %
Average Income per capita	\$18,828.00
Median Income per capita	\$17,272.00
Training / Expansion Programs	Training For Industry Program, State Dollars for Training Employees, Career Tech, Steve Kleiwer, In Fairview
Vocational / Technical Support	TIP Training, Safety Training, Sales, Strategic Planning, Leadership Training, Marketing Techniques, Manufacturing Processes

TRANSPORTATION

Regional Airport	Enid Woodring Region-
# of Carriers	al
Miles to Airport	2
Minutes to Airport	40.00
Airline List	35.00
Air Freight Services	Great Lakes
Miles to Nearest Rail	Yes
Rail	0

Rail Provider	Farmrail
Miles to Hwy	20
Route to	I-35, Exit on HWY 412, Go west 64 miles to Orienta, South on HWY 60 5 miles, Site on The Left I-40, Exit HWY 281, North on 281 16 miles to Watonga, N on HWY 8, N on HWY 51A 24 Miles, N on HWY 58 to Fairview, N on HWY 60 to site on the Right, North side of Town. 4-lane primary road with limited access within 20 miles.

UTILITIES

Name of Electric provider	Fairview Utility Authority
Name of Gas provider	Center Point-ARKLA
Name of Telephone provider	SBC/AT&T
Name of Water provider	Fairview Utility Authority
Name of Solid Waste handler	Fairview Utility Authority Yes
Electricity Available	7.20
Electricity Lines(kv)	Less than three miles
Miles to Substation	Yes
Dual Feed Possible	Yes
Natural Gas Available	0
Miles to Gas Line	\$0.39
Average Gas rate per mcf	50,000
MCF per month	\$19,640.00
Total Gas cost per month	Yes
Municipal Water Available	0.00
Miles to Water Line	3,200,000.00
Water System Capacity	1,400,000.00
Average Water Utilization	1,800,000.00
Peak Water Utilization	1,400,000.00
Excess Water Capacity	\$0.05
Water Cost per Gallon	1,000
Water Usage(gallons/day)	\$45.00
Total Water cost per month	Yes
Municipal Sewer Available	0.00

Sewer System Capacity	750,000.00
Average Sewer Utilization	250,000.00
Peak Sewer Utilization	500,000.00
Excess Sewer Capacity	250,000.00
Sewer Cost per Gallon	\$0.02
Sewer Usage(gallons/day)	1,000
Total Sewer cost per month	\$20.00
Name of Telecom Provider	SBC/AT&T
Type of Telecom Service	Direct buried
Type of Telecom Line	Copper
Fibre Optic Access	Yes
Internet Services Available	3
# of Internet providers	Dual feed possible by crossing the highway adjacent to the site
Gas Line Description	Water line 6 inch to the park 90 lbs pressure
Electric Piping Details	
Water Line Description	8 Inch Sewer Line in the Park
Water Piping Details	

CHRONOLOGY HISTORY

Land use	Farmland
Start Date	
End Date	
Description	All farmland prior to the cities purchasing of this property. January of 1999 for the 20 acre park and September 2000 for the 40 acre north tract

INDUSTRY EXPANSION

2003	Total Jobs	Progressive Windows
	Description	5 New Glass Unity
	Total Jobs	Key Energy
	Description	30 Gas-Oil Expansion
2004	Total Jobs	Cimmoron Acid
	Description	15 Acid for Oil Drilling
	Total Jobs	Mabar Pendpac
	Description	50 Trash Compactors
2005	Total Jobs	Gloss Mountain Homes
	Description	10 Manufactured Housing

Oklahoma Department of Commerce Contact

Jeremy Zeller

Office of Community Development

900 N. Stiles Ave.

Oklahoma City, OK 73104

Phone: (405) 815-5214

Fax: (405) 605-2815

Email: Jeremy_Zeller@OKcommerce.gov

Site Contact

Mark Stubsten

2004 Commerce Street

Fairview, OK 73737

Major county

Phone: (580) 227-2512

Fax: (580) 227-2513

Email: majoredc@sbcglobal.net