

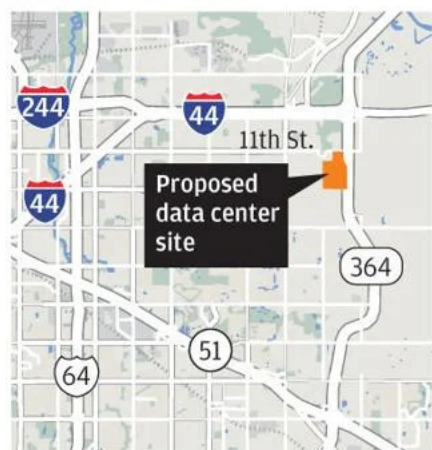
TOP STORY EDITOR'S PICK

## \$800 million data center in the works in east Tulsa

Kevin Canfield

Mar 3, 2024

### Proposed data center



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Source: Tulsa Metropolitan Area Planning Commission

Kevin Canfield

**T**he city is working to finalize a development deal that would bring an \$800 million data center to far east Tulsa.

The facility, referred to in planning documents as “Project Anthem,” would be the first major acquisition for the city as it works to establish the area as a major employment center for high-tech companies.

In late 2022, Partner Tulsa, the city’s economic development arm, approved a joint development and purchase agreement with Fair Oaks LLC to build an industrial park and urban center over at least 2,000 acres of Fair Oaks Ranch.

The city has also secured more than \$50 million in American Rescue Plan Act funds for a massive wastewater infrastructure project designed to spur economic development not only at Fair Oaks Ranch but also throughout northeastern Oklahoma.

Project Anthem would be constructed on 340 acres south and west of the intersection of 11th Street and the Creek Turnpike and, once operational, employ 50 people earning an average of \$63,000 per year, according to documents filed with the Tulsa Metropolitan Area Planning Commission.

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During the three-year construction period, the project is expected to generate up to \$3.3 billion in economic activity and more than 5,000 direct, indirect and induced jobs.

In the first year of operation, the data center is projected to generate up to \$50 million in direct and indirect economic activity.

The city last week declined to name the company behind the data center.

“Since the state’s approval of \$50 million in ARPA funding for wastewater infrastructure and the subsequent negotiation of a joint development agreement to support the **buildout of the Fair Oaks Industrial Park** in east Tulsa, we have continued this work, including actively engaging with prospective tenants of the park,” said Partner Tulsa Executive Director Kian Kamas.

“While we are unable to fully comment on active projects, we look forward to continuing to work with relevant legislative bodies as we advance actions to support site development and the growth of major employers in Tulsa.”

A data center generally refers to a physical structure that houses a company’s digital data and includes such things as servers, storage drives and network equipment.

Meta, the parent company of Facebook and Instagram, has recently announced or begun construction of several data centers that fit the general description of Project Anthem.

For example, an \$800 million Meta **data center is under construction in Kansas City’s Northland**, and in January the governor of Indiana announced that Meta was building **an \$800 million data center in that state**.

In all, the company has nearly 20 data centers either under construction or operating, **according to its website**.

At this time, however, there are no public records naming the company behind Project Anthem, and the attorney representing the developer said it was too early in the project to disclose that information.

Meta did not respond to an email from the Tulsa World seeking to confirm whether the company was tied to Project Anthem.

The Planning Commission on Wednesday is scheduled to consider a resolution stating that the city’s project plan for its proposed Tax Incentive District is in conformance with the city’s comprehensive plan and recommending City Council approval.

Under the proposed TID, which would be in place no more than 25 years, the new property owner would receive an 85% annual exemption on his property tax bill. The 15% that would be collected is estimated to raise a total of more than \$36 million over the life of the TID for the

city of Tulsa, Wagoner County, Catoosa Public Schools and other affected taxing entities, according to the TID project plan.

The City Council has already approved the zoning for the proposed project. Assuming the Planning Commission approves the resolution on Wednesday, the next step would be for city councilors to vote on the proposed TID.

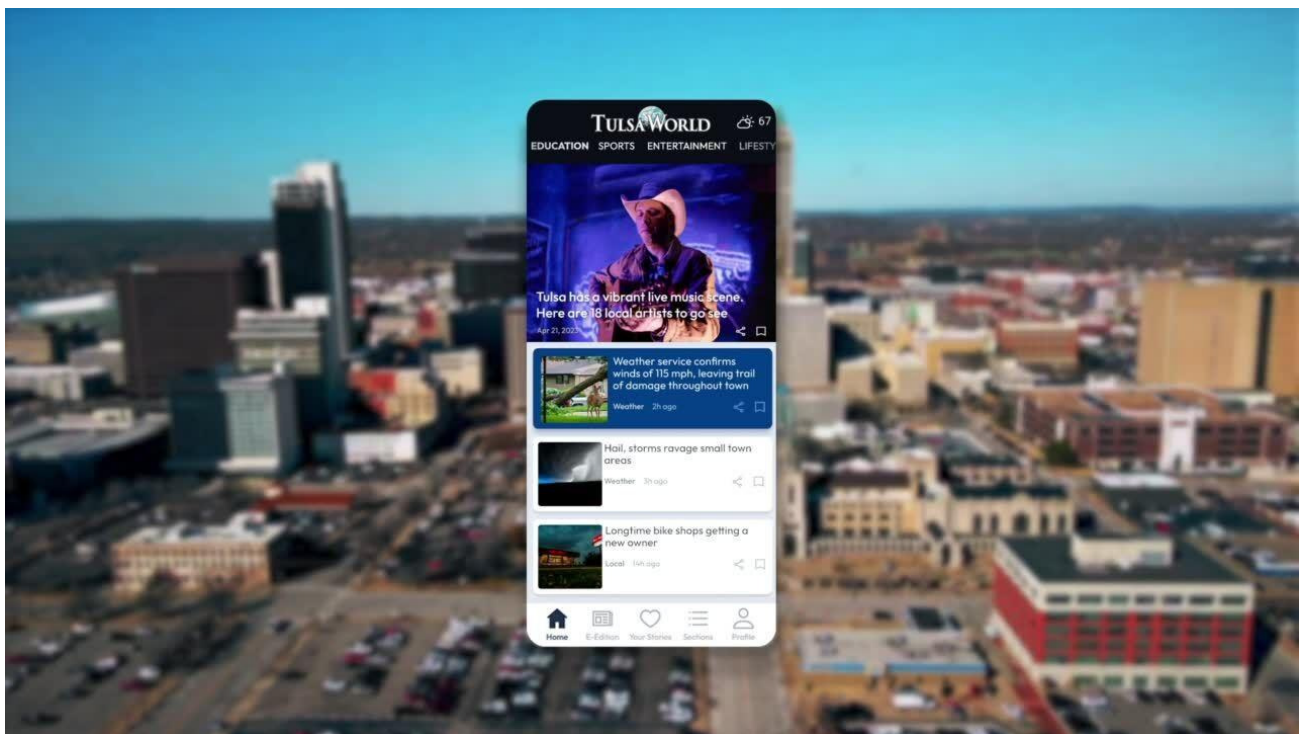
A vote in favor of the incentive deal would clear the way for Meta or whatever company is behind the project to finalize the purchase of the property and begin construction.

Mayor G.T. Bynum said he was grateful for what has been done to remove the red tape and usher in a generation of new companies to the city at the development site.

“We are extremely proud of the work that our team and Partner Tulsa have done to bring this site to the attention of some great companies, and we’re thankful to the state and others who are assisting us in this work,” Bynum said.

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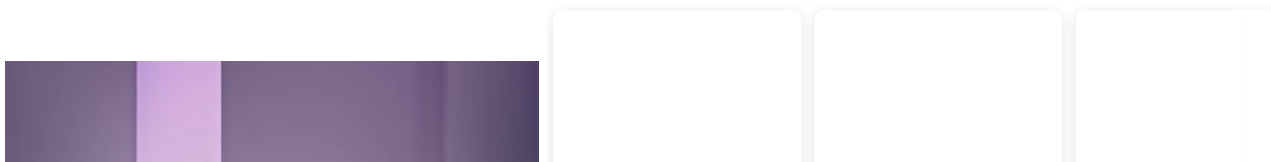
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Three social media-style cards are displayed. Each card features a circular profile picture icon, a line of text, and a thumbs-up icon. The first card has a purple icon and text: "see s s r n e" and "o ission o no inc d". The second card has a red icon and text: "n e er p ic schoo" and "s den s e o pro". The third card has a red icon and text: "he ho State" and "son sho d e ..". A red flame icon is visible at the bottom left of each card. On the far right, a partial view of a profile picture and the text "10ma" and "Duse" is visible.

**By Kevin Canfield**  
Tulsa World Staff Writer

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