

SITE DESCRIPTION

Location: On the north side of Highway 50 between Graphic Arts Road and the Kansas Turnpike exit 127 in Emporia, Kansas and Lyon County
Size: 72.2 acres for retail development
Present Land Use: Agricultural
Zoning: Commercial/Agriculture

UTILITIES

Electricity: Westar Energy - three phase 12,470 volt distribution feeder along the north and east boundaries of the property
Natural Gas: Kansas Gas Service— 4 to 6” service along 18th Avenue and 4” service on Graphic Arts Road only to 200’ south of 18th Avenue
Water: City of Emporia— a 16” water main runs across the north of this property, a 12” water main runs along the east side of the property
Sanitary: City of Emporia— a 12” line runs through the middle of this property and a 10” line is located in the southeast corner
Telecommunications: Valu-Net has Gigabit fiber installed to the lot line. The Gigabit service provides secure Broadband Internet, Ethernet and Voice Communication services including Analog Voice, PRI and SIP trunk service to this location. For further information contact Rick Tidwell 620-208-5010.

TRANSPORTATION

Highways: The site is adjacent to U.S. Highway 50 and within one quarter of a mile of I-35 and the Kansas Turnpike I-335 interchange in Emporia, Kansas

OTHER INFORMATION

Contact: Jeff DeBauge
3701 Graphic Arts Road
Emporia, KS 66801
620-342-1348

Tom Krueger
501 Commercial Street
Emporia, KS 66801
620-342-2499



1" = 500'

DATA IS NOT SURVEY ACCURATE
Printed on May 12, 2009

DEBAUGE/KRUEGER
72.2 AC

THOMAS
33.7 AC

Interstate 35

Kansas Turnpike I-335

U.S. Highway 50