

SITE DESCRIPTION

Location: On the south side of Highway 50 between Graphic Arts Road and the Kansas Turnpike exit with access to Highway 50 roundabout.

Size: 33.7 acres

Present Land Use: Agricultural

Zoning: Commercial

UTILITIES

Electricity: Westar Energy – 12.5 KV electric line along the north boundary; 12.5 KV along east boundary and 115KV circuit along the east boundary

Natural Gas: Kansas Gas Service – 2” high-pressure gas main (40 psi) in 6th Avenue (south boundary of Industrial Park II) and a 4” along the north boundary of the property

Water: City of Emporia – served by a 12” line

Sanitary: City of Emporia – an 18” gravity sewer along the west boundary of the property

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

CONTACT INFORMATION

Contact: Jarid Thomas
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1" = 500'

DATA IS NOT SURVEY ACCURATE
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DEBAUGE/ KRUEGER
72.2 AC

THOMAS
33.7 AC

Interstate 35

Kansas Turnpike I-335

U.S. Highway 50