

SITE DESCRIPTION

Location: Accessible by Warren Way in Park III, Emporia, Kansas in Lyon County
Legal Description: Lot 13 Wilson-Davis 1st Subdivision, Emporia, Kansas
Size: 23.366 acres
Characteristics: Level gently sloping to the southwest
Zoning: Light Industrial Manufacturing
Current Land Use: Agriculture
Environmental: No level one environmental assessment has been conducted on this lot

UTILITIES

Electricity: Westar Energy is the power provider. Along the north part of the lot is a 115 KV transmission line, underwired on the same poles is a 34.5 KV sub transmission line. For information call 620-341-7053
Natural Gas: Kansas Gas Service is the natural gas provider. Abutting the east lot line, north of Warren Way is a 4" high-pressure natural gas line with 58 lbs. of pressure. For further information call at 620-341-7052
Water: The City of Emporia is the provider. For further information on Sewer, Streets, and Water call 620-343-4264
Sanitary: The City of Emporia; 12" sewer main is adjacent to the east lot line, along the east side of Warren Way.
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

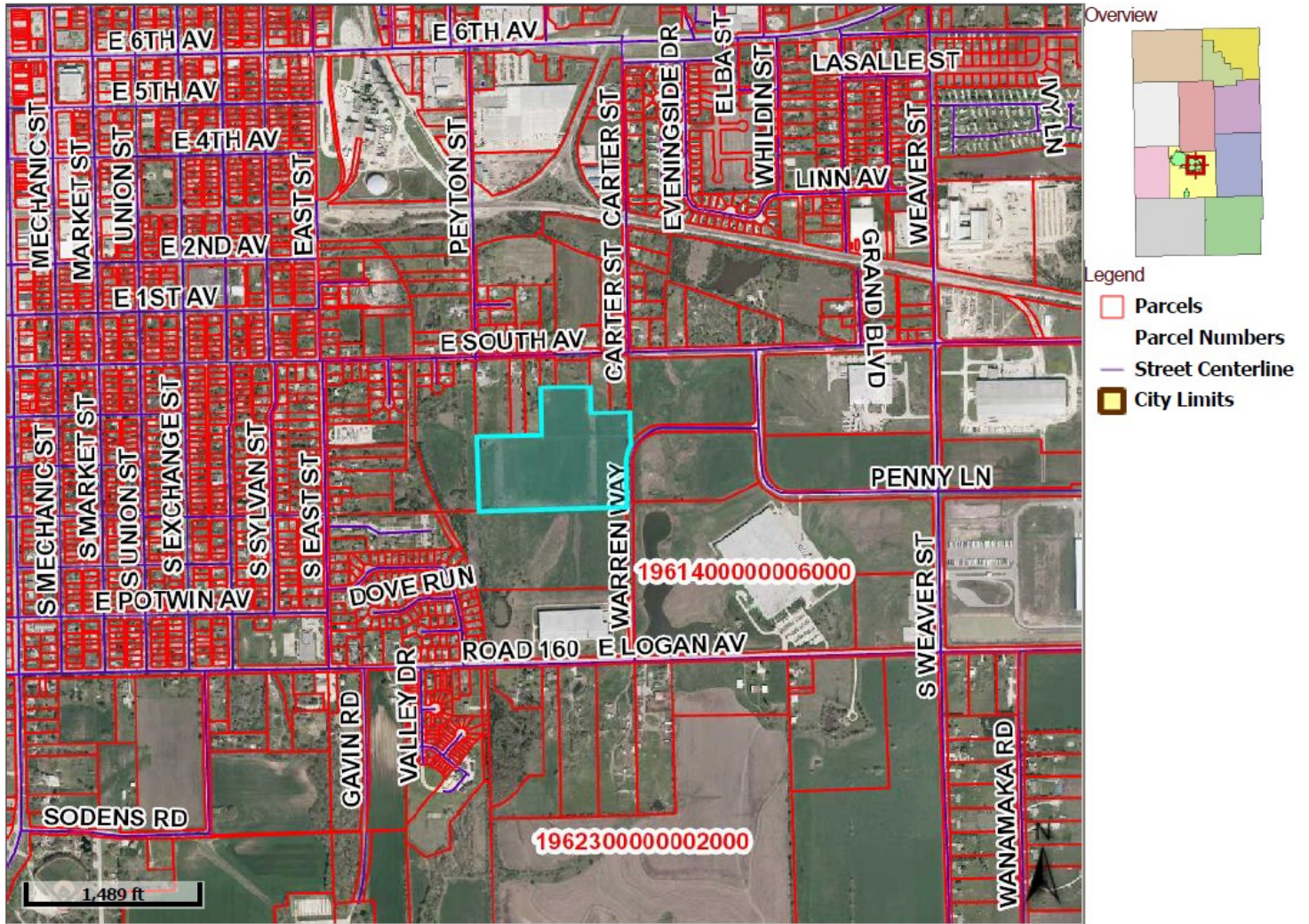
Highways: The site is 1-½ miles from I-35, exit 133, one mile from US Highway 50, and Kansas Highway 99
Air Service: Emporia Municipal Airport is six miles south of the lot. It has a 5,000-foot hard surface, lighted runway with NDB and VOR

OTHER INFORMATION

Owner: Emporia Enterprises, Inc.
Park Tenants: Warehouse (Lot 12 – 10 acres), Simmons Pet Food (Lot A & 9 – 68 acres and south 600' of Lots 5 and 6—17.04 acres) and CAMSO (Lot 3 – 24 acres)
Covenants: Covenants are in place on the Wilson-Davis 1st Subdivision, which is commonly referred to as Industrial Park III
Contact: Kent Heermann, President
Regional Development Association of East Central Kansas
719 Commercial Street, P.O. Box 703
Emporia, KS 66801 / 620-342-1600 Fax 620-342-3223
Email: kheermann@emporiarda.org

Park III Lot 13

Date Created: 3/6/2014



Parcel ID	1961403001008000	Alternate ID	n/a	Owner Address	EMPORIA ENTERPRISES INC; REV TRUST
Sec/Twp/Rng	14-19-11	Class	A - Agricultural Use		PO BOX 807
Property Address	WARREN WAY Emporia	Acres	24.10		EMPORIA, KS 66801-0807

District 005
Brief Tax Description WILSON-DAVIS 1ST, S14, T19S, R11E, ACRES 24.1, LT 13 & E1/2 VAC S PEYTON ST ADJ
 (Note: Not to be used on legal documents)

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Disclaimer: The data used to produce this map is not survey accurate. It is intended for tax purposes only.