

SITE DESCRIPTION

Location: Southeast Emporia within the city limits generally south of South Avenue, north of Logan Avenue, and west of Weaver Street.

Legal Description: Wilson-Davis 1st Subdivision, Emporia, Kansas.

Size: 208 acres—195 acres are occupied and one lot of 13.6 acres is available.

Characteristics: Topography level to slope.

Zoning: Light Industrial.

Current Land Use: Agriculture and Light Industrial.

Environmental: A level one environmental assessment has been conducted with no significant findings.

UTILITIES

Electricity: Evergy is the power provider. The park has a 115 KV transmission line, 34.5 KV distribution line and 12,470 Y three-phase line with 600 amp capacity. For information call 620-341-7065.

Natural Gas: Kansas Gas Service is the natural gas provider. A 4” high-pressure line on the east, north and south side of the park.

Water: The City of Emporia is the provider. A 10” water main serves the north, south, and east side and on Penny Lane, call 620-340-6340 for more information.

Sanitary: The City of Emporia; 15” sewer main serves the west side of the park, 12” and 8” sewer main serves the north side of the park, call 620-340-6340 for more information.

Telecommunications: Valu-Net FIBER 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 call 620-208-5000.

TRANSPORTATION

Highways: The site is 1-½ miles from I-35, exit 133, one mile from US Highway 50, and Kansas Highway 99.

Railroads: Burlington Northern Santa Fe Railroad adjacent to the park.

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. a non-profit economic development corporation.

Park Tenants: Simmons Pet Food (three facilities), and CAMSO (two facilities).

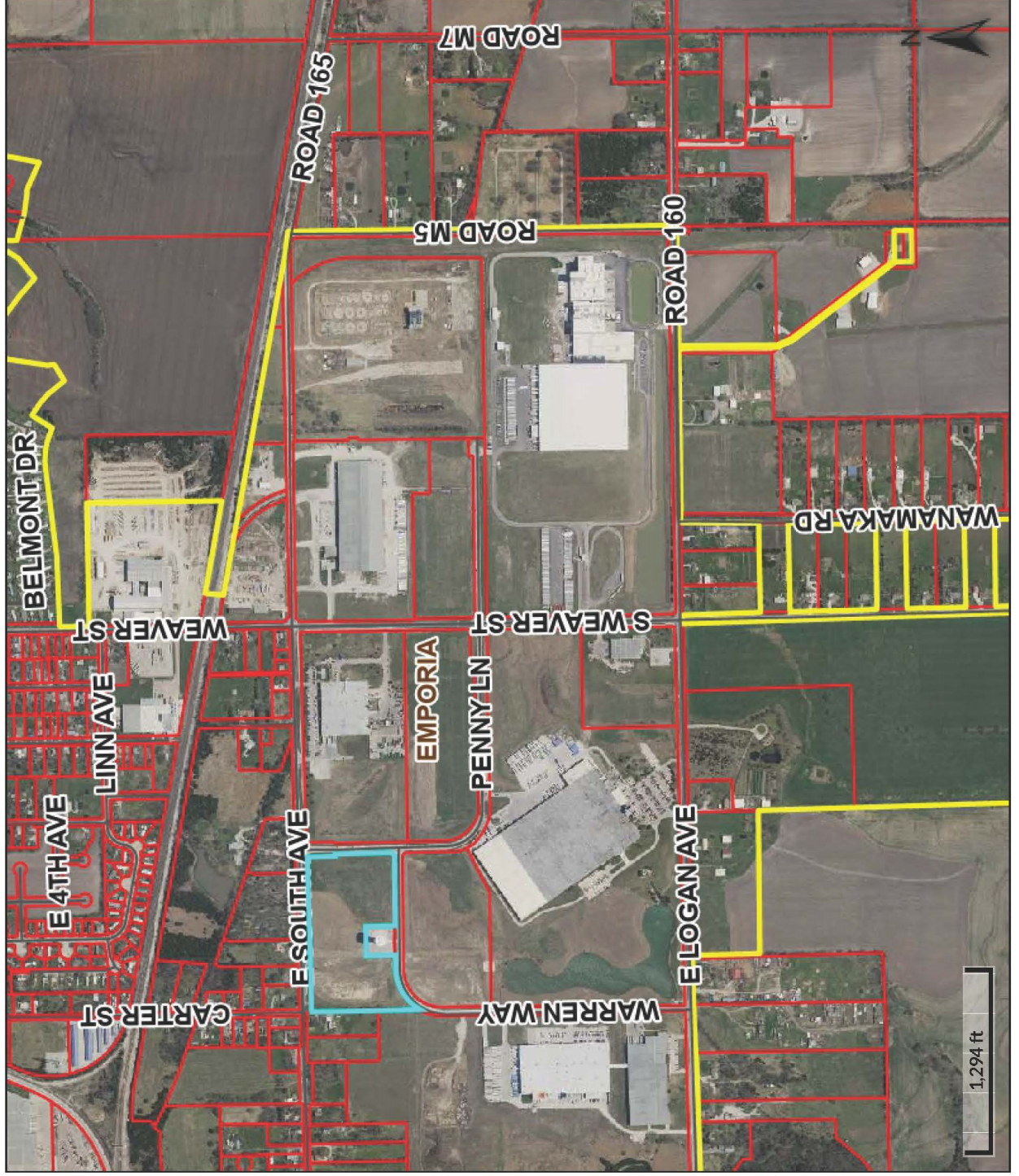
Covenants: Covenants are in place on the property.

Contact: Chuck Scott, President
Regional Development Association of East Central Kansas
719 Commercial Street
Emporia, KS 66801 / 620-342-1600 Fax 620-342-3223
Email: cscott@emporiarda.org

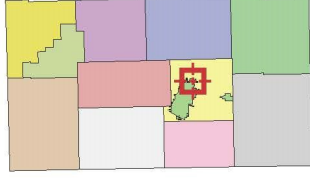


PARK III, EMPORIA, KANSAS

Beacon™ Lyon County, KS



Overview



Legend

- Parcels
- City Limits
- Address Points
- Road Centerline

PARK III DRAWING

