

## **SITE DESCRIPTION**

Location: On the north side of Highway 50 between Graphic Arts Road and the Kansas Turnpike exit  
Size: 72.2 acres  
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 tract, a 12" water main runs along the east side  
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: AT&T

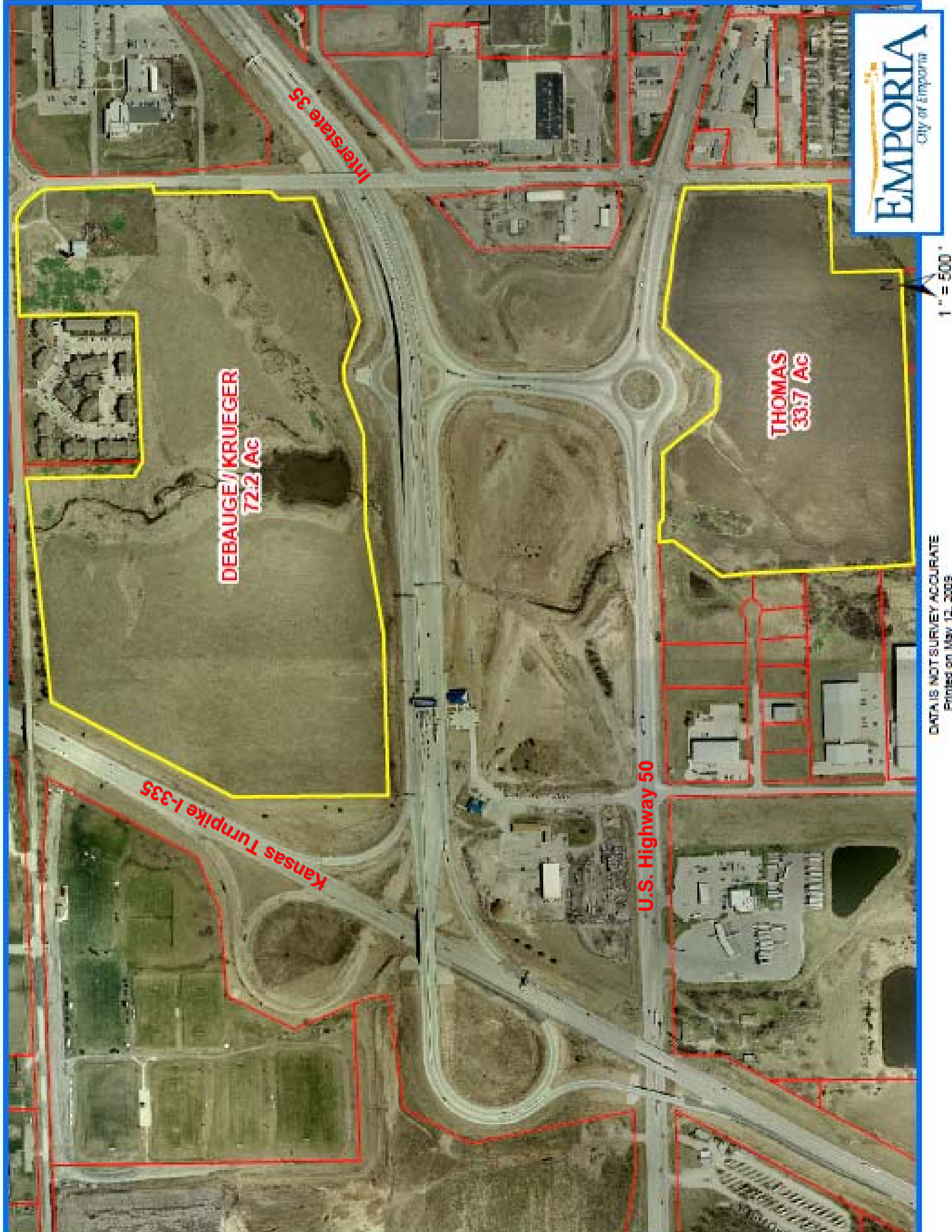
## **TRANSPORTATION**

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

## **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'

**DEBAUGE/KRUEGER**  
**72.2 AC**

**THOMAS**  
**33.7 AC**

**Interstate 35**

**Kansas Turnpike I-335**

**U.S. Highway 50**

DATA IS NOT SURVEY ACCURATE  
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