

### SITE DESCRIPTION

**Location:** West Emporia bound on the west by Overlander Street, on the north by U.S. Highway 50, east by Graphic Arts, and on the south by 6<sup>th</sup> Avenue. Oakes Drive is paved.

**Size:** 5.85-acre site, and a 35.92 acre site available

**Characteristics:** Topography level

**Present Land Use:** Industrial/Agricultural

**Zoning:** Light industrial (5.88 acres) Commercial (35.92 acres)

### UTILITIES

**Electricity:** Westar Energy - 12.5 KV electric line along the north boundary of park; 12.5 KV line along the south boundary of park; 12.5 KV along the east boundary of park, and also a 115 KV circuit along east boundary of the park, contact Aaron Stegmaier at 620-341-7053

**Natural Gas:** Kansas Gas Service - 2-inch high-pressure gas main (40 psi) in 6<sup>th</sup> Avenue, and 4-inch along the north boundary of property. Three-inch gas line along south perimeter of the park serving existing industry, contact Rhonda Robidou at 620-341-7052

**Water:** The North side of the park is served by a 12-inch line; the east side is served by an 8-inch line; the south and west sides are served by 10-inch lines, contact Mike Novak at 620-343-4260

**Sanitary:** An 18-inch gravity sewer extends from Highway 50 to 6<sup>th</sup> Avenue, through the middle of the park; and an 8-inch line running east and west, near the center of the park

**Telecommunications:** AT&T

### TRANSPORTATION

**Highways:** The site is within a quarter mile of I-35 and I-335

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

**Air Service:** Emporia Municipal Airport South of Emporia, six miles from site, 5,000-foot hard surface, lighted runway with NDB and VOR

### OTHER INFORMATION

**Owner:** Emporia Enterprises, Inc., a non-profit Economic Development Corporation owns a 5.85 acre tract. Thomas Transfer owns a 35.92 acre tract.

**Park Tenants:** Martin Truck, Glendo Corporation, Detroit Diesel, EVCO, Kansa Technology and Emporia Pet Products.

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