

SITE DESCRIPTION

Location: Southeast Emporia within the city limits, bound on the east by Weaver Street, which is paved, on the north by South Avenue that was rebuilt in 1999, and on the south by Logan Avenue, which was rebuilt in 2000. Penny Lane was constructed in 1997 & 1999.

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

Size: 208 acres—119 acres are occupied and 89 acres are available. Six lots available varying from 13.7 to 23.4 acres

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: Westar Energy 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 contact Aaron Stegmaier 620-341-7053

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. For information contact Rhonda Robidou at 620-341-7052

Water: The City of Emporia is the provider. A 10" water main serves the north, south, and east side and on Penny Lane, contact Mike Novak at 620-343-4260

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

Telecommunications: AT&T

TRANSPORTATION

Highways: The site is 1-1/2 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: Menu Foods Midwest Corporation (Lot A & 9 – 68 acres and south 600' of Lots 5 and 6—17.04 acres), Camoplast (Lot 3 – 24 acres) and Lenze Power Transmission-vacant (Lot 12 – 10 acres).

Covenants: Covenants are in place on the property

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