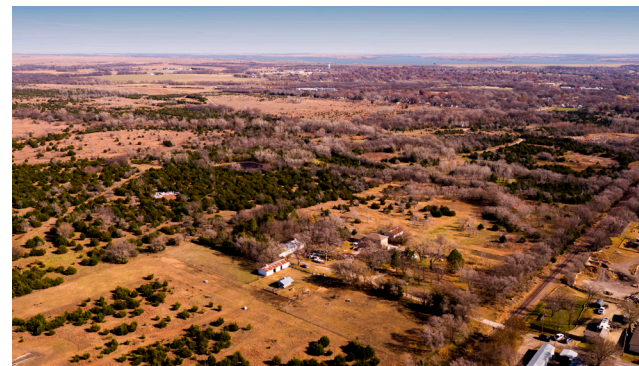
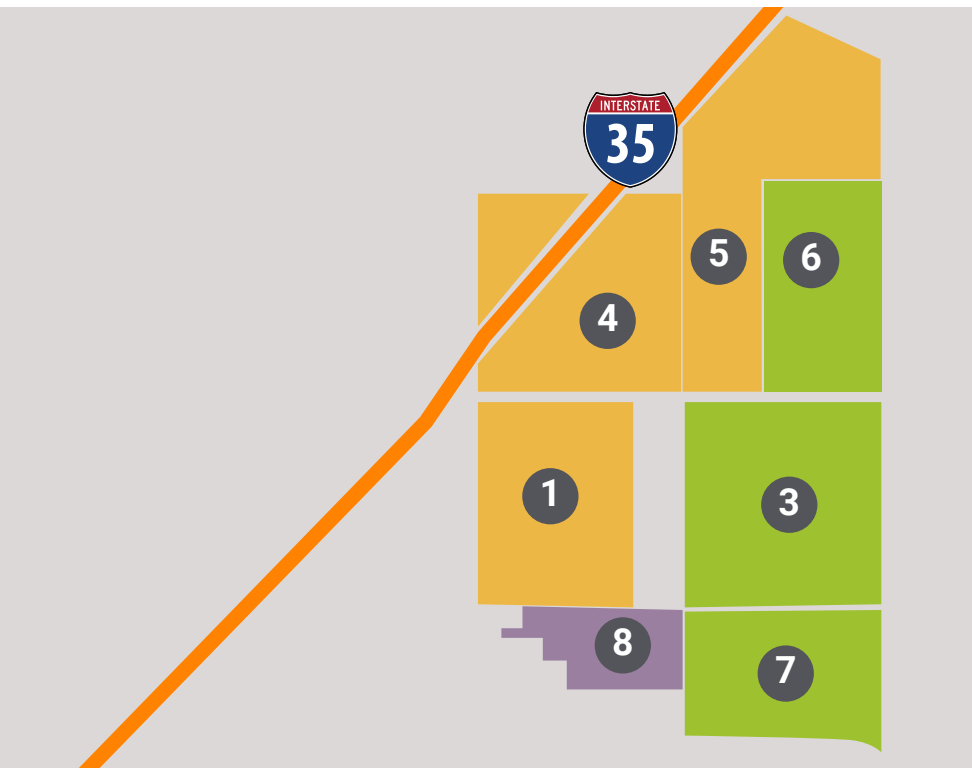




El Dorado Industrial Area 2: 744+ Acres



302.30 Acres (3, 6, 7)

- The property is a clean/fully remediate brownfield site
- Historically a refinery operation and tank farm from 1917 – 2004

395.52+ Acres (1, 4, 5)

- Historic use as agricultural pasture and oil production
- Current antenna lease to expire in March 2024 with no options to renew

46.4 Acres (8)

- Currently used for oil production



Utilities and Services



Electric:

- Future planned substation adjacent to site
- Potential Economic Development Rider

Industrial Water:

- El Dorado Lake is an 8,400-acre U.S. Army Corp of Engineers Lake and is the source of municipal water for El Dorado, Kansas with a 50 billion gallon storage capacity
- The City of El Dorado owns the municipal water rights to the lake
- Prior third-party studies of the lake indicate that 22 MGD of water can be utilized from the lake daily, even in drought conditions
- Of the 22MGD, El Dorado has 10 MGD drought resilient water available for industrial use
- Without improvements the water treatment plant has the capacity to supply 1.5MGD of treated water daily
- Studies are currently underway to determine improvements needed to increase treatment capacity to the full 10 MGD

Natural Gas:

- Delivery Provider: Kansas Gas Service
- Natural Gas Commodity Provider: Third Party Gas Marketer

Fiber and Telecommunications:

- The system is newly constructed
- The fiber infrastructure is designed with reliability and performance in mind



Roads and Interstates:

City will bring transportation and grant dollars to the table and negotiate the balance of the cost with the new owner based on their percent of usage and other ROI factors.

- Conceptual plans for a traffic way from I-77 to Oil Hill Road are on the City Capital improvement plan and will be built based on industrial demand
- Two interchanges with access to I-35 within 2 miles
- Located mid-point on the emerging I-35 Corridor Megalopolis



Rail:

Primary site carriers: Two Class 1 Railroads

- BNSF Railway has ability to spur on to the property
- Union Pacific has industrial lead line adjacent south of the property line



Our Labor Pool Runs Deep.



Population within a 60 Minute Drive Time: **718,264**



- **125,154** have received a *GED* or high school diplomas



- **68,072** were *manufacturing workers* prior to the pandemic

Incentives

- **EDA Grants for public infrastructure costs** may be available
- Kansas Department of Transportation **funds for road improvements** may be possible
- **Cost of infrastructure financing** can be spread by the City of El Dorado for 20 years

El Dorado, Inc.: Your Go-to Team

A public-private partnership committed to advancing El Dorado's economic growth, El Dorado, Inc. and the City of El Dorado is focused on attracting companies to the community through the Develop El Dorado attraction campaign.

CONTACT US TO LEARN MORE:

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