

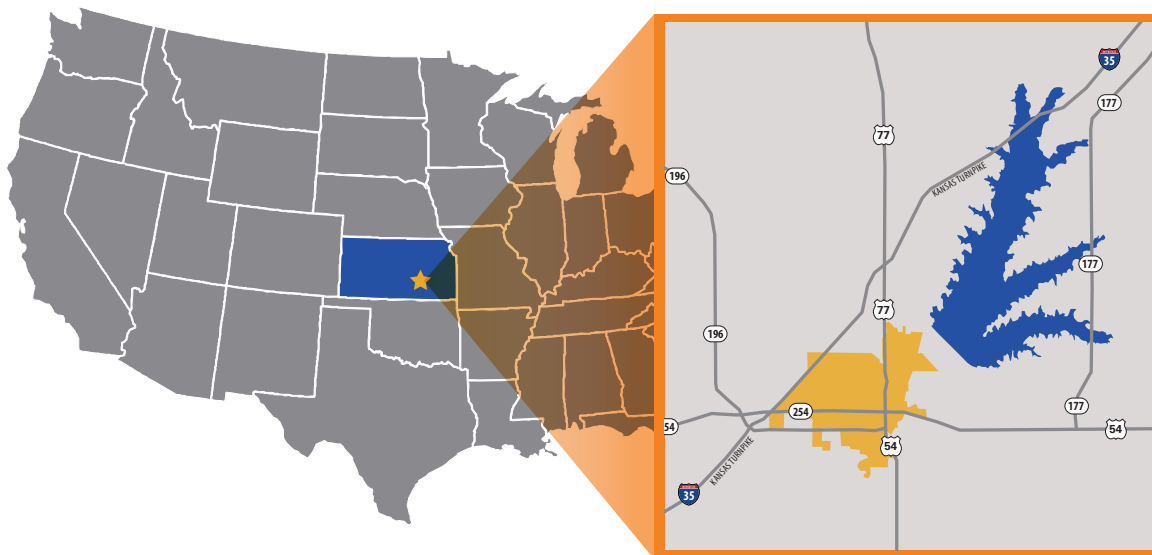


EL DORADO, KANSAS: INDUSTRIAL AND OFFICE PARKS OVERVIEW

Nestled in the Flint Hills of South-Central, Kansas and 20 minutes from Wichita, El Dorado – an individual community of 13,000 – is an ideal location for companies seeking a reliable, resilient industrial water source and access to efficient transportation, plentiful land and technically-skilled talent.

Properties are easily accessible from east/west and north/south highways within two miles, are near BNSF Railway's main line and Union Pacific's lead line and are located within five miles of a transload facility.

More than 321,000 people in the workforce live within a 60-mile radius of El Dorado, Kansas.



Shovel-Ready Properties Available for Development NOW:

» El Dorado Industrial Park

- Visibility from I-35
- Zoned light industrial and owned by the City of El Dorado
- 73 + acres with available water, sewer and street infrastructure



» El Dorado West Industrial Park

- Two 100 +/- acres in western El Dorado
- Adjacent to Kansas Highway 254 and near Kansas Highway 196
- Visible from I-35 and within one mile of the Kansas Turnpike (I-35) West El Dorado interchange
- Opportunity to spur to the Union Pacific branch line adjacent to each 100 acre parcel
- Zoned light industrial and owned by the City of El Dorado



» El Dorado Office Park

- 110 +/- acres of platted parcels
- Located along Kansas 254 and I-35 Turnpike
- 24 acres of the property, zoned O/I (Office/Institutional), anchored by a hotel and owned by the City of El Dorado
 - Water, sewer, natural gas and street infrastructure are in place and included in the purchase price
- 87 +/- acres of I-1 (Light Industrial) platted property
 - Infrastructure has not been extended to this area, but several parcels can be readily served



» 800 acres north of the El Dorado Industrial Park

- Two adjacent tracts, privately owned property by two owners
- Could be combined to one parcel
- Visibility from I-35
- Transload facility located on BNSF Railway's main line within five miles
- Access to BNSF Railway and Union Pacific



Naturally Advantaged



Capacity to provide
10 MGD
 of "firm or drought-resilient"
 water supply available for
 industrial use



Home to HollyFrontier's largest
OIL REFINERY
 in Kansas with direct access to
 America's largest oil storage hub

Plentiful Land with Planned Parcels



FLAT AND EVEN LAND
 clear of flood plains, marsh land or
 otherwise protected area is available



All properties are zoned and
READY TO BUILD

Land Area



BUTLER COUNTY, KS
 1,428 square miles

Sales and Use Tax	2019
State	6.50%
El Dorado	1.00%
Total	7.50%

2019 Mill Levy Distribution	
State	1.5 mills
Butler County	34.28 mills
El Dorado	53.045 mills
USD #375 School District	63.401 mills
USD #490 School District	65.724 mills
Butler County Community College	19.336 mills

Cities Within 1-day Drive of El Dorado.



- Wichita – 25 miles
- Kansas City – 190 miles
- Omaha, NE – 300 miles
- Dallas, TX – 380 miles
- St. Louis, MO – 450 miles
- Denver, CO – 500 miles
- Little Rock, AR – 500 miles
- Albuquerque, NM – 550 miles
- Chicago, IL – 880 miles

Collaborative Community Committed to Attracting Industry

- City water, sewer and street extensions can be financed on a multi-year term with **special assessments**
- No business **license fees**
- **Utilities** provided by Evergy and Kansas Gas Service
- Appealing **residential quality of life** factors and amenities
- **Low ISO Rating** saving on insurance costs

Abundant Accessibility

El Dorado, Kansas is conveniently located on the Kansas Turnpike I-35 with Kansas Highway 254 providing east/west travel and Kansas 196 and Kansas 77 as a north/south option.

- Access to two **Class 1 railroads** – BNSF Railway and Union Pacific
- **Transload facility** on BNSF with available capacity within five miles
- **Easy access** to I-35 Kansas Turnpike (two interchanges) within two miles from industrial sites
- **Municipal executive airport** with a 4,200-foot runway

Our Labor Pool Runs Deep

- In-place **work-ready partnerships** with school districts and higher education institutions
- **Labor shed** of more than 321,000 within a 60-mile radius
- **20 minutes** from Wichita
- Access to local and regional **workforce programs**
- Pipeline of **educated, talented and technically skilled labor**

El Dorado, Inc.: Your Go-to Team

A public-private collective committed to advancing El Dorado's economic growth, we are focused on attracting companies who need high volumes of reliable water to the City.

We can provide confidential support for your site selection project and will help you discover El Dorado's potential, making it easier for you to analyze and select the right El Dorado property for your company.

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