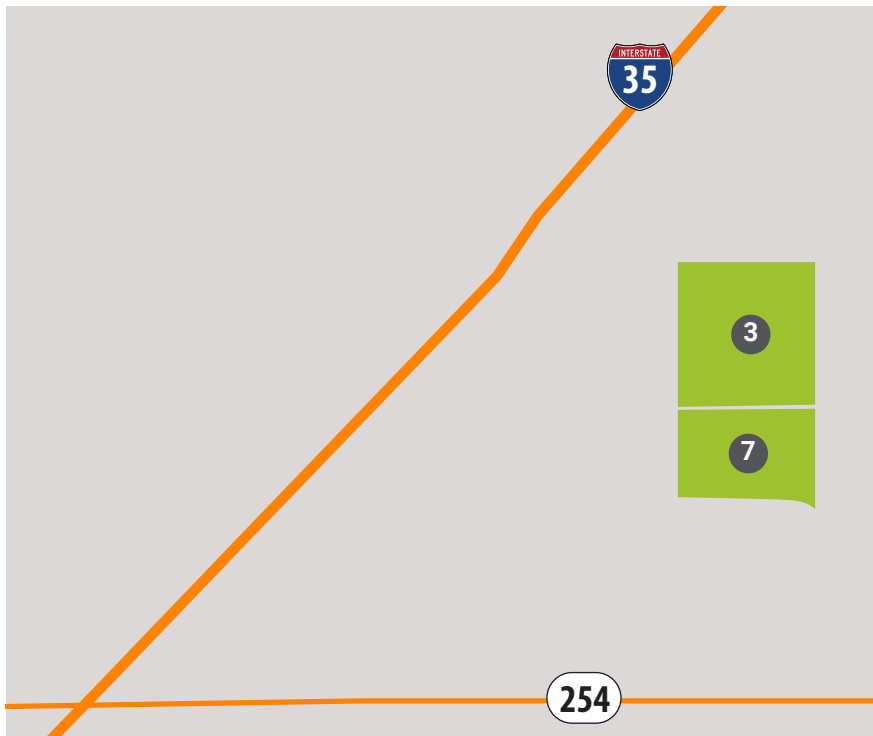


I-35

Rail

257 Acres in El Dorado, Kansas: Private Ownership



DEVELOP
EL DORADO
KANSAS

- Tract 3: 150-acres
- Tract 7: 107-acres



10 Million Gallons per Day
(MGD) of drought resilient water
available with 50 billion gallon storage
capacity



All tracts are zoned light industrial and
shovel-ready

- I-2 zoning possible depending on
specific use



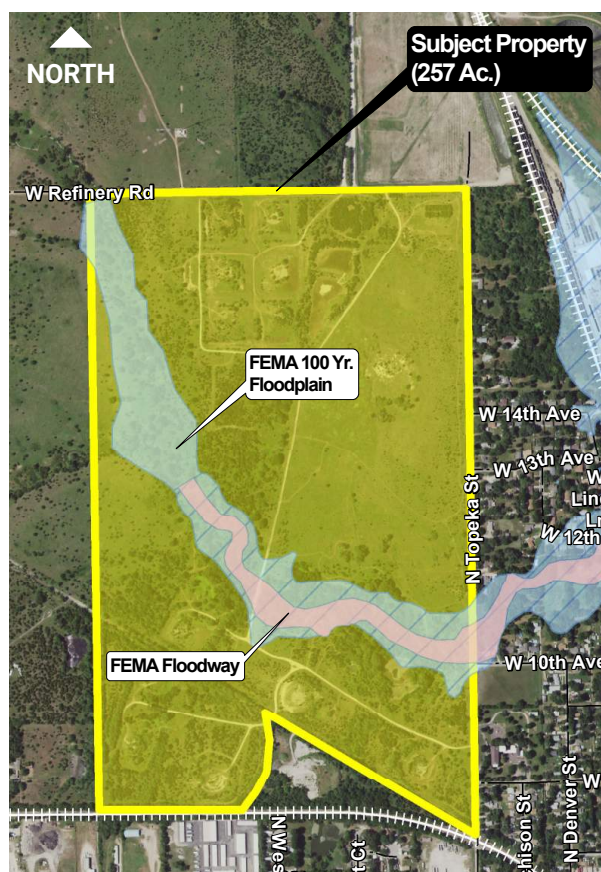
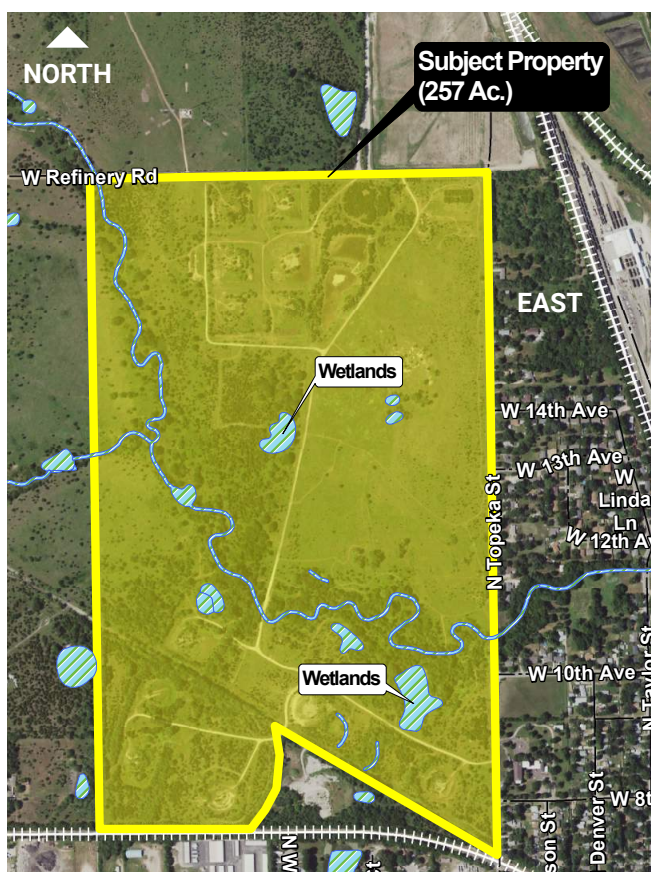
Located mid-point on the **emerging I-35 Corridor Megalopolis**

Easy access to the supply chain – **two interchanges with access to I-35** within two miles from
industrial sites



ADDITIONAL SITE INFORMATION:

- 257 acres allowing for rail spur, flood plain and wetlands



- **No restricted easement** or right of ways
- No 24/7/365 **operating restriction**
- Site will accommodate **1M+ sq. ft. building and 1MM sq. ft. outside storage**
- Current **height restriction 100'** need variance to meet 125'

- **Wide entrances** will be accommodated
- Access to roads will be customized to meet **400/500 trucks daily**
- **Flat** even land
- **Wetlands** for runoff

El Dorado Tract 3 & 7

150 available acres

Plot 3



3

107 available acres

Plot 7



7



Road Access: Link to Hwy 77, I-35 through Topeka, Refinery Road and possible new bypass.



Rail:

Union Pacific Industrial Lead Line

- Current service 2 days per week
- Additional service based on usage
- Located adjacent to south property line

BNSF Railway

- Mainline runs through El Dorado
- Accessible through Savage Services transload facility
- Provides five days per week service



Utilities:

Electrical:

- Provider: Evergy
- Can meet 15 mva, 3 phase, at 480VAC need
- New substation planned adjacent to site
- Possible Economic Development Rider upon formal application

Natural Gas:

- Delivery Provider: Kansas Gas Service
- Gas Commodity Provider: Third Party Gas Marketer
 - Infrastructure upgrades needed to meet demand
- Can meet 80,000 cu ft/hour at 5–15 psi

Water & Sewer:

- Provider: City of El Dorado
- Can meet 40,000 gallons/day need

Fire Protection:

- Adequate water available
- 80 psi achieved with onsite booster



Employment:

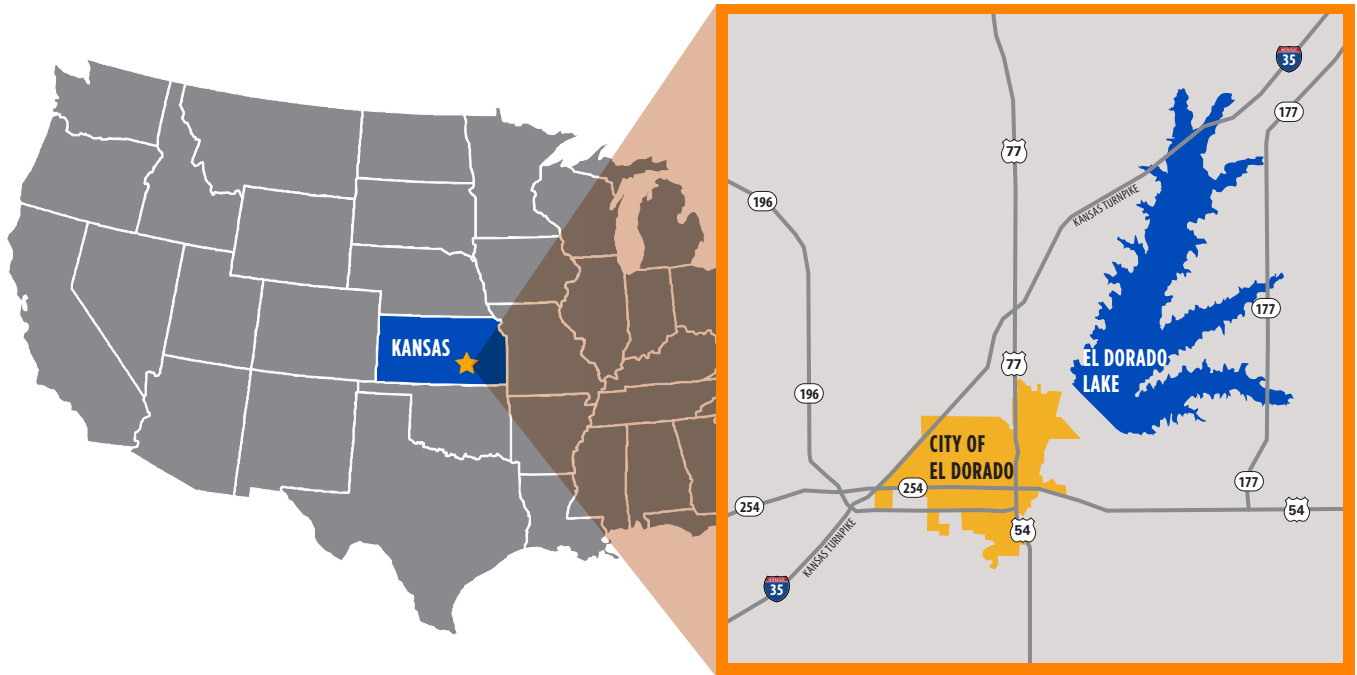
- 5,137 Total jobs posted from 359 companies in Q4 2020
 - 7% increase in total jobs compared to Q3 2020
 - 2% increase/decrease in companies hiring compared to Q3 2020

470 Manufacturing Industry jobs by 58 companies in Q4 2020

El Dorado, Kansas. Naturally Advantaged.

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.

More than 718,264 people in the workforce live within a 60-mile radius of El Dorado, Kansas.



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.

CONTACT US TO LEARN MORE:

Sarah Hoefgen, Executive Director – El Dorado, Inc.

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developeldorado.com



NATURALLY ADVANTAGED™