

# OFFERING MEMORANDUM

## WHITE LAKES CENTER

3500 SW Topeka Blvd Topeka, KS 66611

SALE PRICE TARGET      \$15,333,120



COLDWELL BANKER  
**COMMERCIAL**  
GRIFFITH & BLAIR

**Scott Boling**  
785 471 8737

**Bryon Schlosser**  
785 267 8646



# CONFIDENTIALITY & DISCLAIMER

**WHITE LAKES CENTER**  
3500 SW Topeka Blvd Topeka, KS 66611

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# ABOUT CBC

## WHITE LAKES CENTER

3500 SW Topeka Blvd Topeka, KS 66611

### THE PROPERTY

White Lakes Center  
3500 SW Topeka Blvd  
Topeka, KS 66611

### SCOPE OF SERVICE

Coldwell Banker Commercial Griffith & Blair to represent Seller in the sale, development, and/or leasing of White Lakes Center

### ABOUT COLDWELL BANKER COMMERCIAL GRIFFITH & BLAIR

Coldwell Banker Commercial Griffith & Blair is a highly respected leader in commercial real estate. The firm has been actively involved in all facets of commercial and industrial real estate over the years. services include, but are not limited to, the purchase, sale, and lease of commercial real estate. We also broker businesses, evaluate commercial real estate capital needs, provide construction management and project management assistance, represent developers and owners in construction, and offer commercial property management. We work in a variety of areas, including land, industrial, office, retail, and multifamily properties. Additionally, we collaborate with our residential brokerage, which has nearly 80 agents who often bring buyers to our services.

### ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises almost 190 companies and 2,756 professionals throughout the U.S.

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# PROPERTY INFORMATION

SALE PRICE TARGET      \$15,333,120

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# PROPERTY SUMMARY

**WHITE LAKES CENTER**  
 3500 SW Topeka Blvd Topeka, KS 66611



### PROPERTY HIGHLIGHTS

Seldom does the opportunity arise to start with a blank slate to develop a 25-acre+/- tract located between two heavily trafficked streets within two miles of access to I-70, I-335, US 75, and the Kansas Turnpike. This is the site of the former White Lakes Mall, the major retail hub between Kansas City and Wichita in the 1960's and 70's. But for the former Sears anchor building (now home to Mainline Printing, the family-owned business of the property owners) the site offers shovel-ready opportunities for fast food, convenience stores, retail, office, warehouse, or light manufacturing. Pad sites are already locations for Burger King, Gerardo's Mexican Food, Walgreens, and US Bank. The property is located within an established Tax Increment Financing District (TIF). A diagram of the current TIF district is included (see page 9). It should also be noted that the overall property is not platted. Changes to parcel sizes shown on the site map on page 10 may be negotiated depending on individual user needs.

### OFFERING SUMMARY

Sale Price Target:	\$15,333,120
Number of Units:	TBD
Lot Size:	25 Acres +/-
Zoning:	C4,I1

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,023	57,504	74,683
Total Population	7,914	122,820	163,255
Average HH Income	\$47,021	\$60,194	\$66,876

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# PROPERTY DESCRIPTION

## WHITE LAKES CENTER

3500 SW Topeka Blvd Topeka, KS 66611



### PROPERTY DESCRIPTION

Square foot pricing from \$12.00 to \$18.00 depending on location. Prime development land with pad site opportunities on SW Topeka Blvd. and SW Kansas Ave. between Croix St. and 37th Street, and Croix St. and 37th St. between Kansas Ave. and Topeka Blvd. Warehouse /retail, or manufacturing sites. The pad sites would also be great locations for fast food with easy access to both Topeka BLVD and Kansas Ave. Build to suit for qualified tenant.

### LOCATION DESCRIPTION

Redevelopment Location of Former White Lakes Mall.

### Topeka Highlights

The cost of doing business in Topeka is 8% below the national average. Topeka offers aggressive and flexible cash incentives for capital investment, jobs, and training. Community Improvement District (CID) and Tax Increment Financing (TIF) incentives may be available. Goods shipped by truck reach 25% of the US population within one day, and 90% by day two. Topeka boasts Class 1 rail service from BNSF and Union Pacific. This site is within 5 miles of Forbes Field with a 12,800-foot runway which is rated for large aircraft. Topeka's Animal Health and Ag Tech business helped build the Kansas City Animal Health Corridor between Kansas City and Manhattan, Kansas, home of Kansas State University and the new US Bio-Tech Defense Laboratory.

### Topeka's Major Employers

Food Manufacturing: Mars-Wrigley, Frito-Lay, Hill's Pet Nutrition, Cargill, Bimbo Bakeries, Reeser's Fine Foods, Crosswinds Pet Foods, JM Smucker's Pet Foods.

Logistics & Distribution: Walmart Fulfillment Center, Target Distribution Center, The Home Depot Distribution Center, US Foods, Goodyear Tire and Rubber Co., PepsiCo.

Professional and Financial Services: Security Benefit, Advisors Excel, SE2, Gradient Financial Group, Magellan Financial, Federal Home Loan Bank, Capital Federal Savings Bank

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# PHOTOS/MAPS/RENDERINGS

**WHITE LAKES CENTER**  
3500 SW Topeka Blvd Topeka, KS 66611

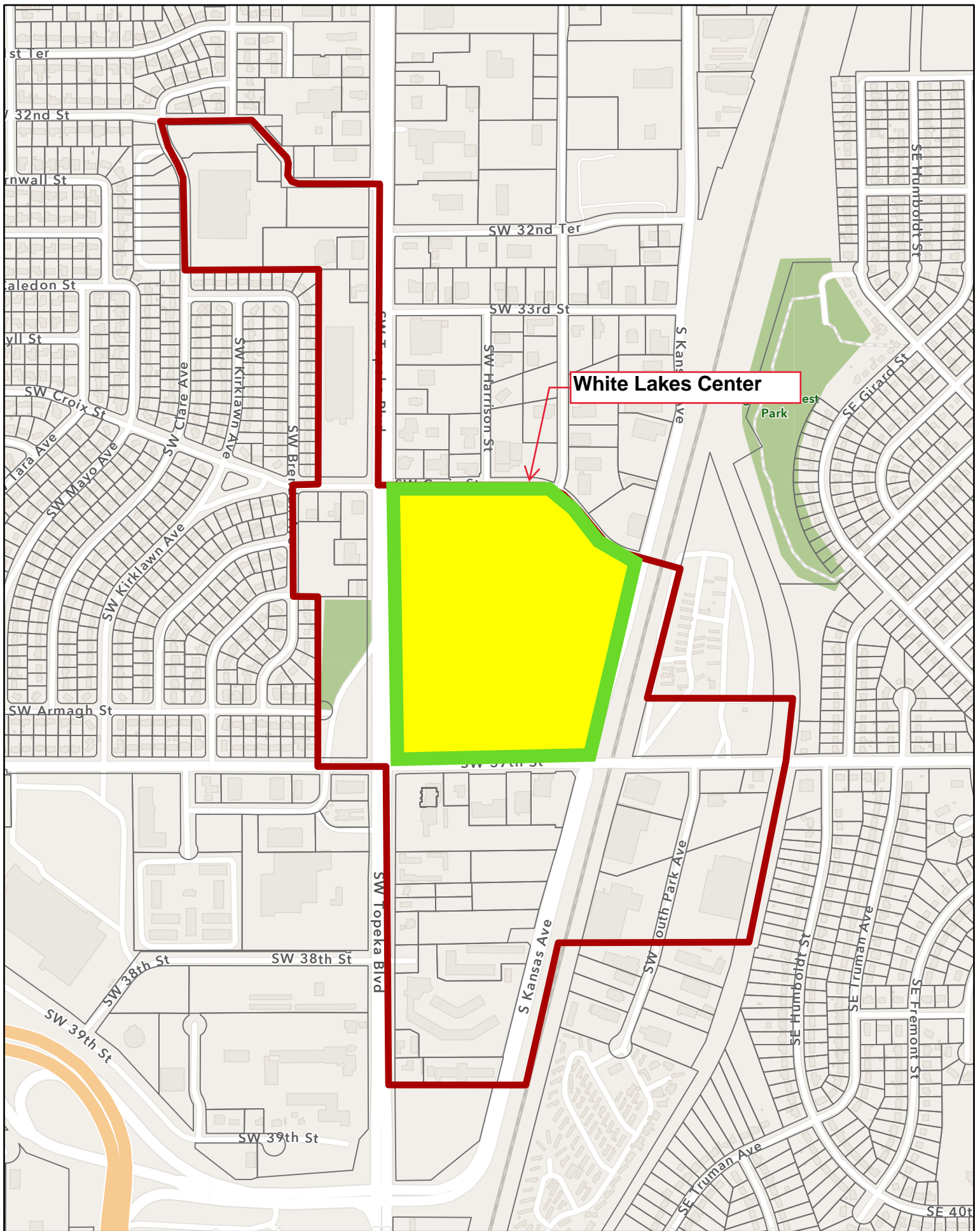


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**White Lakes Center**

South Topeka TIF - Amended



# WHITE LAKES CENTER

3500 SW Topeka Blvd Topeka, KS 66611




1111 Northwest 10th, KS 66608

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ALL WORK SHOWN ON THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE FIRM. NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECTURAL CORPORATION.

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Build Project Number: 3500 SW TOPEKA BLVD., TOPEKA, KS 66611

Design Project Number: DS

**MAINLINE PRINTING SITE MASTER PLAN**

Issue: PRELIMINARY  
Date: 05.26.23

REVISIONS

#	Description	Date

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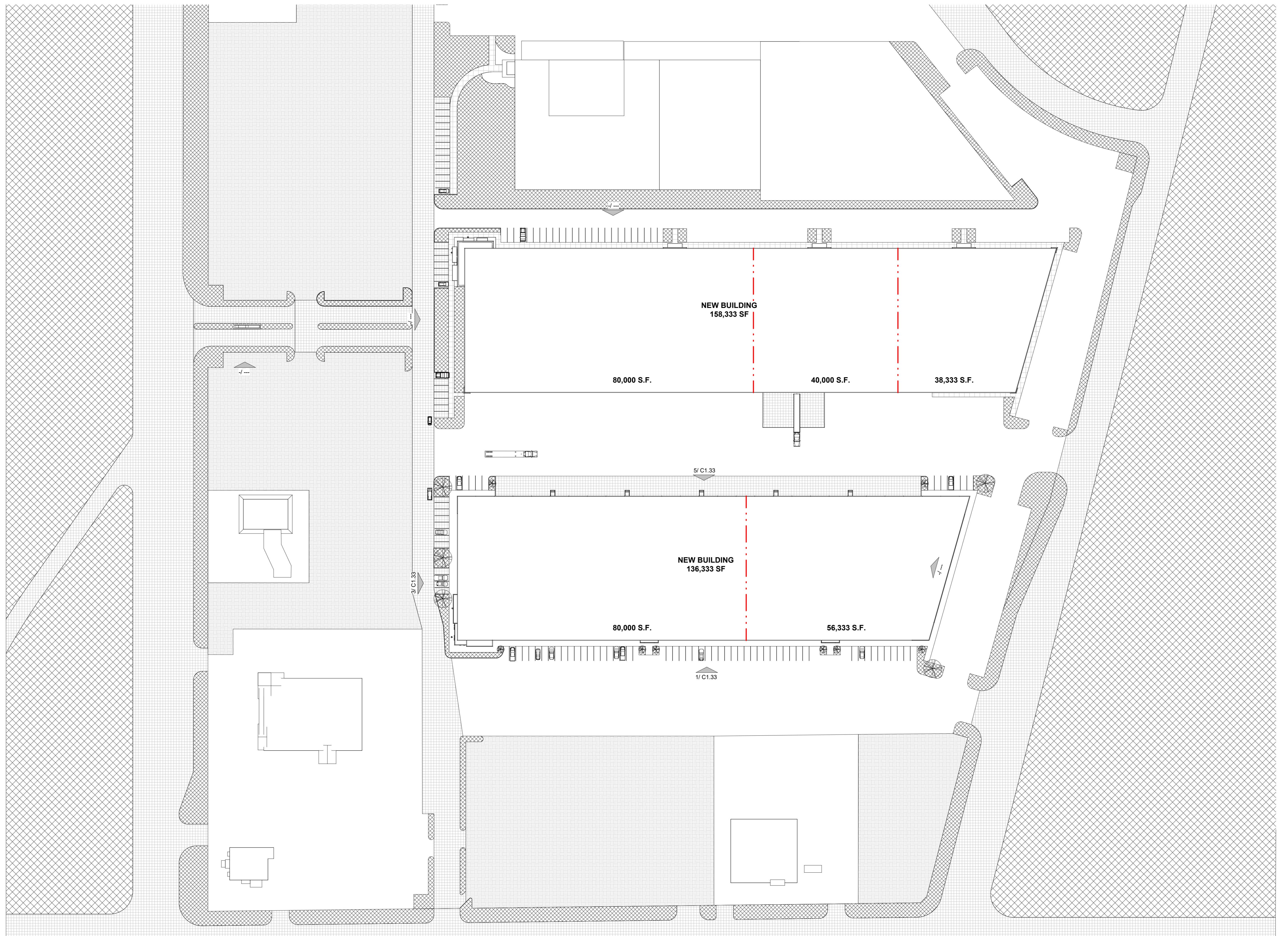


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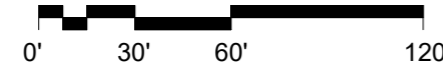


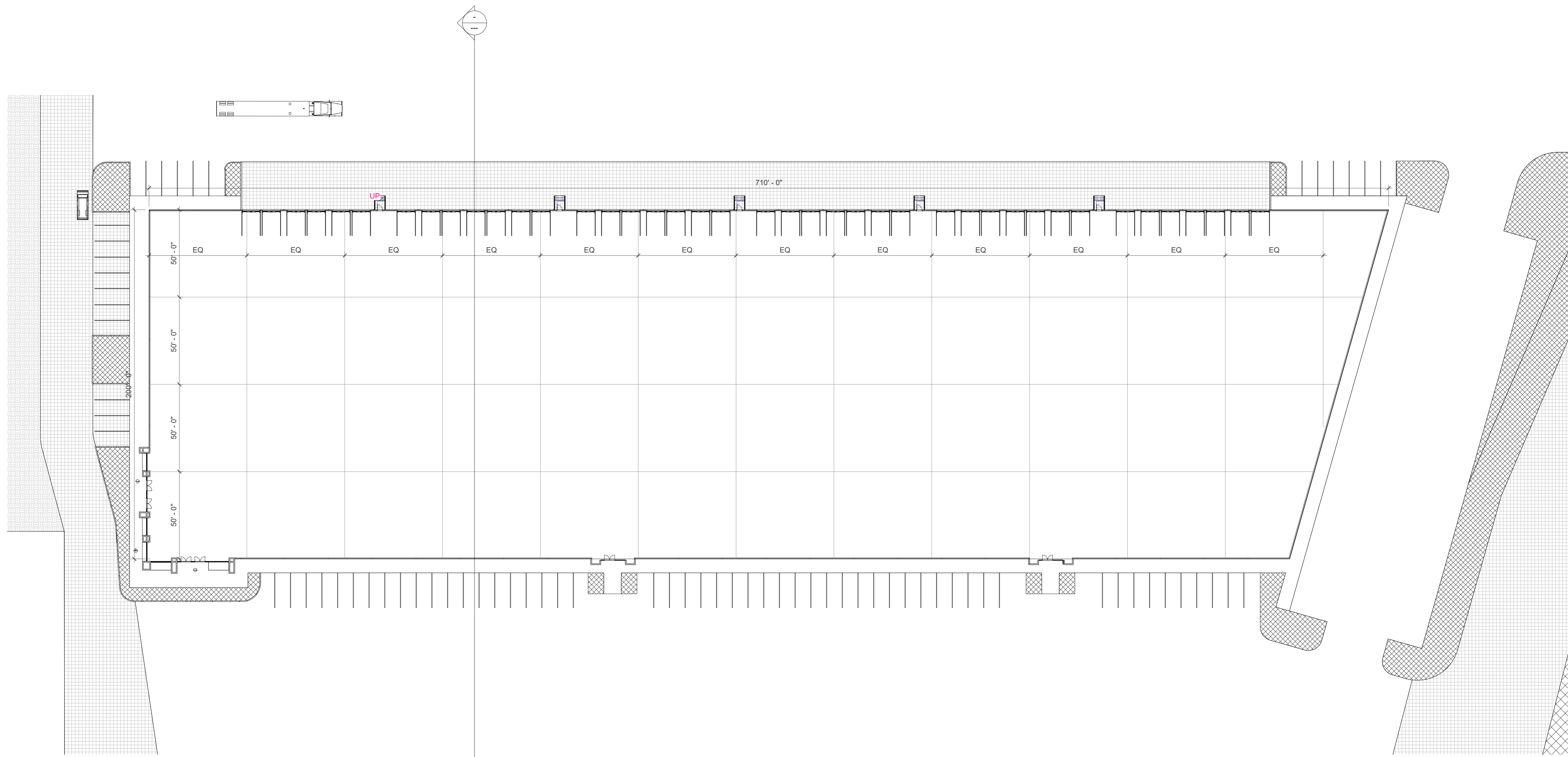




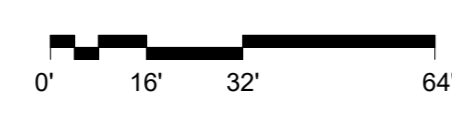
**SITE PLAN**

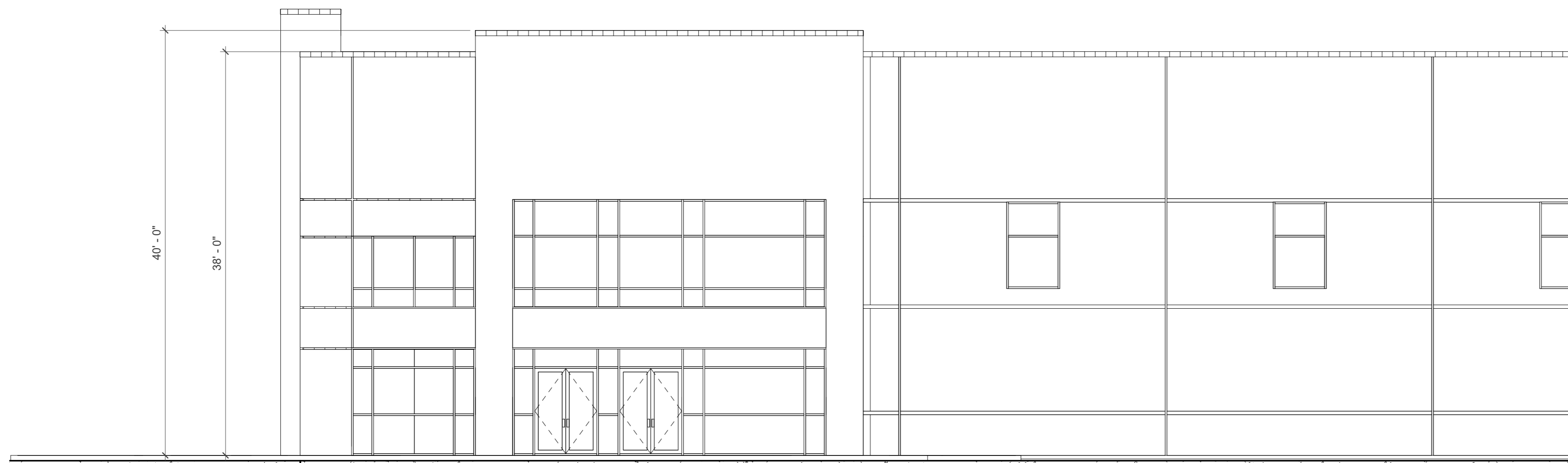
1" = 60'-0"





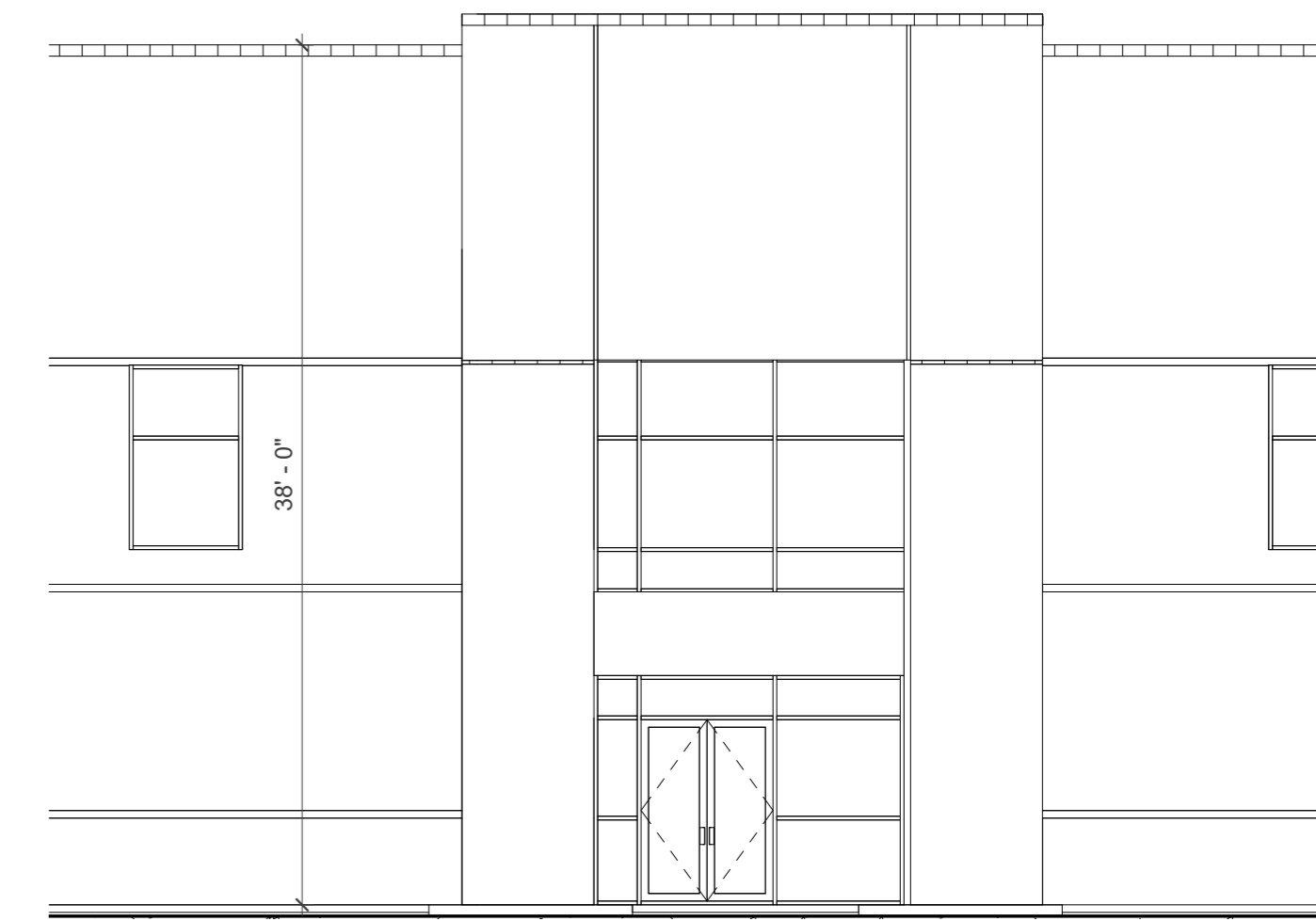
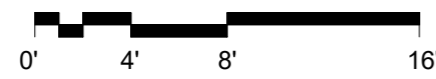
**FLOOR PLAN**  
1/32" = 1'-0"





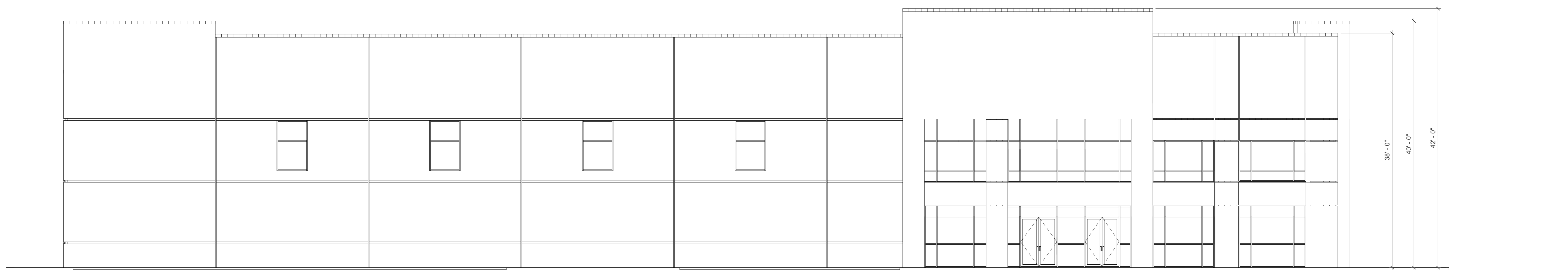
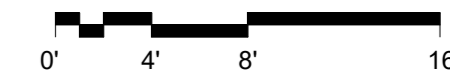
**SOUTH ENTRY ELEVATION**

1/8" = 1'-0"



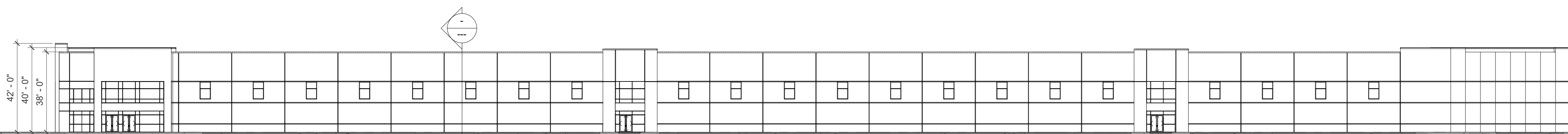
**SOUTH TENANT ENTRY ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"

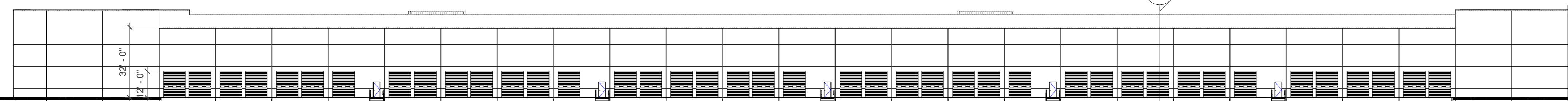


**SOUTH ELEVATION**

1/32" = 1'-0"



T.O. SLAB  
100' - 0"



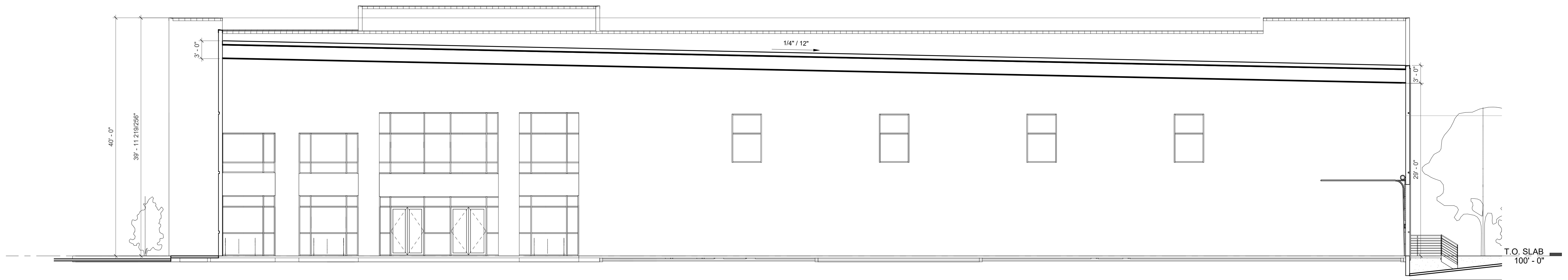
**NORTH ELEVATION**

1/32" = 1'-0"



T.O. SLAB  
100' - 0"





**ROOF SLOPE**



1/8" = 1'-0"

# LOCATION MAP

## WHITE LAKES CENTER

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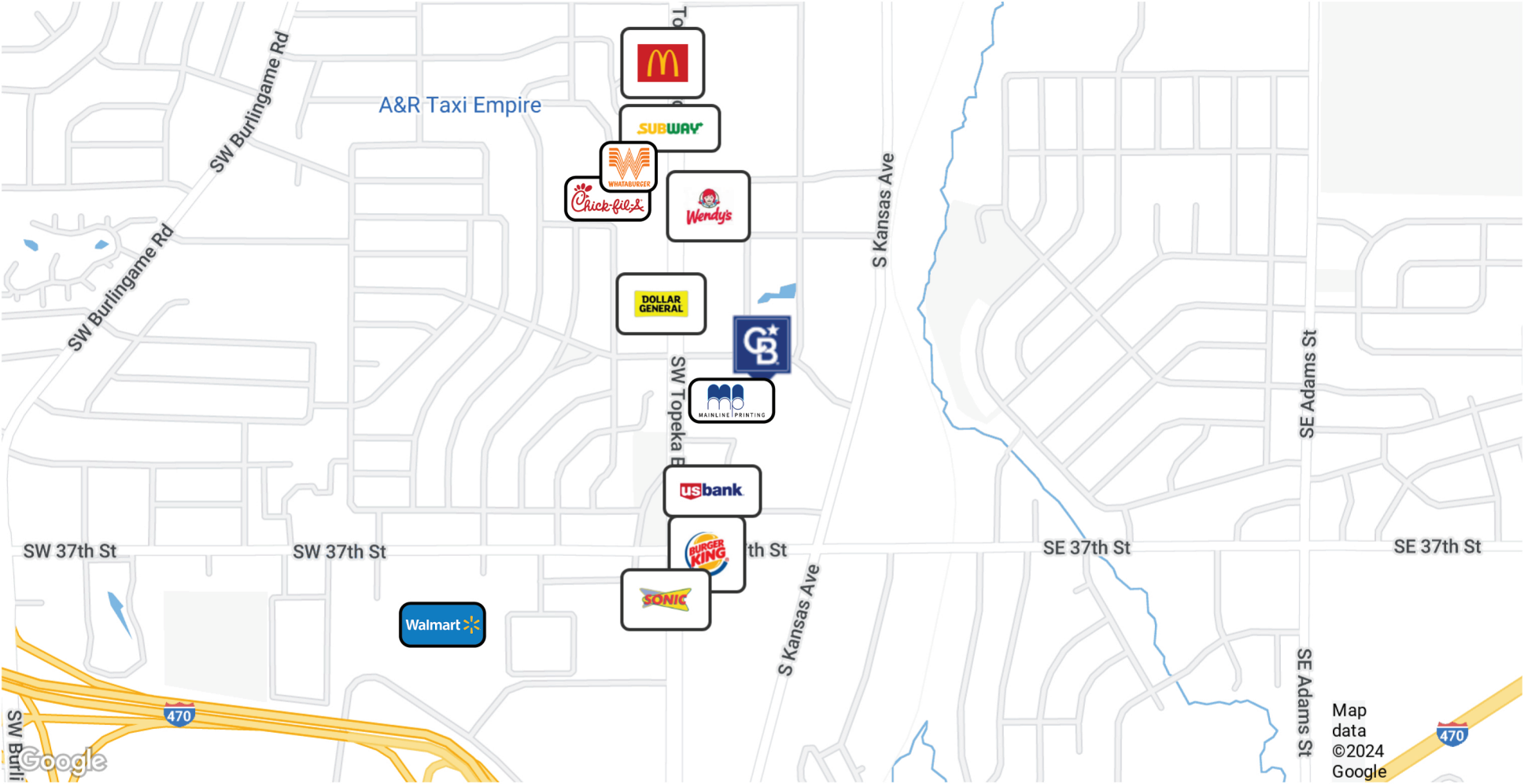


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# SALE NEARBY BUSINESS

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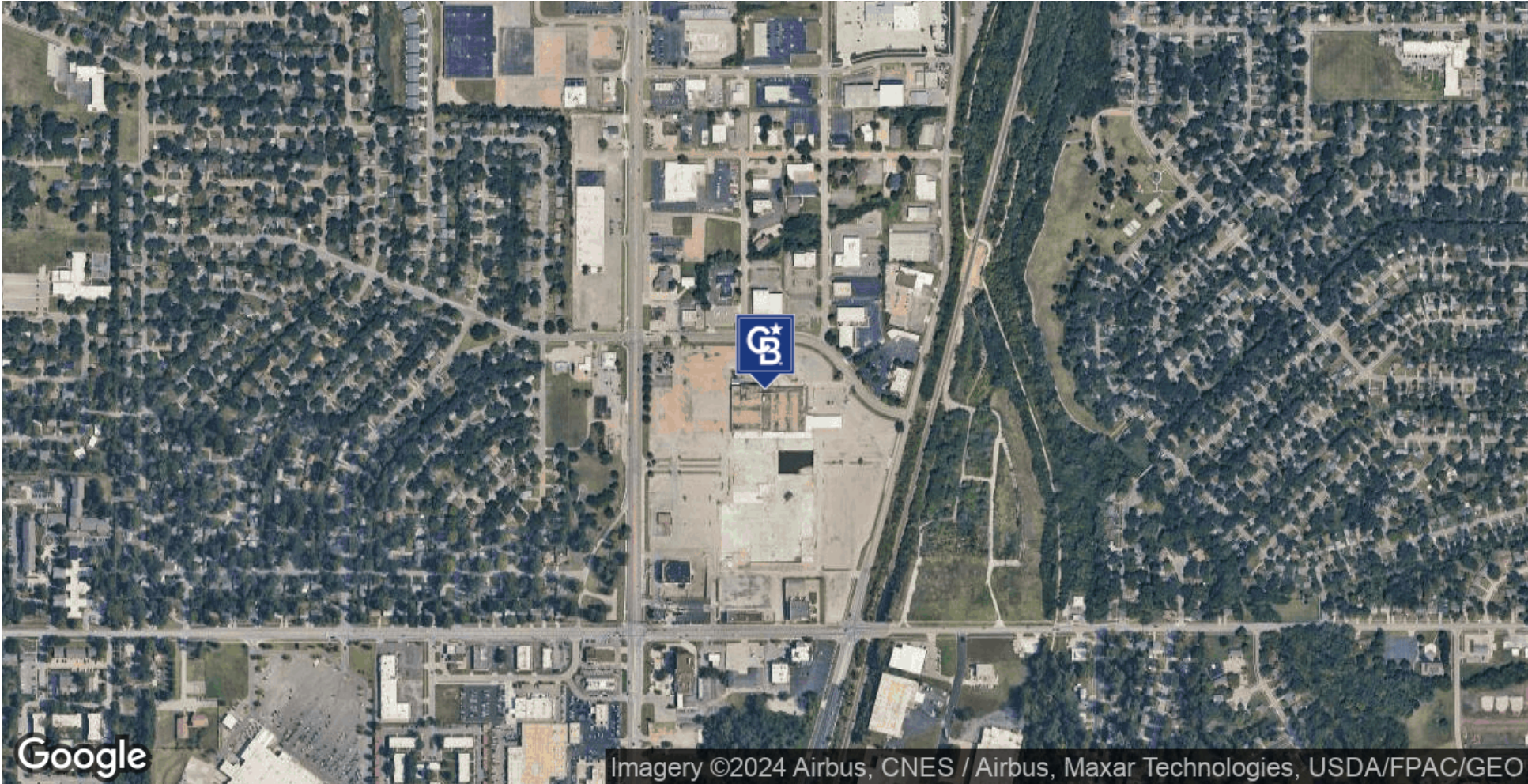


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# SATELLITE VIEW

## WHITE LAKES CENTER

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# DEMOGRAPHICS

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# HOUSEHOLD DEMOGRAPHICS

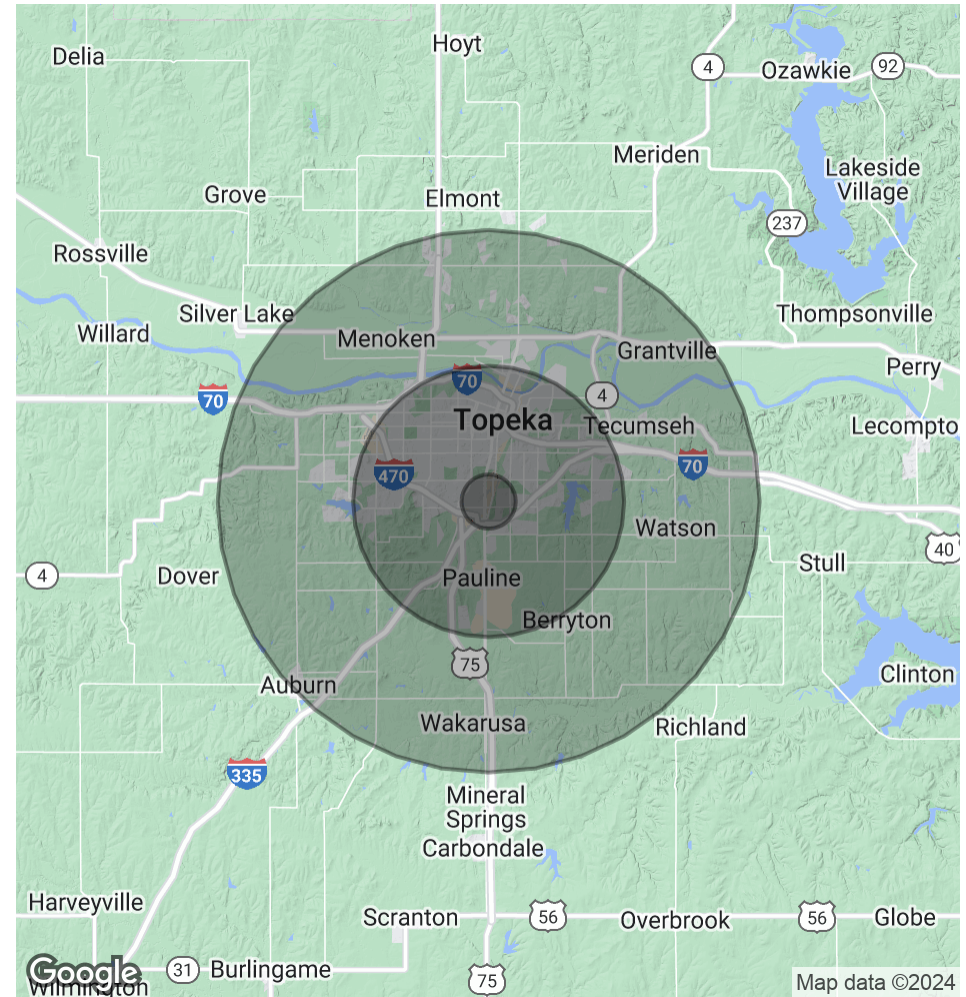
**WHITE LAKES CENTER**  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,914	122,820	163,255
Average Age	36.9	39.1	39.9
Average Age (Male)	33.7	36.6	38.3
Average Age (Female)	41.4	41.5	41.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,023	57,504	74,683
# of Persons per HH	2	2.1	2.2
Average HH Income	\$47,021	\$60,194	\$66,876
Average House Value	\$63,698	\$111,603	\$127,301

\* Demographic data derived from 2020 ACS - US Census



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# ADVISOR BIOS

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## SCOTT BOLING

Commercial Managing Director

scott.boling@coldwellbanker.com

Direct: **785.471.8737**

## PROFESSIONAL BACKGROUND

Scott Boling graduated from the University of Kansas with a BS in Chemistry. Scott joined his family's real estate brokerage, Coldwell Banker American Home/ Coldwell Banker Commercial Griffith and Blair in 2021 to help expand its commercial real estate brand. He is a commercial and residential realtor and uses his many years of experience in the commercial and Federal construction market as a natural segue way into the commercial real estate market. He has a natural understanding of the different aspects of buildings and land how different factors could affect their value. It is also helpful in helping clients evaluate the condition of a building/home they are selling or wishing to purchase. Whether you are moving across town or coming to the area from across the country, he can help you make that journey. If you want to invest in residential or commercial real estate, he can show you many opportunities available here.

Scott offers 30 plus years' experience providing construction services to public and private construction markets across America and has familiarity with a variety of project delivery methods and services including bid-build, design-build, construction management and value engineering consultation. His experience includes niche specializations in Design Build Estimating, Food Service Facilities, Historic Restoration, Renovation of Occupied Facilities, Construction within Secure Facilities, Security Upgrades, Detention Facilities, US Marshal Service Programs, US District Court Programs, DOD Facilities and most federal procurement markets.

In addition to experience in building construction, he also has over 10 years of experience in environmental remediation including hazardous waste, mold, PCB's, lead paint, and asbestos on CERCLA superfund properties and RCRA properties. As part of his environmental remediation experience, Scott Boling was active in process design and commissioning of groundwater treatment facilities from the point of the original contaminant sampling/plume studies through bench scale and pilot studies to the final design and commissioning of the facilities. His background includes federal market procurement processes, risk reward assessment, transactional contract terminology and forensic contracting dispute and claim analysis / resolution. Having served the Air Force Services Agency Signature Brand Food Service Facility Program for ten years and the General Services Administration R&A and IDIQ Programs for twenty plus years. His interests focus upon customer service-oriented business opportunities and a Project Team approach to processes.

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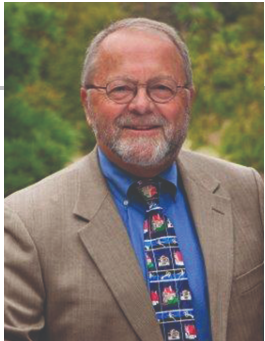
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## BRYON SCHLOSSER

General Counsel

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### PROFESSIONAL BACKGROUND

Bryon Schlosser is a seasoned Commercial Realtor with a wealth of experience in business and property valuations. Armed with a B.S. in Accounting from Kansas State University and a J.D. from Washburn University School of Law, he has been an integral part of the real estate landscape for decades. Currently serving as General Counsel and Associate Broker at Coldwell Banker Commercial Griffith & Blair. Bryon's journey in real estate began as President and General Counsel of Griffith & Blair, Inc., where he oversaw various subsidiary companies until its successful sale in 2020. Prior to his real estate ventures, Bryon held key roles in corporate development and legal practice, demonstrating a versatile skill set that spans law, finance, and strategic planning. With a career spanning multiple sectors, Bryon brings a unique perspective to his role. His tenure at RIM Industries, Inc. involved navigating complex negotiations and facilitating the transition of ownership for multiple businesses. As Director of Corporate Development and Treasurer, he played a pivotal role in restructuring operations. Before that, Bryon served as President and Chief Financial Officer at McBiz Corporation, where he oversaw the management and expansion of a diverse portfolio of franchised restaurants across sixteen states. His experience in strategic planning, finance, site location, and operations management proved invaluable in driving business growth and facilitating successful disposition of the business.

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# SALE

SALE PRICE TARGET

\$15,333,120

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