



**FOR LEASE**

## **BEL AIRE PARCELS**

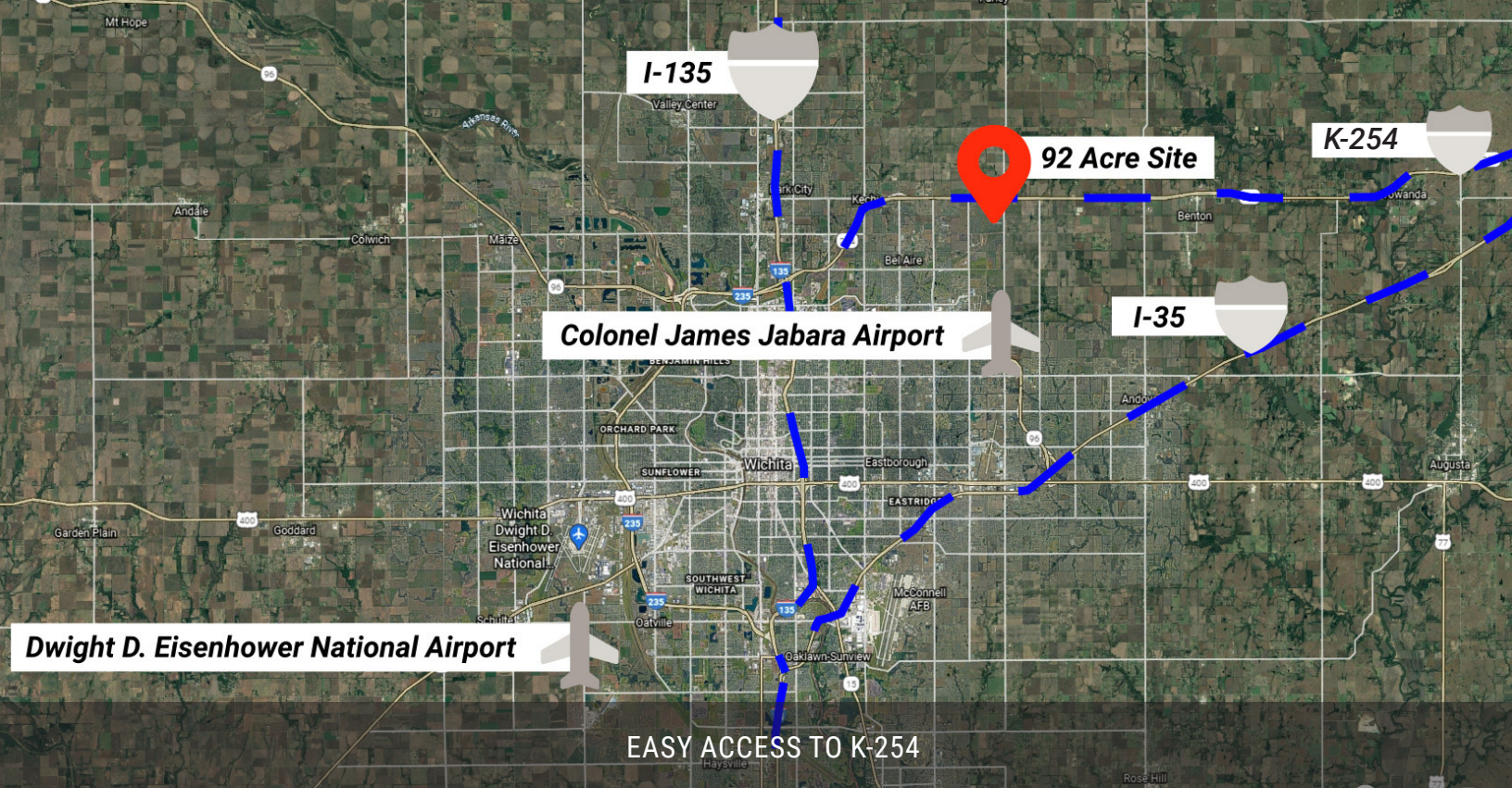
East 53rd St. N. | Bel Aire, KS

*Build-to-Suit Industrial Site*

92.34 ACRES



**Scan QR to view property on website**



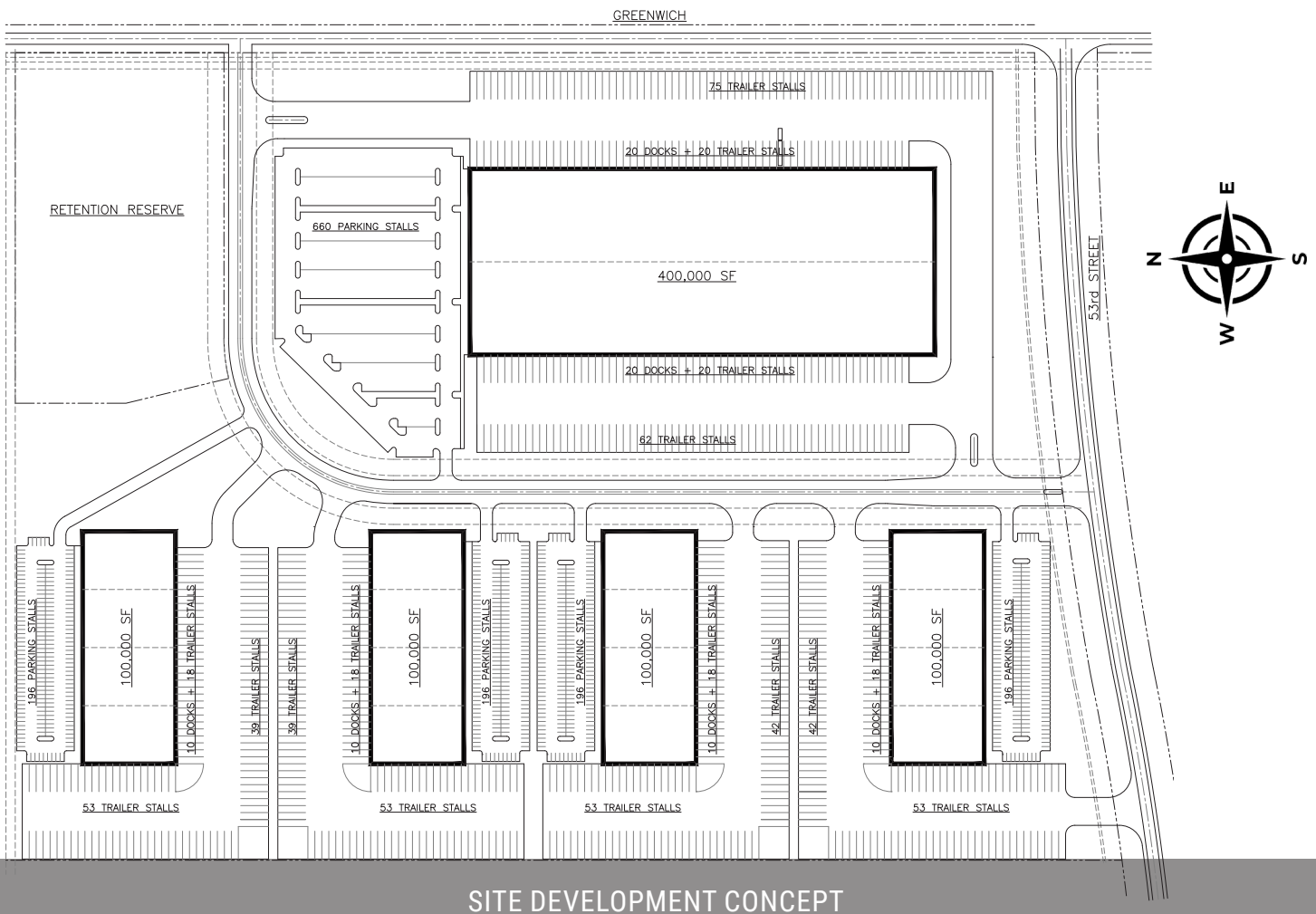
## PROPERTY OVERVIEW

# Ideal Location for Today, and the Future

## DETAILS

- 92 Acres
- Zoned Industrial 10 yr. Tax Abatement
- 1/2 mile south of K-254 Between I-135 and I-35
- Nearby Shopping, Restaurants, and Residential





SITE DEVELOPMENT CONCEPT

## BUILD-TO-SUIT

# Conceptual Ideas for a Customizable Project



## ADDITIONAL DETAILS

- Real Estate taxes carry a 10-year, 100% abatement via future IRB issuance.
- Property is zoned M-1 Industrial. No further zoning required.
- Topography allows for additional laydown yard or truck/trailer parking if needed by tenant.
- Multiple access points along Greenwich Rd. and 53rd St.
- Up to 1 million SF of contiguous space available.



MINUTES FROM COLONEL JAMES JABARA

## LOCATION DEMOGRAPHICS

### Major Growth Opportunity

Bel Aire Industrial Acreage is located perfectly for growth. The acreage is in the perfect location to connect with I-35 and I-135 as well as the nearby Union Pacific Rail line and FedEx distribution center. In addition to logistical growth, the area is near residential zones and shopping and dining locations.



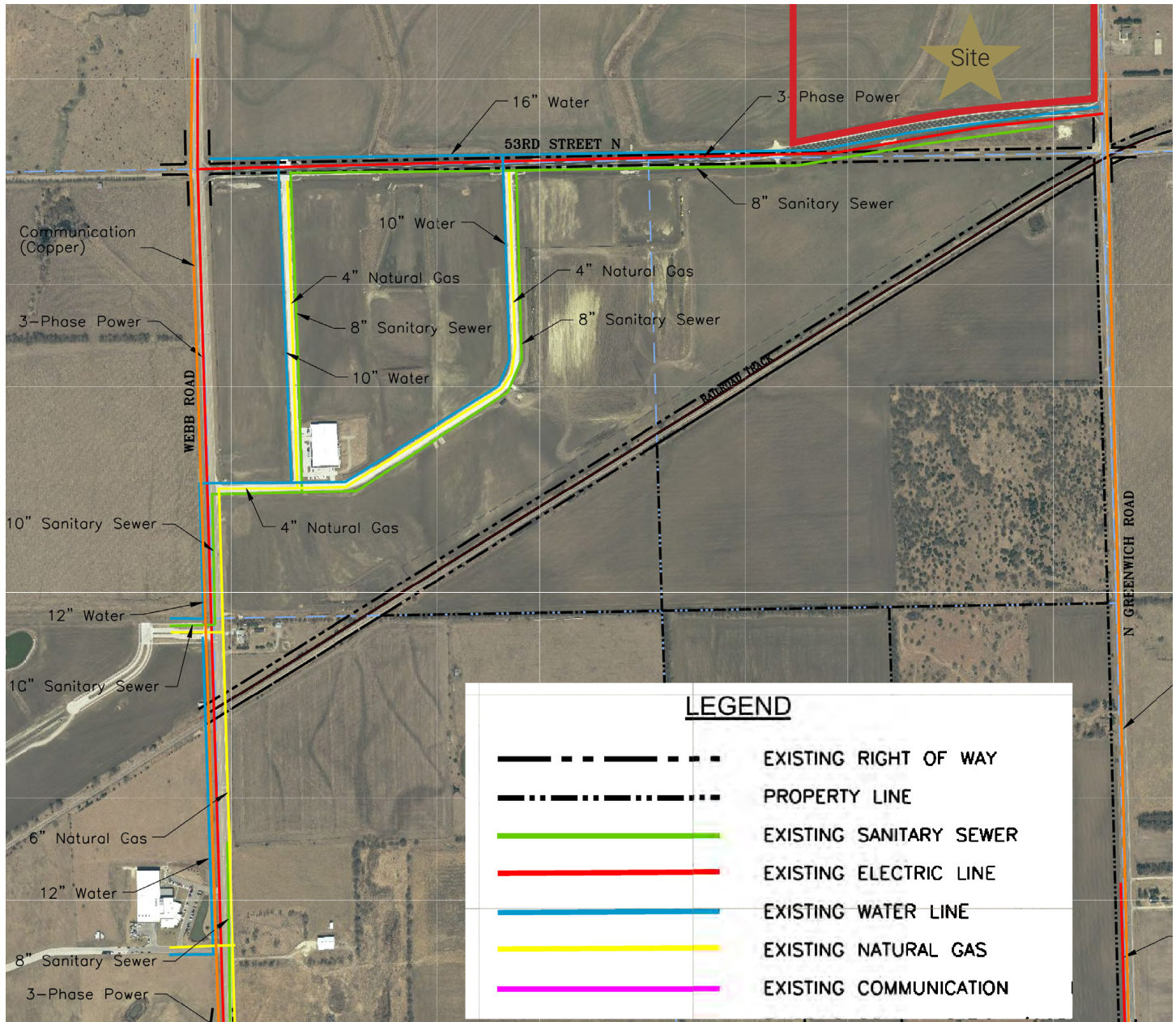
THRIVING RESIDENTIAL AREAS

## RADIUS DEMOGRAPHICS

LOCAL POPULATION	
MILE 3	5,500
MILE 5	40,000
MILE 7	97,000

HOUSEHOLD INCOME	
MILE 3	\$105,000
MILE 5	\$81,000
MILE 7	\$73,000

MEDIAN AGE	
MILE 3	41
MILE 5	37
MILE 7	37



## No Utility Extensions Required

- Gas - KGS
- Electric - Evergy, 3-Phase
- Water - City, 16" Main Heavy Industrial
- Sewer - City 8"



## Superior Accessibility

The intersection at K-254 and Webb Road will become a diamond interchange road junction estimated to be completed in 2023. This will be a huge asset to the site for ease of transportation access. Also in close proximity is the already established and accessible Union Pacific Class 3 Rail Line. Located near the southeast corner of the site, the Union Pacific Rail Line is North America’s first and largest transcontinental railroad, stretching across 23 states. The Bel Aire property is located just down the street from Intrega Technologies new headquarters and production facility at K-254 and Rock Road.