

PAD SITES & LARGE LOTS AVAILABLE

DEMOGRAPHICS

| | 5 mile | 10 miles | 15 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 25,149 | 28,260 | 34,633 |
| Avg. Household Income | \$67,996 | \$69,565 | \$71,774 |

- Big box and pad sites available at the junction of three major highways; I-35, I-335, and Highway 50
- Great interstate visibility and signage
- Adjacent to new QuikTrip Travel Center (coming soon)
- Easy access
- Large regional trade area, drawing from the county and beyond
- Public financing subject to city approval
- Zoned C3

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:
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Exclusive Agents

PROPOSED SITE PLAN

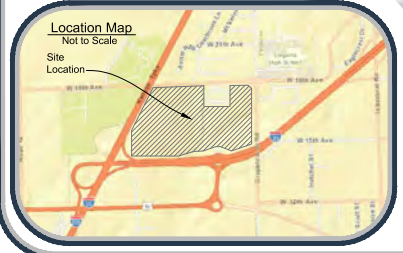
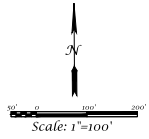


LEGEND

- EXISTING STORM WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING CONTOUR LINE
- PROPOSED DETENTION PONDS
- RETAINING WALL FOR OPEN CHANNEL
- PROPOSED TREES
- PROPOSED HEDGES
- PROPOSED PROPERTY LINE / RIGHT-OF-WAY
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM WATER LINE AND CURB INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR LINE

OWNER:
Jeff DeBange

DESIGNER:
BG Consultants, Inc.
2508 W. 15th Avenue
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Development at Interstate 35 & Interstate 335
in the City of Emporia, Lyon County, Kansas

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AREADEVELOPMENT

EMP Shield Plans Burlington, Kansas, Computer Chip Complex

Area Development News Desk (02/21/2023)

EMP Shield, an industry leader in protecting electronic devices from destructive magnetic pulses, plans to locate a computer chip manufacturing facility in Burlington, Kansas. The \$1.9 billion project is expected to create more than 1,200 jobs.

The company will build the facility on 300 acres at the Silicon Prairie Industrial Park in Coffey County, according to state officials. The site will feature four production lines operating in approximately 235,000-square-feet of facilities that will produce thousands of chips per week.

“Coffey County appears to really hit the sweet spot for everything requested for CHIPS Act funding,” EMP Shield Founder and Lead Engineer Tim Carty said. “Everything is falling into place, and the state’s strong support hopefully gets us one step closer to a favorable federal response. There are workforce development programs already in place that will enable high school graduates and those with two-year degrees to train up and get very high-paying jobs. This will allow those who grow up here to stay in Kansas, enjoy our quality of life, and not have to go to San Francisco.”

EMP Shield will leverage state support to apply for CHIPS Act funding. The project came together shortly after the Creating Helpful Incentives to Produce Semiconductors (CHIPS) Act was signed into law last August.

“Bringing economic prosperity to every corner of the state – particularly rural Kansas – has been a priority since my very first day in office,” Governor Laura Kelly noted. “We achieve that with this project, creating thousands of high-paying jobs that don’t require a four-year degree and proving that every Kansas community is ripe for investment and growth.”

EMP Shield is working with area partners such as Coffey County; Flint Hills Technical College; Allen County Community College; Pittsburg State University; the University of Kansas; Heartland Black Chamber of Commerce; Wichita Hispanic Chamber of Commerce; and Unified School Districts 243, 244 and 245.

“This high-tech advanced manufacturing project will provide lucrative career opportunities for hard-working Kansans,” Lieutenant Governor and Secretary of Commerce David Toland added. “Our economic development strategy is designed to keep nurturing the roots of our young talent so they can remain here in Kansas.”

EMP Shield Inc. has developed the world’s first Electro Magnetic Pulse (EMP) defense technology that can defend your house, business, an entire electric grid, and more from a high altitude EMP threat (HEMP). The company also provides some of the world’s most advanced power surge, lightning, and CME protection, defending electronics in less than 1 billionth of a second.

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NEW MAJOR DEVELOPMENT SITE I-35 & I-335 (NEC), Emporia, KS

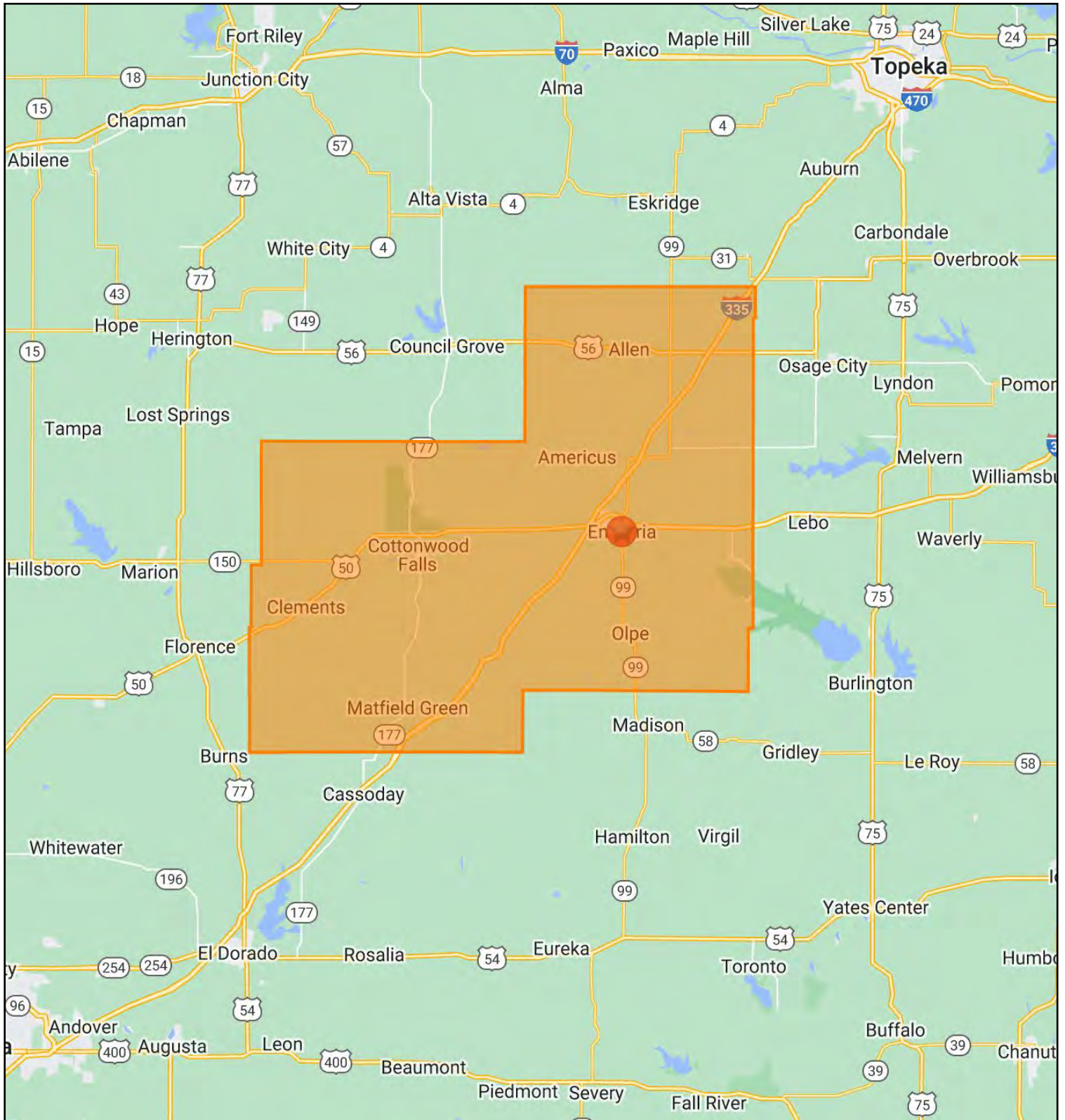
EMPORIA MAP





NEW MAJOR DEVELOPMENT SITE I-35 & I-335 (NEC), Emporia, KS

EMPORIA TRADE AREA MAP





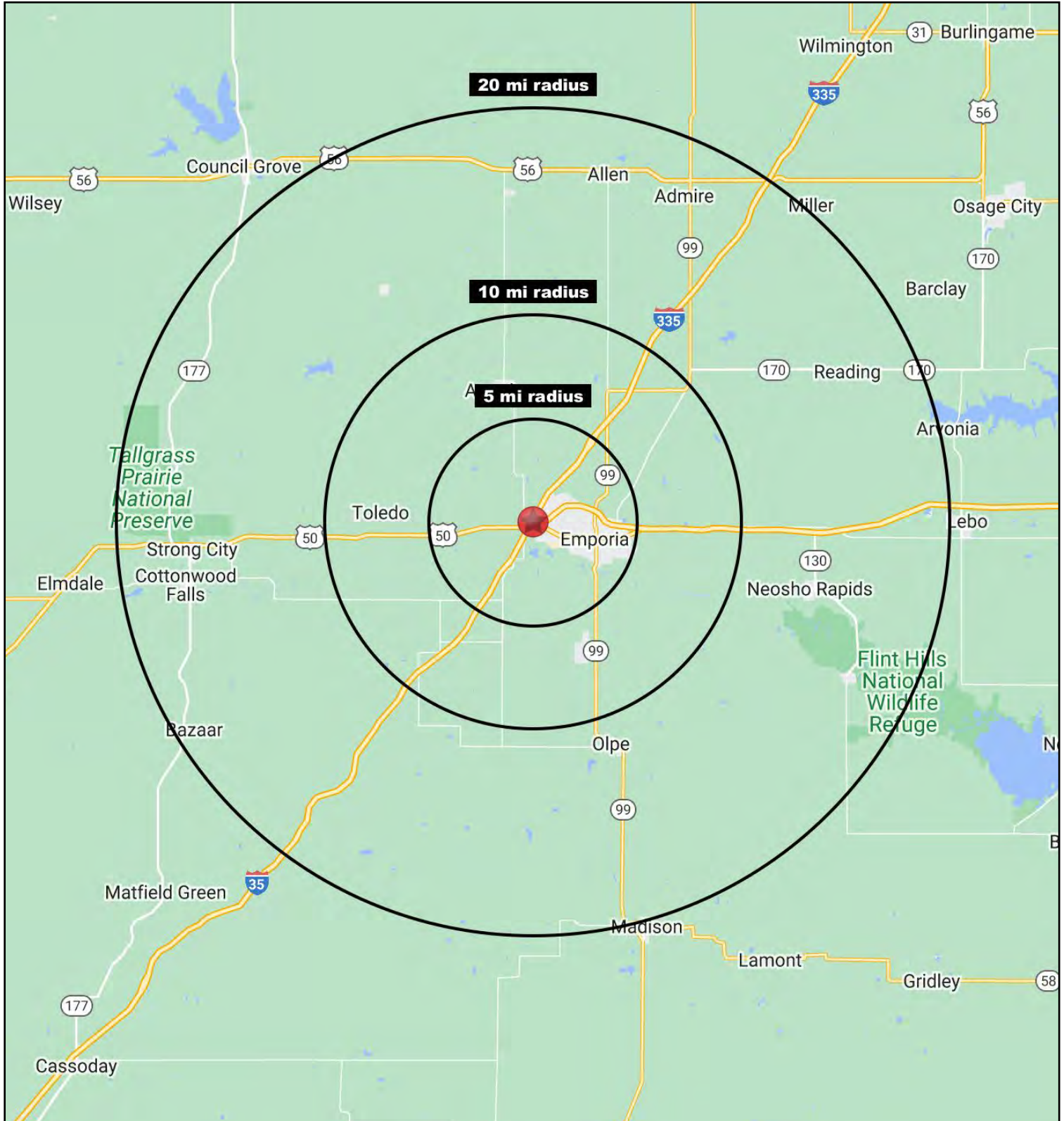
NEW MAJOR DEVELOPMENT SITE I-35 & I-335 (NEC), Emporia, KS

| Emporia, KS MSA | Emporia |
|---|----------|
| Population | |
| 2022 Estimated Population | 34,770 |
| 2027 Projected Population | 34,415 |
| 2020 Census Population | 34,751 |
| 2010 Census Population | 36,480 |
| Projected Annual Growth 2022 to 2027 | -0.2% |
| Historical Annual Growth 2010 to 2022 | -0.4% |
| 2022 Median Age | 34.7 |
| Households | |
| 2022 Estimated Households | 14,248 |
| 2027 Projected Households | 13,846 |
| 2020 Census Households | 14,239 |
| 2010 Census Households | 14,453 |
| Projected Annual Growth 2022 to 2027 | -0.6% |
| Historical Annual Growth 2010 to 2022 | -0.1% |
| Race and Ethnicity | |
| 2022 Estimated White | 73.1% |
| 2022 Estimated Black or African American | 2.3% |
| 2022 Estimated Asian or Pacific Islander | 4.1% |
| 2022 Estimated American Indian or Native Alaskan | 0.8% |
| 2022 Estimated Other Races | 19.7% |
| 2022 Estimated Hispanic | 21.6% |
| Income | |
| 2022 Estimated Average Household Income | \$71,820 |
| 2022 Estimated Median Household Income | \$54,759 |
| 2022 Estimated Per Capita Income | \$29,758 |
| Education (Age 25+) | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 6.6% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 5.4% |
| 2022 Estimated High School Graduate | 31.7% |
| 2022 Estimated Some College | 22.2% |
| 2022 Estimated Associates Degree Only | 7.6% |
| 2022 Estimated Bachelors Degree Only | 16.6% |
| 2022 Estimated Graduate Degree | 9.9% |
| Business | |
| 2022 Estimated Total Businesses | 1,121 |
| 2022 Estimated Total Employees | 15,174 |
| 2022 Estimated Employee Population per Business | 13.5 |
| 2022 Estimated Residential Population per Business | 31.0 |

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EMPORIA RADIUS MAP





NEW MAJOR DEVELOPMENT SITE I-35 & I-335 (NEC), Emporia, KS

| Emporia, KS 66801 | 5 mi radius | 10 mi radius | 20 mi radius |
|---|-------------|--------------|--------------|
| Population | | | |
| 2022 Estimated Population | 25,149 | 28,260 | 34,633 |
| 2027 Projected Population | 24,855 | 27,964 | 34,268 |
| 2020 Census Population | 25,253 | 28,352 | 34,737 |
| 2010 Census Population | 26,202 | 29,600 | 36,467 |
| Projected Annual Growth 2022 to 2027 | -0.2% | -0.2% | -0.2% |
| Historical Annual Growth 2010 to 2022 | -0.3% | -0.4% | -0.4% |
| 2022 Median Age | 33.4 | 34.4 | 35.3 |
| Households | | | |
| 2022 Estimated Households | 10,267 | 11,552 | 14,189 |
| 2027 Projected Households | 9,929 | 11,201 | 13,782 |
| 2020 Census Households | 10,325 | 11,601 | 14,237 |
| 2010 Census Households | 10,312 | 11,662 | 14,447 |
| Projected Annual Growth 2022 to 2027 | -0.7% | -0.6% | -0.6% |
| Historical Annual Growth 2010 to 2022 | - | - | -0.1% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 67.0% | 69.5% | 73.1% |
| 2022 Estimated Black or African American | 2.5% | 2.3% | 2.3% |
| 2022 Estimated Asian or Pacific Islander | 5.4% | 4.9% | 4.1% |
| 2022 Estimated American Indian or Native Alaskan | 0.9% | 0.8% | 0.8% |
| 2022 Estimated Other Races | 24.2% | 22.5% | 19.7% |
| 2022 Estimated Hispanic | 26.9% | 24.9% | 21.6% |
| Income | | | |
| 2022 Estimated Average Household Income | \$67,996 | \$69,565 | \$71,774 |
| 2022 Estimated Median Household Income | \$51,251 | \$53,600 | \$55,830 |
| 2022 Estimated Per Capita Income | \$28,093 | \$28,736 | \$29,734 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 8.1% | 7.5% | 6.5% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 5.8% | 5.6% | 5.3% |
| 2022 Estimated High School Graduate | 30.9% | 31.1% | 31.8% |
| 2022 Estimated Some College | 21.2% | 21.9% | 22.2% |
| 2022 Estimated Associates Degree Only | 7.4% | 7.6% | 7.7% |
| 2022 Estimated Bachelors Degree Only | 16.4% | 16.4% | 16.6% |
| 2022 Estimated Graduate Degree | 10.1% | 10.0% | 9.8% |
| Business | | | |
| 2022 Estimated Total Businesses | 943 | 983 | 1,129 |
| 2022 Estimated Total Employees | 14,055 | 14,273 | 15,257 |
| 2022 Estimated Employee Population per Business | 14.9 | 14.5 | 13.5 |
| 2022 Estimated Residential Population per Business | 26.7 | 28.8 | 30.7 |

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