

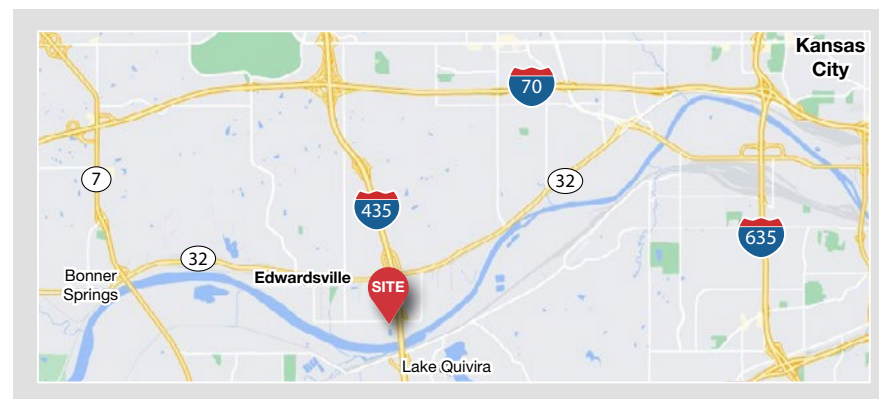


2825 S 93rd Street

Edwardsville, KS

Property Features

- ± 3.2 Acre industrial site
- Immediate access to I-435 via Woodend Road
- Utilities located near the site
- Located in TIF District
- Potential for outdoor storage
- Sale Price: \$4.65/SF (\$655,000.00)



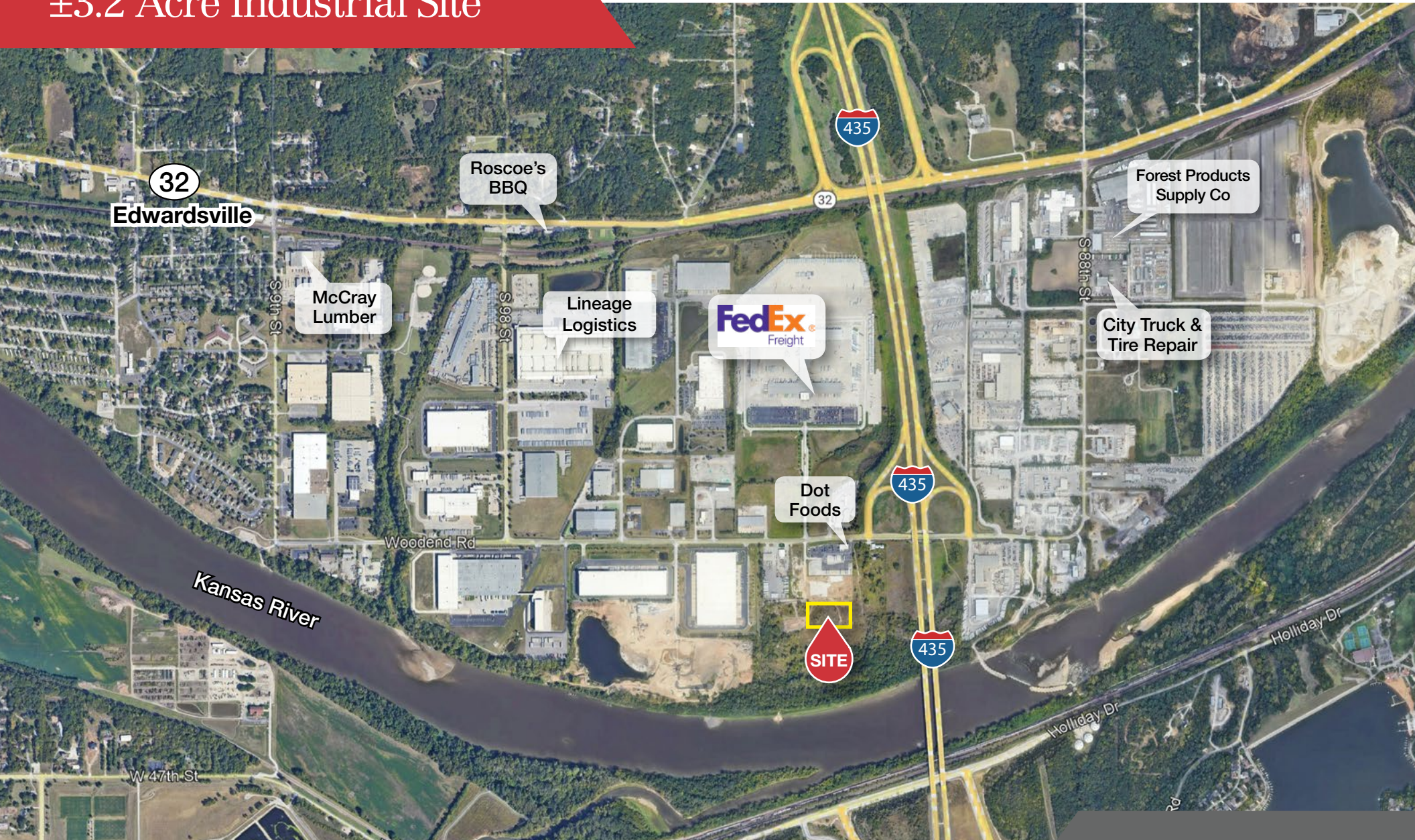
For more information:

Logan Rose

+1 913 890 2013 • lrose@nai-heartland.com

Available For Sale ±3.2 Acre Industrial Site

NAIHeartland



For more information:

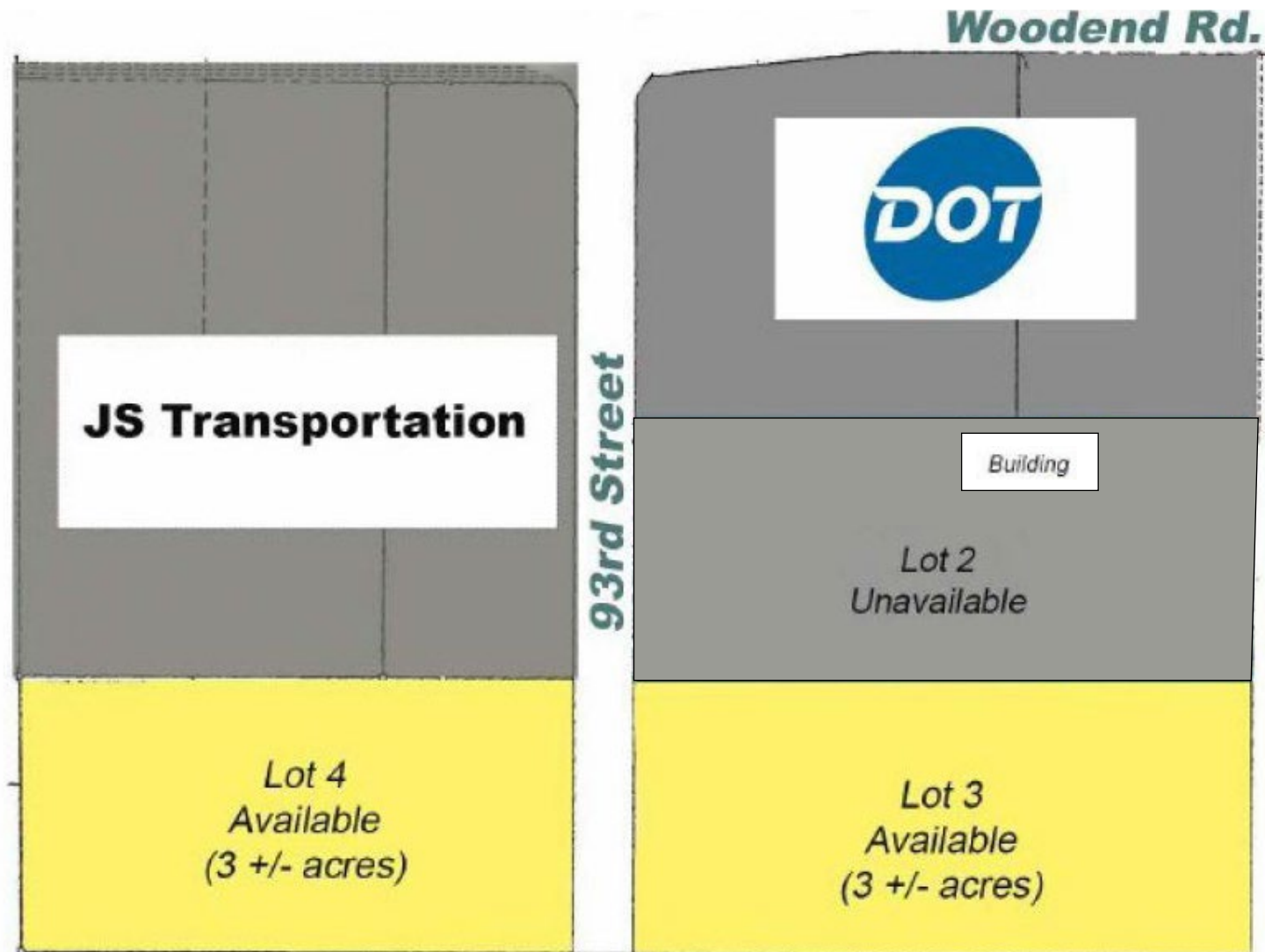
Logan Rose

+1 913 890 2013 • lrose@nai-heartland.com

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

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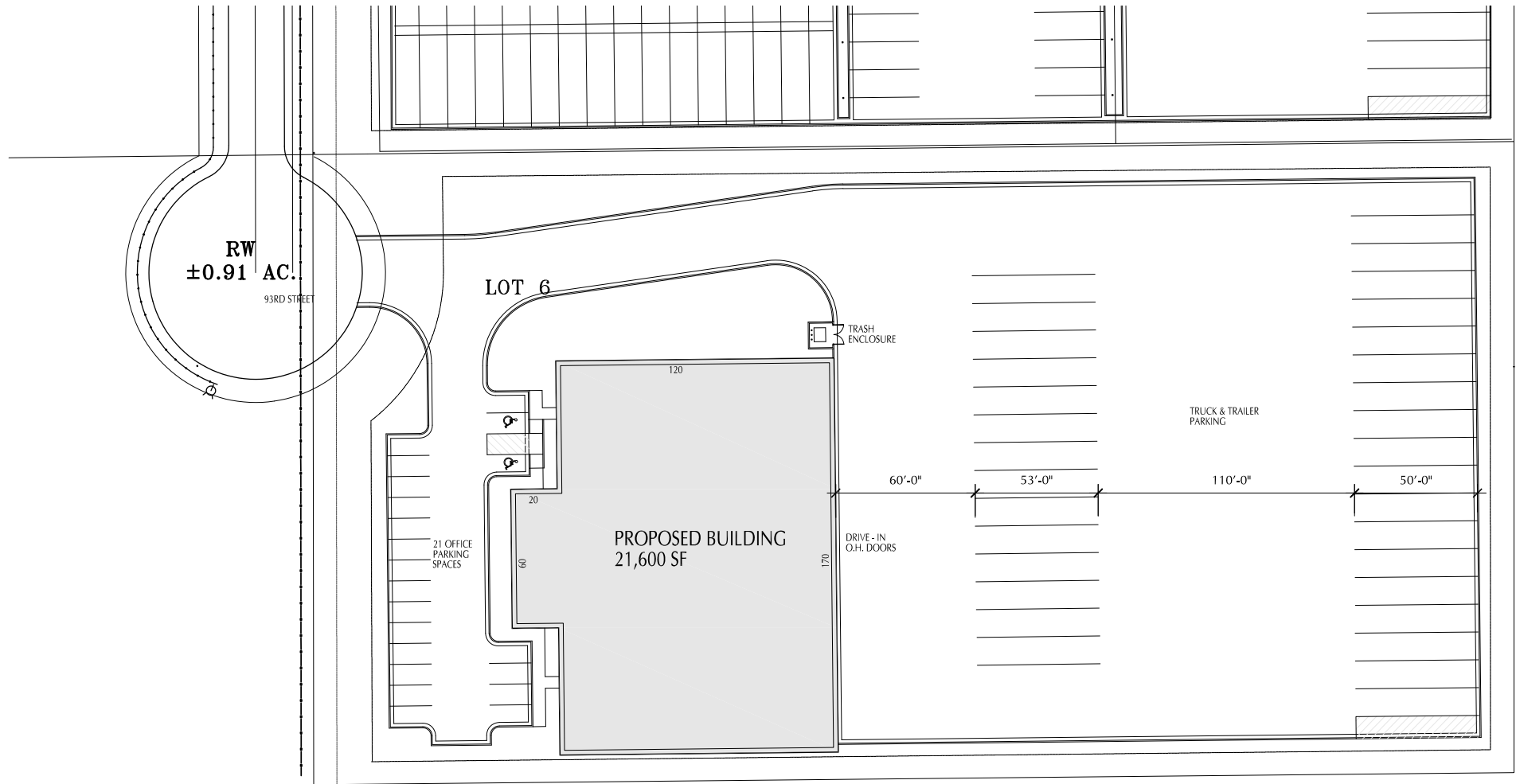


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Potential Proposed Building:

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Tax Increment Financing:

Tax Increment Financing (TIF) is a real estate redevelopment tool applicable to industrial, commercial, intermodal transportation areas and residential projects. TIF uses the increases in real estate tax revenues to reimburse the developer for eligible development project expenses on a pay-as-you-go basis.

Monies raised through TIF may be used for eligible redevelopment project costs approved by the city, such as land acquisition, site preparation, infrastructure, parking structures and other related costs. The TIF funding mechanism can be used to finance improvements within the district and can also extend to certain infrastructure improvements outside the designated district, if those improvements are contiguous to the district and are deemed necessary to implement the development plan. TIF cannot be used for the construction of privately owned buildings.

TIF works for both privately and publicly owned land to be sold for redevelopment. Advance developer commitment to construct the project is essential to demonstrate that the TIF revenues will be sufficient.

Example:

The County had the land taxed at a value before any development at a certain amount annually. The TIF district met all State requirements and the city then negotiates a TIF agreement with the developer in which the distribution of those increased taxes is agreed upon. The developer builds a new building on the property and the increased tax revenue is dispersed between the developer and the city in accordance to their agreement.

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