

Battery Energy Storage / Data Center Development Opportunity

In Association with Scott Reid & ParaSell, Inc. | 949.942.6585 | broker@parasellinc.com | A Licensed Kansas Broker #CO00002998



Shannon Wells
Artemis Commercial Group
3013 NW 160th St, Edmond, OK 73013
shannon@acgann.com
(405) 778-3355

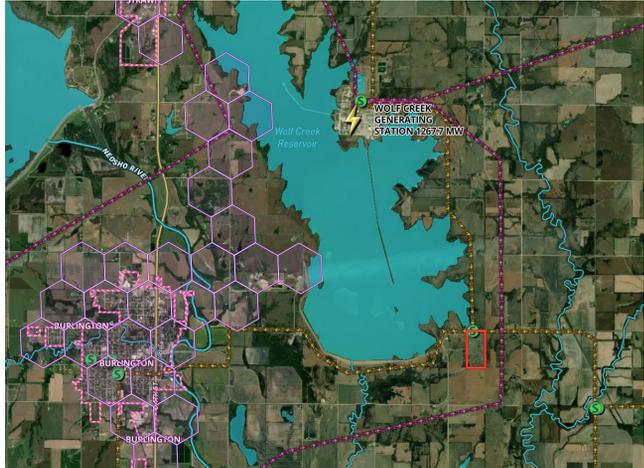
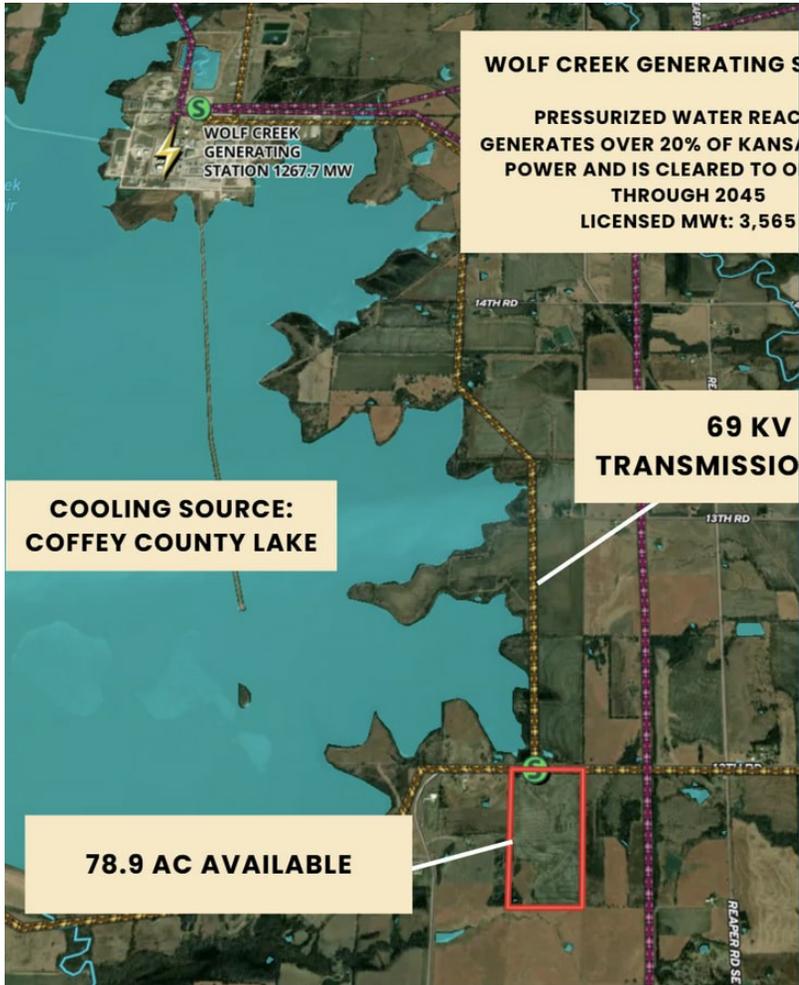
79 AC | 1725 12th Rd SE Burlington, KS

Upon Request

Prime Land Listing for Data Center and Battery Storage Development Location: Near Wolf Creek Nuclear Power Plant, Burlington, Kansas. Seize the opportunity to develop this 79-acre parcel, strategically located near the Wolf Creek Nuclear Plant. Wolf Creek generates approx. 1,250 MW of electricity...

Open to Offers. +- 79 acres of prime land available. Out of the floodplain. Flat terrain. Easy access to 69 KV transmission lines. Proximity to nuclear power plant and cooling source.

- Proximity to Wolf Creek Nuclear Power Plant
- Direct Access to 69 KV transmission lines that run directly to Wolf Creek Plant Substation
- No Floodplain - Cooling Water Source: Wolf Creek Reservoir/Coffey County Lake



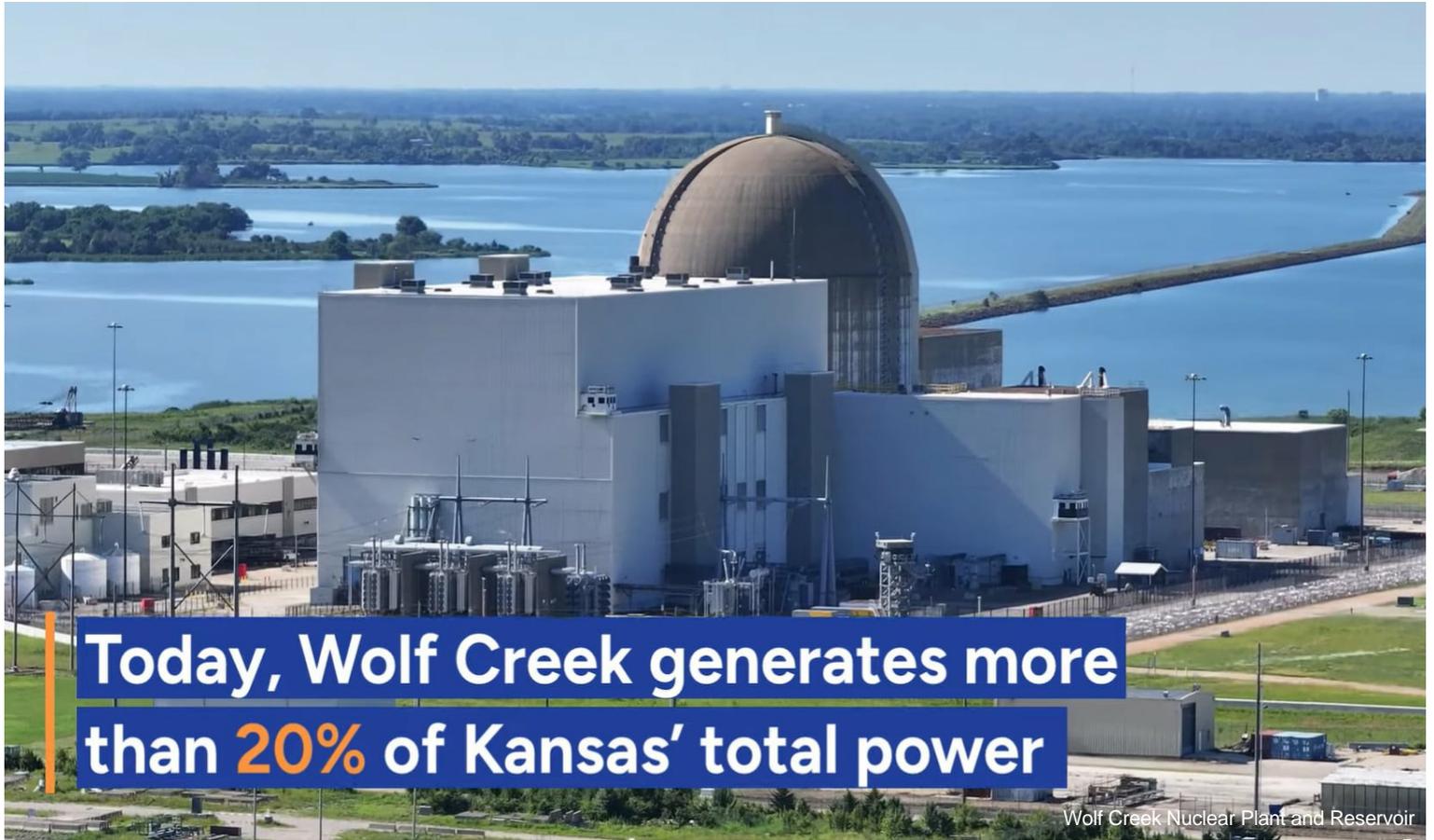
Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Power Center
Sale Type:	Investment
Total Lot Size:	78.90 AC
No. Lots:	1
Zoning Description:	No Zoning
APN / Parcel ID:	128-28-0-00-00-003.00-0



1725 12th Rd SE, Burlington, KS 66839

Prime Land Listing for Data Center and Battery Storage Development Near Wolf Creek Nuclear Power Plant, Burlington, Kansas. Seize the opportunity to develop this 78-acre parcel, strategically located near the Wolf Creek Nuclear Plant. Wolf Creek generates approx. 1,250 MW of electricity – enough to power more than 800,000 homes. Jointly owned by Evergy and Kansas Electric Power Cooperative. Today Wolf Creek generates more than 20% of Kansas' total power and serves several major cities including Kansas City, Topeka and Wichita. The plant is cleared to operate through 2045, helping to meet future power demands in Kansas and Missouri. This site has access to 69 KV transmission lines and has no floodplain. A 69 KV substation sits at the edge of the site and is linked through the transmission lines to the Wolf Creek Substation with a 345 KV – 69 KV range. Easy access to US 75, approx. 4 miles west and proximity to the Missouri Pacific railroad to the east. Key Features: - Reliable Energy Source: provided through Wolf Creek Nuclear Plant, which maintains a pressurized water reactor certified for operation through 2045. Westinghouse Four-Loop Model. Servicing Kansas and Missouri with reliable energy since 1985. Wolf Creek is the only Nuclear Plant in Kansas. A 69 KV max + min volt substation sits along the north side of the property. The same transmission lines run to the Wolf Creek substation with 345 KV max and 69 min volt range. - Cooling Water Source: The Coffey County Lake/Wolf Creek Reservoir was built alongside the plant in 1985. The lake boasts over 5,000 acres of surface water. - Secure Development Environment: The site has zero floodplain, offering a safe and stable foundation for your investment. - Transmission Lines: 69 KV transmission lines run along the northern perimeter of the site with a 345 KV line nearby. Investment Opportunity: This prime location offers reliable energy access and a strategic advantage in the burgeoning sectors of data storage and battery technology. This site is an exceptional opportunity for investors and developers in the booming data center market. Premier Hyper-Scale Data Center Development Site. For pricing and more information, please contact Broker Shannon Wells. Office: (405) 778 - 3355, Direct: (580) 583 - 3517. In Association with Scott Reid and ParaSell, Inc. | Broker of Record, KS – 240521 | 940 South Coast Drive, Suite 100, Costa Mesa, CA 92626 | (949) 942- 6585 | broker@parasellinc.com

Property Photos



Wolf Creek Generating Station, Unit 1



Location: Burlington, KS (3.5 miles NE of Burlington, KS) in [Region IV](#)

Operator: Wolf Creek Nuclear Operating Corp.

Operating License: Issued - 06/04/1985

Renewed License: Issued - 11/20/2008

License Expires - 03/11/2045

Docket Number: 05000482

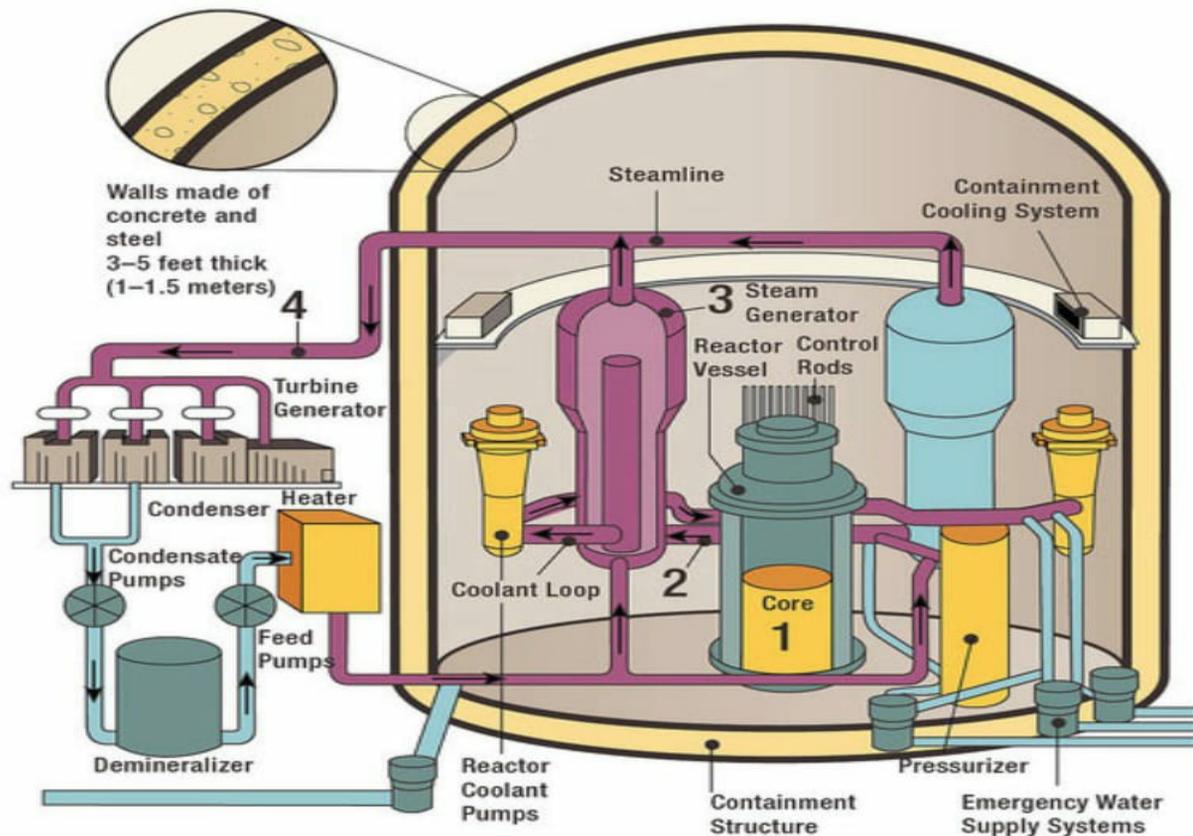
Reactor Type: Pressurized Water Reactor

Licensed MWt: 3,565

Reactor Vendor/Type: Westinghouse Four-Loop

Containment Type: Dry, Ambient Pressure

[Plant Diagram](#)



Property Photos

