

\$12 Per Sqft.

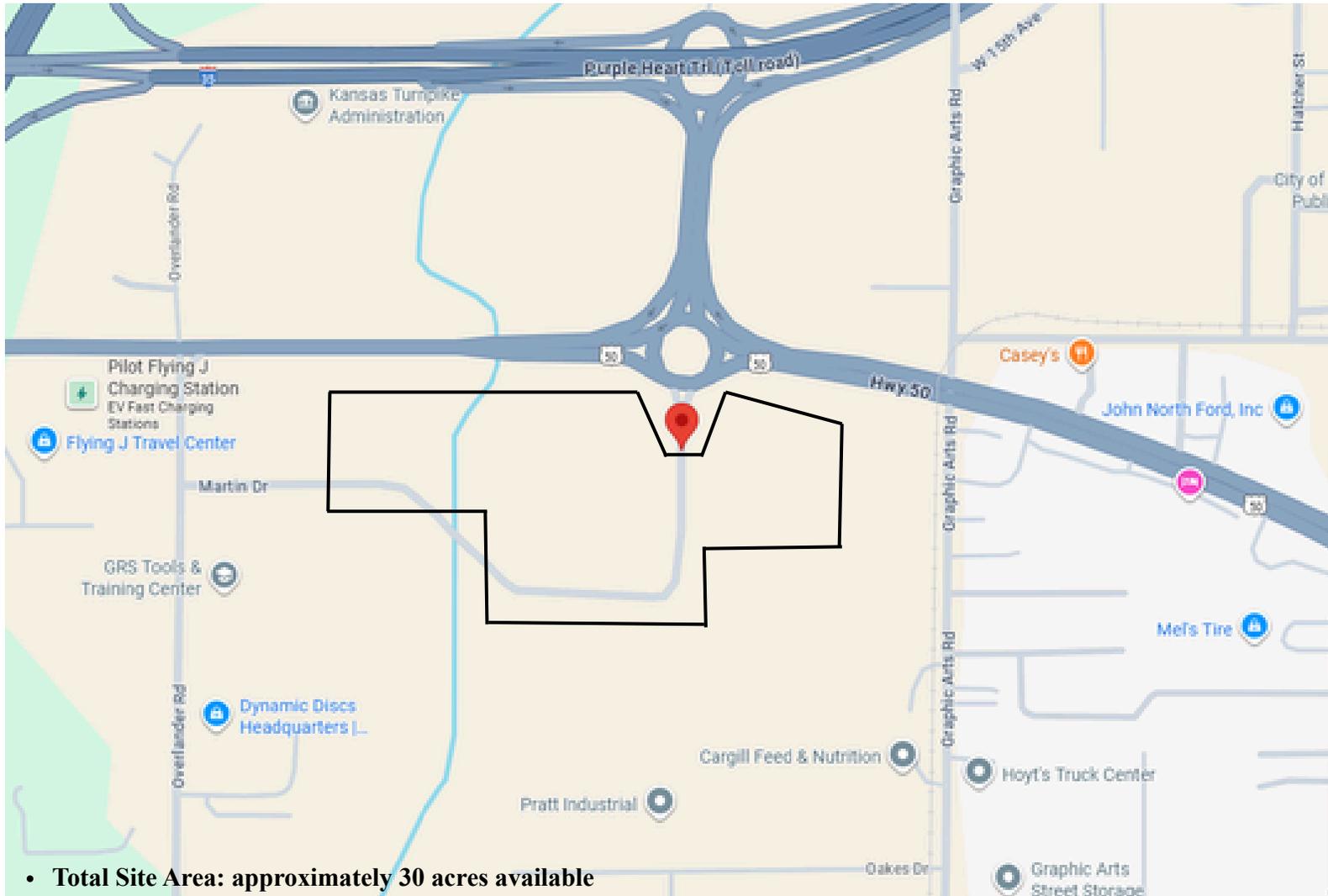




About Emporia, Kansas

- Located in east-central Kansas, roughly halfway between Topeka and Wichita along Interstate 35 and U.S. Highway 50.
- Known as the "Front Porch of the Flint Hills", offering access to scenic prairies and major transit routes.
- Population: approximately 24,000 residents.
- Home to Emporia State University and a strong mix of education, manufacturing, and service industries.
- Serves as a regional hub for travelers due to its central location and multiple highway connections.
- Local economy benefits from transportation, retail, and hospitality sectors, with increasing focus on commercial growth and tourism.





- **Total Site Area:** approximately 30 acres available
- **Asking Price:** \$12 per square foot
- **Ownership & Development:** Led by Darrin Dodge, COO of Brownstone 3; ownership ties to the founding family, with Darrin's grandfather as the principal owner.
- **Primary Objective:** Sale of pad sites for national and regional tenants; ground leases may be considered selectively.
- **Investment Scale:** approximately \$50 million total project value.
- **Groundbreaking:** October 2025, after nearly six years of planning.
- **Phase One:** Development of a One9 Fuel Station (under the Pilot Flying J brand umbrella), targeted for completion April 2026.
- **Surrounding Tenants:** Flying J, Casey's, and a new QuikTrip—creating a high-traffic corridor for travelers.
- **City Partnership:** Supported by City Manager Trey Cocking, emphasizing regional economic growth and national brand attraction.

Project Goals:

- **Strengthen Emporia's hospitality and service network**
- **Create local employment and tourism draw**
- **Provide flexible commercial pad opportunities for retail and dining concepts.**

WARNING
HIGH-PRESSURE PIPELINE(S)
Excavation and/or Construction Prohibited
Without compliance with State One-Call, AND
Without Written Permission From
Magellan Pipeline Company



After nearly six years of planning, the long-awaited West Emporia Travel Plaza has officially broken ground just south of U.S. Highway 50 between Graphic Arts and Overlander Road. The \$50 million project, led by Brownstone 3 COO Darrin Dodge, marks a major milestone following years of pandemic-related setbacks. Initial construction will focus on a One9 fuel station, a brand under the Pilot Flying J umbrella, with completion expected by mid-spring 2026. The larger development plan includes a hotel, food court, sit-down restaurant, and potentially an upscale RV park. City Manager Trey Cocking emphasized the plaza's value in bringing another nationally recognized brand to Emporia, reflecting growing regional investment and optimism for new travel and hospitality amenities in the area.

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