

# Tri County

## Real Estate

[www.tri-county-real-estate.com](http://www.tri-county-real-estate.com)

### 1.7 +/- acres development land 2606 West US Hwy 50 - Emporia Kansas

#### Property Highlights:

- **Build to suit your needs and maximize your return on investment.**
- Located in the **thriving city of Emporia Kansas.**
- **Convenient location** with high traffic and exposure.
- **Access to all modern utilities** including sewage, water mains, electricity etc.

**Property description:** 1.7 +/- acres of development land in west Emporia Kansas. Land is currently zoned as commercial. The northern property boundary can be adjusted based on the buyer's needs. Parcel will be surveyed after signed agreement, so the exact acreage amount will need to be determined based on buyer preferences and negotiation. Options are endless as you can develop this site to fit your needs.

**Agent notes:** Wow! This land is an ideal spot and prime for commercial development. The property has great road frontage and great exposure. It is located on Highway 50 in west Emporia and is ready for your development strategies. This property meets the definition of **location, location, location!**

**Property History:** This property was previously a gas station and truck stop. The buildings and gas tanks were recently removed and inspected by the EPA. Monitoring wells will be monitored for the next ten years.

**Nearby Amenities:** Located across from Bluestem Farm and Ranch Supply. Located near the Lyon County Fairgrounds and within one mile of downtown Emporia, Kansas Turnpike, I-35 on-ramps, Wal-Mart, and the Flinthills Mall.

**Other notation:** MFA Oil has an egress for driving from their building (west side of the property) to their fuel pumps (east side of the property).

**Possibilities are endless:**

Retail space or strip mall

Professional office or offices

Zoning: Commercial .  
Commercial and  
Industrial

**Ideal location**

**Easy access**

**Tri County  
Real Estate**

Victor Edelman  
List Price \$540,000  
Cell: 620-366-0339  
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Listing Price is \$540,000



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## Great access

Road frontage on two sides  
Three street entrances



Anderson

Highway 50

Note: All buildings  
except one have been  
removed in  
anticipation of  
development

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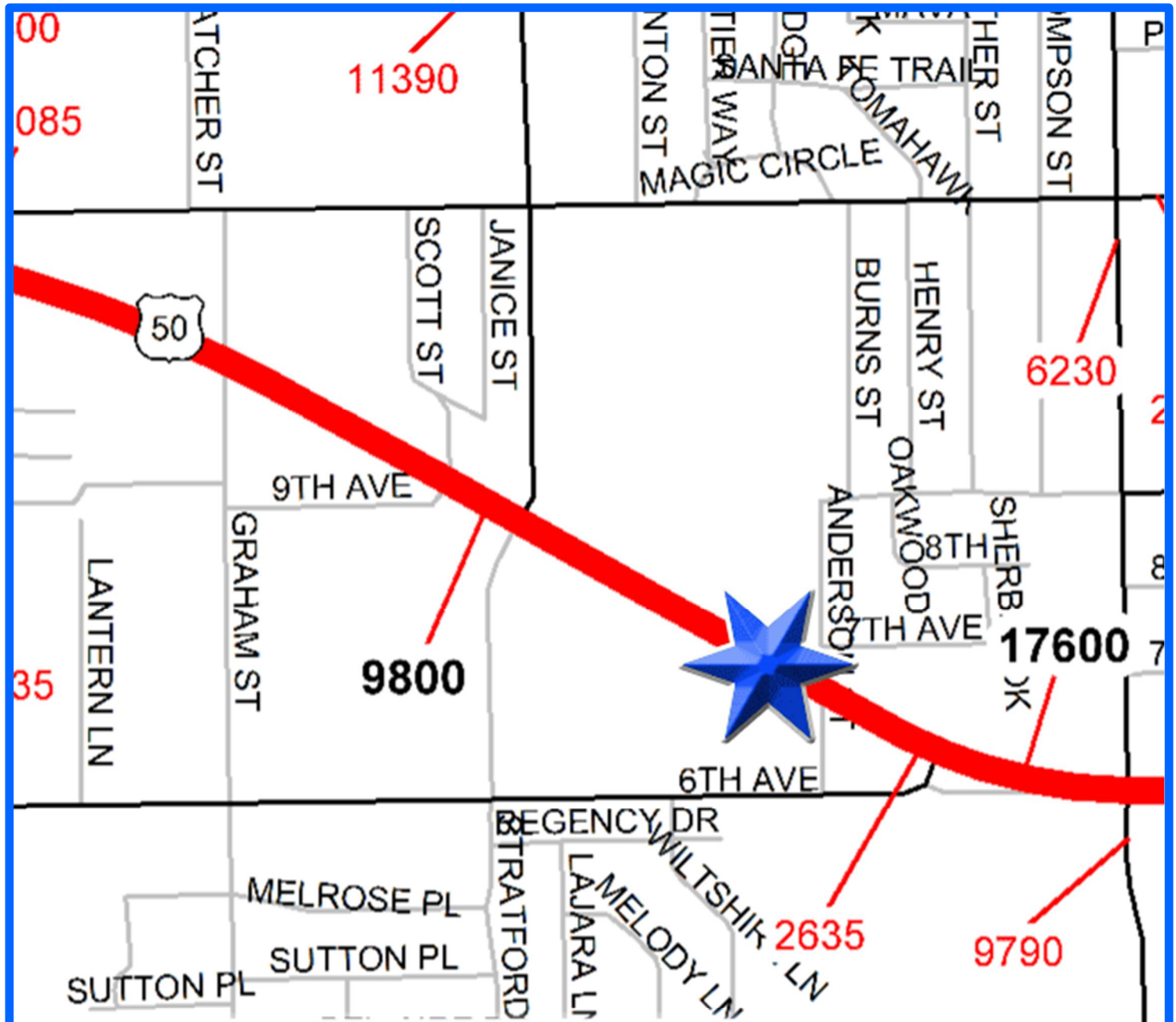


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High Traffic Count

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### Invest in Emporia

**Population 24,500**

“It really is the perfect blend of industry and Midwestern quality of life,” said Kent Heermann, President of the Regional Development Association of East Central Kansas.

#### **A legacy in manufacturing and agricultural production**

Emporia has a thriving business community with a diverse array of locally owned businesses and thriving manufacturers. Emporia is a hub of commerce with a wide range of employment opportunities. Emporia Regional Development Association has more details.

#### **Unique Attractions and Events**

- Home of the **Dirty Kanza** - A 200-mile gravel bike ride throughout the Flint Hills of Kansas. The popularity of DK200 has grown from 34 participants in 2006 to over 2,200 riders in 2018 from 49 states and 16 countries.
- **Glass Blown Open** - A premiere disc golf event held in Emporia, Kansas. Players from all over the world come to experience the amazing disc golf courses in Emporia.
- **Emporia State University** and the excitement of a college town.
- **Symphony of the Flint Hills** - A unique event in June.
- **Great American Market** - In September, the downtown area is buzzing with hundreds of vendors and scores of shoppers.
- **Revitalized downtown** with thriving businesses and constant activity. See Emporia Mainstreet for details.
- **Cinco De Mayo Celebration** – Festival in May through Hispanics of Today and Tomorrow.
- **All Veteran’s Tribute** - Emporia is the founding city of Veteran’s Day. Each November a multi-day celebration with numerous events including a parade, memorial service, veteran artist exhibit, roundtable discussions, tribute show, Freedom Fest run, Gravel City Freedom Ride, and disc golf events, and more.
- **The Flint Hills** - Voted one of the Eight Wonders of Kansas.
- Active local **Chamber of Commerce** to promote local businesses.
- **VisitEmporia.com** has more information on upcoming events and local activities.

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### Synopsis of Emporia

Emporia is strategically located at the intersection of I-35, I-335, and U.S. Highway 50 in east-central Kansas, which is 50 miles from Topeka, 85 miles from Wichita, and 108 miles from downtown Kansas City, Missouri.

Regional manufacturing, educational, transportation, medical, and agricultural center provides economic diversity to the largest city in Lyon County and east-central Kansas. This important crossroads center has a trade area of approximately 85,200 persons.

Pulitzer Prize winner William Allen White, editor, and owner of the Emporia Gazette put Emporia on the national and world map with his editorial "What's the Matter with Kansas" on August 15, 1896. Today Emporia's native son Clint Bowyer, champion of the 2008 Nationwide Insurance NASCAR series, continues to bring notoriety to his hometown.

The Burlington Northern Santa Fe railroad mainline passes through Emporia. It is a major corridor with intermodal freight from Los Angeles and Long Beach, California. General aviation has access to a 5,000-foot runway at the Emporia Municipal Airport which accommodates most corporate aircraft.

According to the U.S. Census Bureau, the city has a total area of 10 square miles (25.8 km) of which 9.9 square miles (25.6 km) of it is land and 0.1 square mile (0.2 km) is water.

The city averages about 60 rainy days per year, 59 days with high temperatures of 90°F (32°C) or higher, and 124 days with low temperatures below freezing. The average temperature in January is 29°F (2°C), and in July it is 79°F (29°C). Annual snowfall averages 10.2 inches (25.9 cm).

The Neosho River flows along the northern side of the city. The Cottonwood River, one of its tributaries, flows along the city's southern edge and two large city parks, Peter Pan and Soden's Grove; the two rivers meet near the eastern boundary of Emporia and flow southeast to join the Arkansas River in Oklahoma.

### Contact Listing Agent

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List price - \$540,000  
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# Development Land



## List Price:

\$540,000

## Next Steps:

Contact listing agent for details

## Listing Agent:

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## Tri-County Real Estate

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