

Presenting:
5.5 Acres on Wyatt Earp Blvd.
Dodge City, KS



InSite
REAL • ESTATE • GROUP

Property Overview



Address

505-801 East Wyatt Earp Blvd, Dodge City KS, 67801, Ford County

Features

- Located in neighborhood revitalization project zone.
- Economic incentives for development.
- Highly visible from Wyatt Earp Blvd.
- Located near major railroad artery. Industrial spur access available to railroad.
- Opportunity for multiple forms of development: retail, restaurant, service, and/or industrial.
- Located close to Dodge City Regional Airport.
- Five separate lots available.

Zoning

Industrial

Land Area

261,053.80 Square Feet

Traffic Count

10,885 Vehicles Per Day

Sale Price

\$3.25/SF

Contact Information

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Dodge City Overview

Residents and visitors of Dodge City and Ford County are able to get the best of both the new and old in the community. The city and county have retained much of its historical Old West and agriculture roots, while offering newer high quality recreational and retail facilities to the growing community. Additionally, the county is located near Wichita, KS, which offers big city amenities and economic benefit.

Daytime Population

32,944

Household Income

\$62,024/Yr

Households

9,713

2018 Employed Population

Agriculture	5.5%
Construction	4.6%
Manufacturing	29.2%
Retail Trade	9.0%
Services	33.2%

Median Age

30.5

Economic Development Opportunities

This property has an opportunity to be located in a CID, community improvement district. Additional 1% sales tax added to purchases in district paid back to the developer over 22 years to offset development costs.

Neighborhood Revitalization Program

This program is designed to give property owners in the designated NRP area the opportunity to receive a 10-year tax rebate on the increased value of the property. The incremental rebate is applied to the additional property taxes that are incurred as a result of rehabilitating or constructing new commercial property. It does not affect your current property taxes. You're still required to pay all property taxes, but you will be rebated a percentage of the increase that is due to the improvements if the project meets all requirements. Property tax exemption does not include the property tax levied for the capital outlay funds by a school district pursuant to the provisions of K.S.A. 72-8801.

District	Rebate	Years
Downtown Commercial	100% pro-rated (declines 10% each year)	10
Historic	100%	10
North Commercial	100% pro-rated (declines 10% each year)	10
South Commercial	100% pro-rated (declines 10% each year)	10

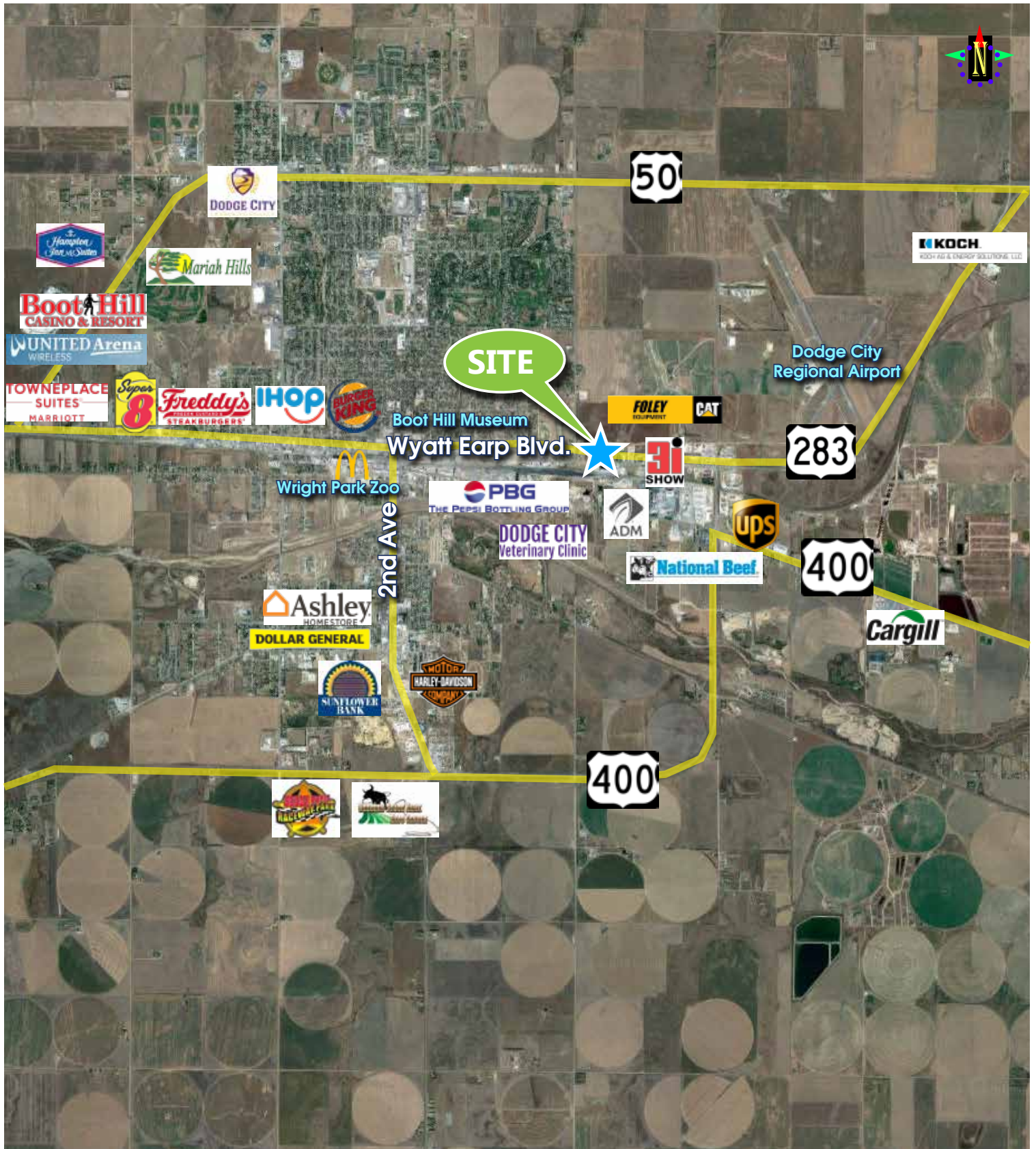
Property Aerial and Potential Development



Neighborhood Aerial

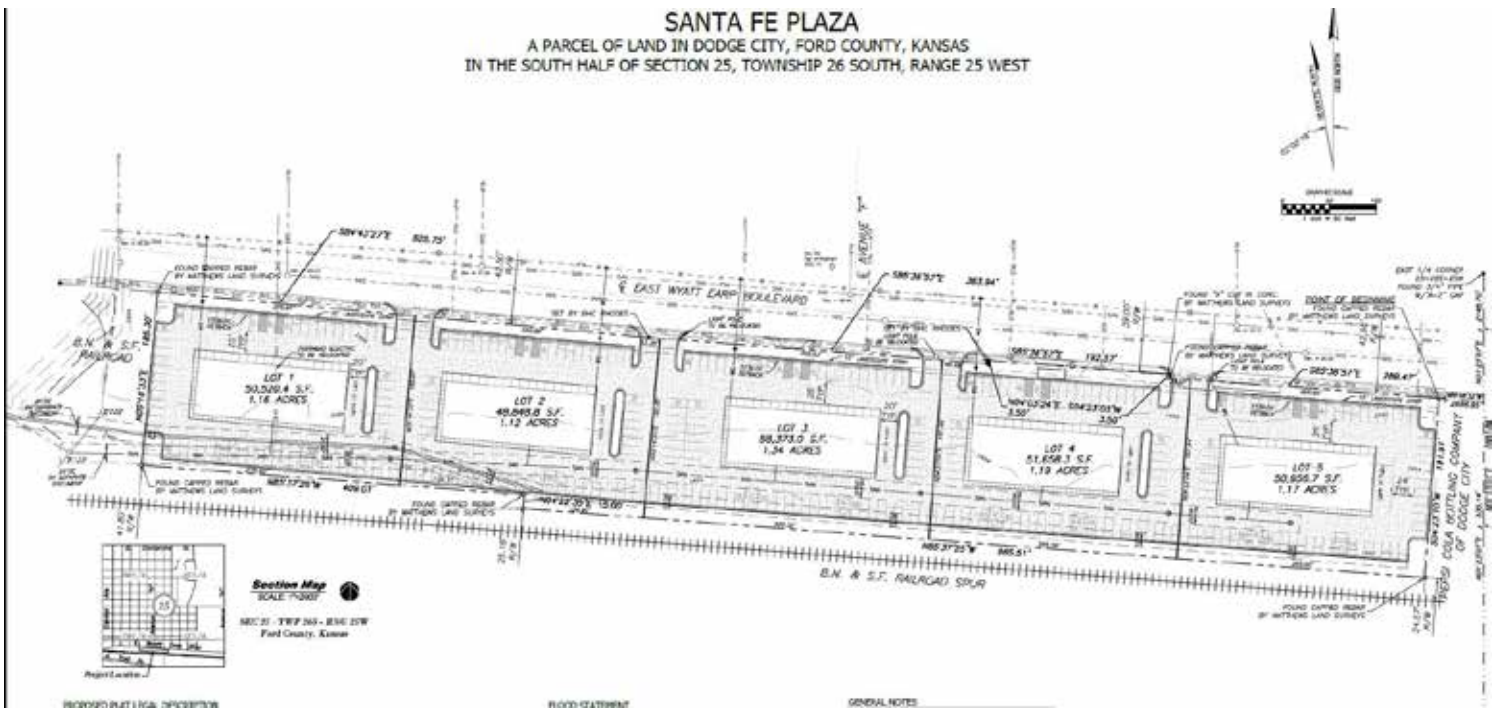


City Map



Development Option and Preliminary Plat

SANTA FE PLAZA A PARCEL OF LAND IN DODGE CITY, FORD COUNTY, KANSAS IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 25 WEST





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