

RETAIL PADS AVAILABLE | 3 ACRES

I-135 & Kansas Ave, McPherson, KS



AVAILABLE FOR LEASE:

- Approximately 3 Acres
- 2 Pad Sites Available

DESCRIPTION:

- Excellent visibility and access to 135 & E Kansas Ave
- Two (2) Pad Sites in front of a 92 Room Candlewood Suites by IHG Hotel currently under construction
- Pad-Ready Sites with access & utilities
- McPherson boasts an enormous workforce population of 17,000 people
- Over 41,759 VPD at I-135 & E Kansas Ave

Excellent Visibility & Easy Access to Site!

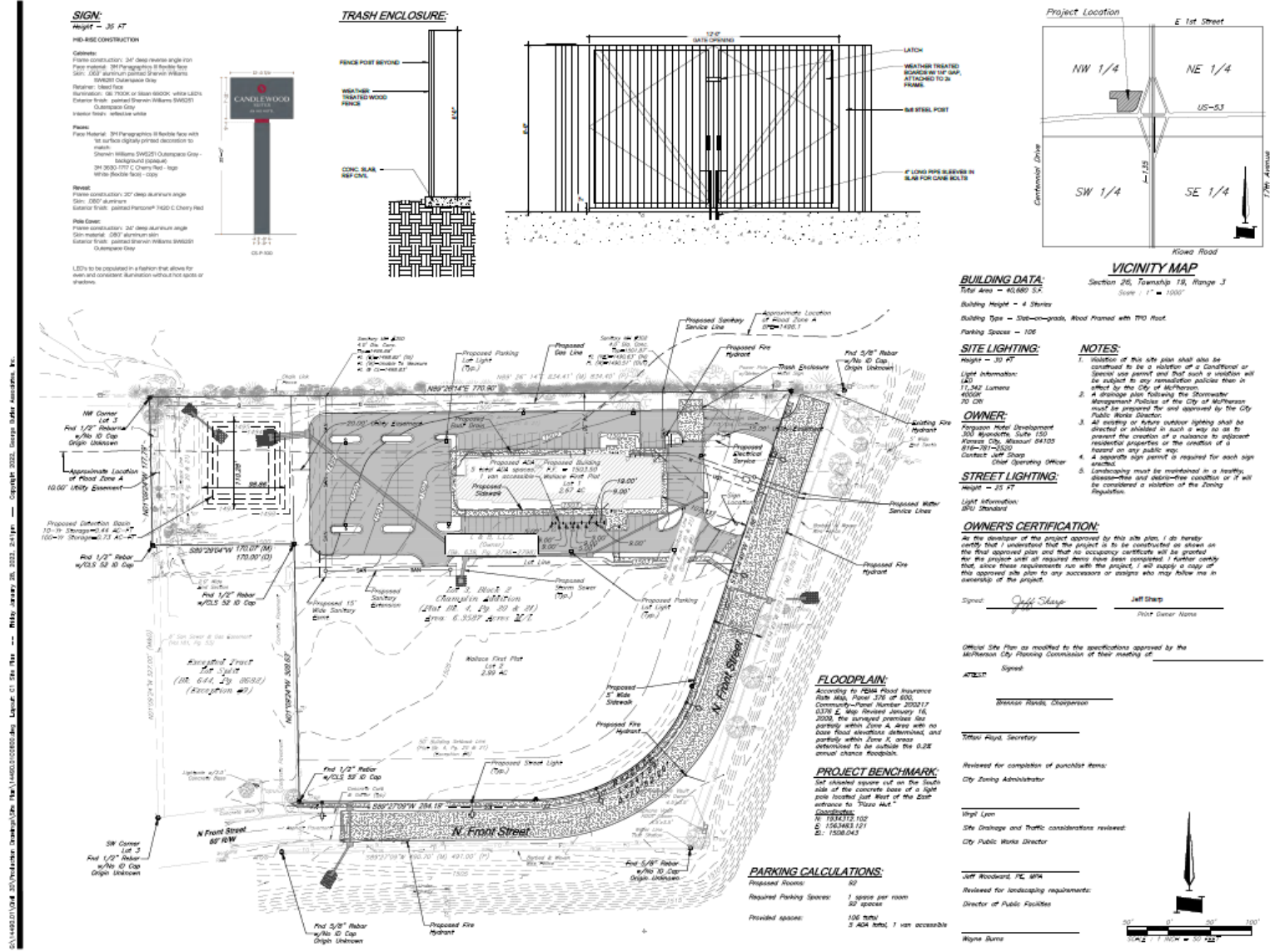
Contact us today. Jeff Sharp, Broker Associate | jsharp@fergprop.com | 816.304.6648

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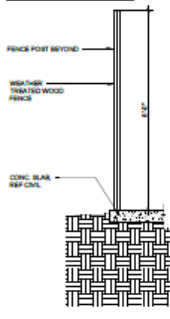
FERGUSON
PROPERTIES



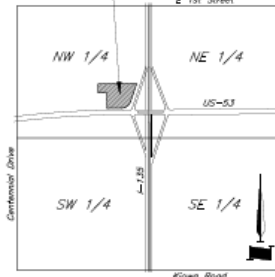
SIGN:

Height = 35 FT
 MID-RISE CONSTRUCTION
 Columns: Frame construction, 24" deep reverse angle flat plate moment, 30# Reinforcing Bars, 40# Bars, 120# aluminum painted Sherwin Williams SW6000 Charcoal Gray
 Rebar: Steel flat
 Foundation: 18" TRUSS or 24" x 24" x 18" LBS
 Exterior finish: painted Sherwin Williams SW6021 Outerspace Gray
 Interior finish: reflective white
 Floor: Floor finish: 3/4" Parquetite III Reversible floor with 1st surface digitally printed decoration to match Sherwin Williams SW6021 Outerspace Gray background (optional)
 3M 3030 177 C Cherry Red - top white (interior finish) - 100%
 Roof: Frame construction, 24" deep aluminum angle
 Sill: 200# aluminum
 Exterior finish: painted Pantone® 1460 C Cherry Red
 Wall Cover: Frame construction, 24" deep aluminum angle
 Sill material: 200# aluminum sill
 Exterior finish: painted Sherwin Williams SW6021 Outerspace Gray
 LEDs to be installed in a fashion that allows for even and consistent illumination without hot spots or shadows.

TRASH ENCLOSURE:



Project Location



BUILDING DATA:

Total Area = 40,680 SF
 Building Height = 4 Stories
 Building Type = Steel-on-grade, Wood Framed with TPO Roof
 Parking Spaces = 106

SITE LIGHTING:

Height = 30 FT
 Light Information:
 LA3
 17,342 Lumens
 4500K
 20 CRI

OWNER:

Proposed Hotel Development
 300 Westwate Suite 120
 Kansas City, Missouri 64105
 816-381-2520
 Contact: Jeff Sharp
 Chief Operating Officer

STREET LIGHTING:

Height = 35 FT
 Light Information:
 800 Standard

OWNER'S CERTIFICATION:

As the developer of the project approved by this site plan, I do hereby certify that I understand that the project is to be constructed as shown on the final approved plan and that an occupancy certificate will be granted for the project only if all required fees have been considered. I further certify that, since these requirements run with the project, I will supply a copy of this approved site plan to any successors or assigns who may follow me in ownership of the project.

Signed: Jeff Sharp Jeff Sharp
 Print Owner Name

Official Site Plan as modified to the specifications approved by the McPherson City Planning Commission at their meeting of:

Attest: Signed: _____
 Brecken Binkis, Chairperson
 Mayor, City Secretary

Reviewed for completion of purchase items:
 City Zoning Administrator
 City Public Works Director

Reviewed for landscaping requirements:
 Director of Public Facilities

Wayne Bama

FLOODPLAIN:

According to FEMA Flood Insurance Rate Map, Panel 1216 of 833, Community-Plan Number 200217 0376, 2, 4th Street January 16, 2009, the proposed premises are partially within Zone A, area with no base flood elevation determined, and partially within Zone X, areas determined to be subject to the 0.2% annual chance floodplain.

PROJECT BENCHMARK:

Set (vertical) square lot on the South side of the concrete base of a light pole located just West of the East entrance to "Star Motel"
 Coordinates:
 N: 1334312.100
 E: 1563463.127
 Z: 1508.043

PARKING CALCULATIONS:

Proposed Rooms: 42
 Required Parking Spaces: 1 space per room = 42 spaces
 50 spaces
 Provided spaces: 106 total
 3 ADA total, 1 van accessible



801 Farmer Blvd., Ste. 300
 Leawood, KS 66210
 816.682.0000
 gba.com

CANDLEWOOD SUITES
 A "Front Street"
 McPherson, Kansas
 SW-26.07

PROPOSED FACILITY FOR:

10.00' Utility Easement

PROJECT NUMBER:

14402.01

DATE:

1/14/21

Site Plan

DATE:

2/18

DATE:

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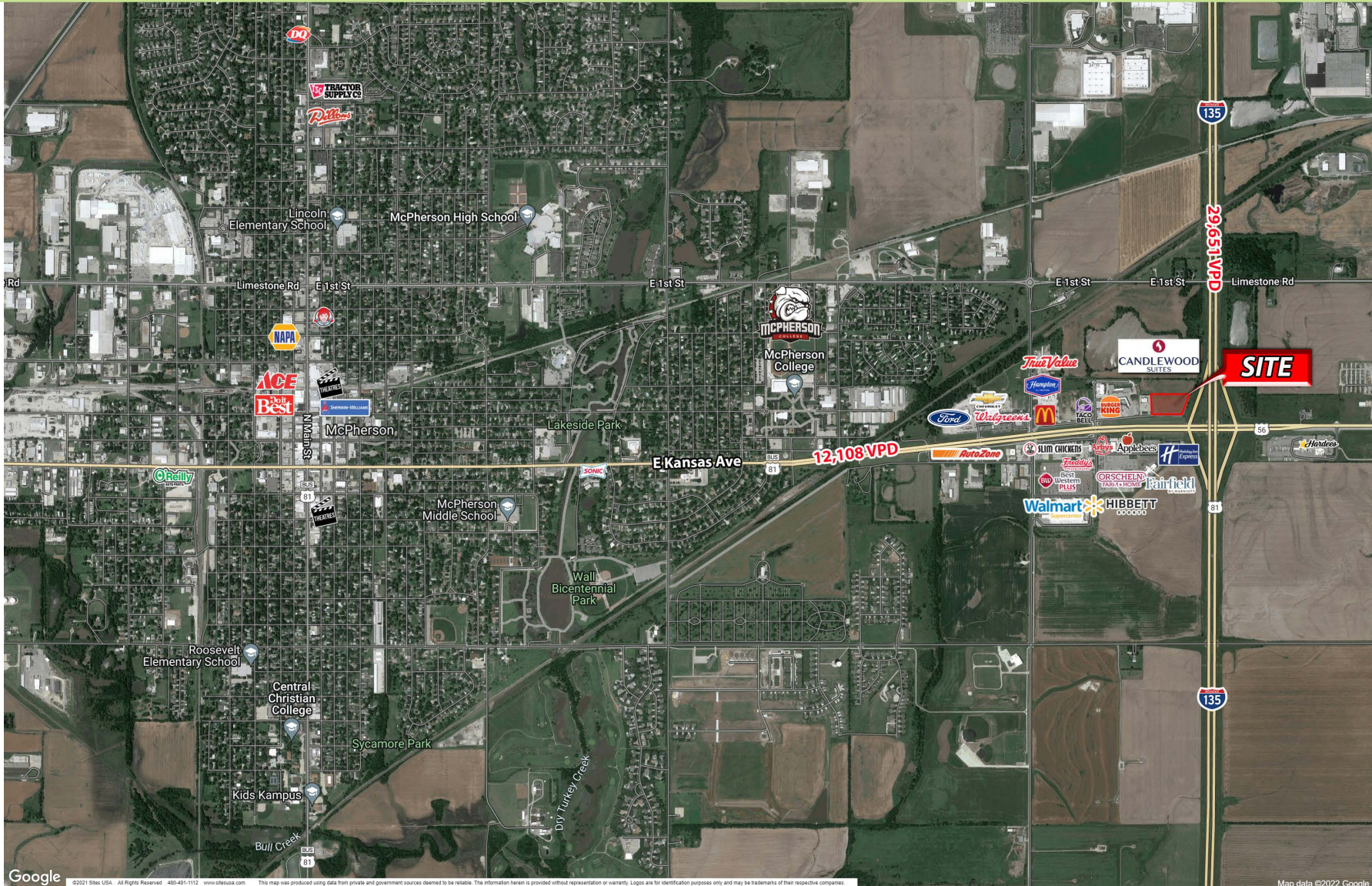
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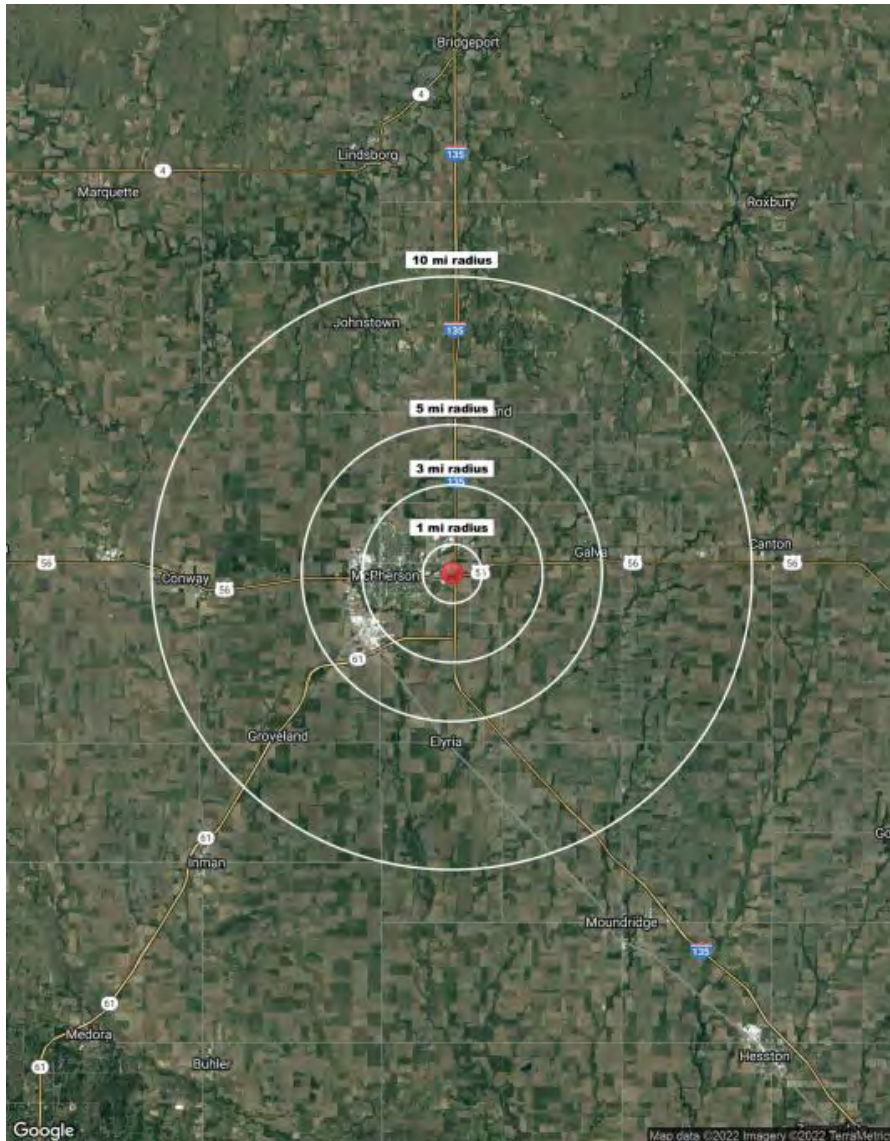
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McPherson has develop into one of the most industrialized small communities in the nation. Centered in one of the largest wheat producing areas of the United States, McPherson is also ranked among the top agricultural centers of Kansas.



DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES	10 MILES
Estimated Population	707	13,982	15,964	18,011
Estimated Households	279	5,574	6,368	7,175
Median Income	\$94,051	\$83,133	\$84,235	\$86,277

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