

# 118 East Jackson Ave, lola, KS 66749

## Discover lola, Kansas

COMMERCIAL INVESTMENT OPPORTUNITY

**118 E Jackson Ave** offers a strategic Tri-State location with accessibility, community vitality, and strong investor incentives.

**1,080 SF**

Commercial/Industrial space ready for occupancy

**7.45% Cap Rate**

Strong returns in a low-overhead market

**lola, KS 66749**

118 E Jackson Ave — prime downtown positioning

# The Listing: 118 E Jackson Ave

FEATURED PROPERTY

Located in downtown lola, **118 E Jackson Ave** is a **1,080 square foot** commercial/industrial property priced for investors, with a strong **7.45% cap rate**.

Commercial/Industrial zoning supports retail, office, light industrial, and service uses, while the downtown square location adds visibility and local traffic.

## Property Specs

- Address: 118 E Jackson Ave, lola, KS 66749
- Size: 1,080 Square Feet
- Zoning: Commercial / Industrial
- Cap Rate: 7.45%

## Why This Location Works

- On the largest downtown square in the U.S.
- Strong visibility and local traffic
- Close to dining, retail, and services
- Lower overhead than metro alternatives

# Regional Reach: Where Iola Sits on the Map

## STRATEGIC LOCATION

Iola sits at the crossroads of four major regional markets in southeast Kansas, giving businesses access to a broad customer and talent base without the costs of larger metros.

# 1.5hr

## Kansas City

105 miles northeast – logistics and commerce hub

# 2hr

## Wichita

110 miles west – Kansas's largest city

# 2hr

## Tulsa, OK

140 miles south – energy and industrial center

# 2.5hr

## Springfield, MO

155 miles east – retail and distribution center

This positioning supports same-day or next-morning reach into four major metros, with efficient highway access for freight and travel.

# A Pilot's Haven: Allen County Airport (K88)

## AVIATION ACCESS

For executives, investors, and business owners who fly, the Iola/Allen County Airport is a valuable regional asset. Located just **3 miles southeast of downtown**, K88 offers infrastructure beyond what most communities of Iola's size provide. It makes Iola genuinely accessible and adds real value for property, relocation, and asset decisions.



### 5,500 ft Concrete Runway

A 5,500 ft × 100 ft surface for a wide range of corporate and private aircraft.



### 24-Hour Self-Service Fuel

100LL and Jet A are available around the clock at competitive regional prices.



### AWOS III & PAPI Systems

Modern weather and approach support on both runways.



### Pilot Amenities

Passenger terminal, pilot lounge, Wi-Fi, and a courtesy crew car for downtown transit.



### Zero Landing Fees

No landing fees and affordable overnight hangar rates.

# Why Iola? The Investor Advantage

## KEY BENEFITS

Iola isn't just a place to own property – it's built for long-term value creation. With civic assets and state-sponsored incentives, the fundamentals for sustainable investment returns are in place. Here's a snapshot of what makes Iola a strong choice for real estate and business investors.

### **Largest Downtown Square in the U.S.**

An 8-block historic district that drives civic pride, foot traffic, and commercial demand.

### **Rural Opportunity Zone (ROZ)**

Kansas income tax waivers and student loan repayment assistance help attract talent and support growth.

### **Healthcare Excellence**

Allen County's only full-service hospital, plus a strong network of medical and dental providers.

### **Education & Talent Pipeline**

Allen Community College and local schools help build a steady workforce.

### **Recreation Capital**

Prairie Spirit Trail and Lehigh Portland State Park (opening 2026) enhance quality of life and relocation appeal.

# Rural Opportunity Zone: A Financial Game-Changer

## KANSAS ROZ PROGRAM

### What Is the ROZ?

The Kansas Rural Opportunity Zone program attracts new residents and businesses to rural counties. Allen County is a designated ROZ county, offering valuable financial incentives.

For investors and business owners, the ROZ improves the economics of choosing Iowa.

### ROZ Benefits at a Glance

#### → **Kansas Income Tax Waiver**

New residents may receive a waiver on Kansas state income taxes for up to five years.

#### → **Student Loan Repayment**

Eligible residents can receive up to \$15,000 in student loan repayment assistance.

#### → **Workforce Attraction Tool**

These incentives help businesses attract and retain quality employees.

# Lehigh Portland State Park: Coming 2026

UPCOMING REGIONAL ASSET

**Lehigh Portland State Park** is set to open in 2026, transforming the historic Lehigh Portland Cement plant site into a new state park that will attract outdoor recreation, history, and nature visitors.

## What This Means for Investors

The park should boost tourism, lodging, retail, and dining demand in lola, creating a durable state-backed tailwind for local businesses and property owners.

## Combined with Prairie Spirit Trail

lola already anchors the Prairie Spirit Trail, drawing cyclists, hikers, and equestrian users year-round. Lehigh Portland adds a second major attraction and strengthens lola's outdoor recreation appeal.

# Local Dining & Community Staples

## COMMUNITY VITALITY

Iola's dining and hospitality scene reflects a healthy local economy. From longtime favorites to international flavors, these businesses support downtown activity and the featured listing.

Restaurant	Cuisine / Type	Highlight
Pour Choices	American Grill	Local favorite on the square
Rookies Sports Bar & Grill	Sports Bar	Games, pizza, and burgers
El Jimador	Mexican	Authentic flavors and strong service
Sam & Louie's	Italian / NY Pizza	Family-friendly thin crust
King's Sandwich Shop	Classic Diner	Iola staple for over 50 years
China Palace	Chinese	Popular lunch specials
A&W Restaurant	Drive-In	Historic location with root beer
El Charro	Mexican	Casual sit-down dining
Subway / Pizza Hut	Quick Service	Reliable national brands

This mix of diners, bars, and quick-service brands reflects stable local spending.

# Quality of Life: The Hidden Multiplier

LIVE, WORK, INVEST

For investors who may also relocate or operate locally, quality of life adds real value. lola offers the essentials that matter most to professionals and families putting down roots.



## Largest Downtown Square in the U.S.

Eight blocks of historic, pedestrian-friendly civic and commercial space.



## Full-Service Healthcare

Allen County Regional Hospital and specialist access provide care close to home.



## Allen Community College

Workforce training and cultural programming support local employers.



## Prairie Spirit Trail & Recreation

Trail access and outdoor amenities make lola attractive to active talent.

# Investment Summary & Next Steps

READY TO MOVE FORWARD?

Iola, Kansas offers a compelling small-market investment opportunity in the Tri-State Region. A landmark commercial address, strong cap rate, state-backed incentives, regional access, and civic and recreation growth support long-term upside. **118 E Jackson Ave** is a strategic entry point.

## The Property

118 E Jackson Ave, Iola, KS 66749 | 1,080 SF | Commercial/Industrial Zoning

## The Returns


7.45% Cap Rate with strong ROZ incentives

## The Access

Allen County Airport (K88) – 3 miles from downtown, zero landing fees, 24-hr fuel

## The Future

Lehigh Portland State Park opening 2026, ROZ incentives, and a growing recreation economy

 **Ready to learn more?** Contact us to schedule a tour, review financials, or discuss how 118 E Jackson Ave fits your strategy.




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# Your Opportunity, Defined.

Lola, Kansas combines community values, economic incentives, and steady growth in a compelling setting for investment and quality of life. From the downtown square to local recreation, it offers a strong foundation for success.

This community is building a vibrant future, where each investment supports shared prosperity.