

- FUTURE DEVELOPMENT SITE
- ±68.5 ACRES FOR SALE
- MAJOR PRICE REDUCTION:
~~\$0.75~~ \$0.28 PSF | ~~\$2,237,895~~ \$800,000

NAI Heartland

FUTURE DEVELOPMENT SITE FOR SALE | 2601 US-59 HWY, OTTAWA, KS



BRENT PETERSON, SIOR
+1 913 890 2016
brent@nai-heartland.com

EVAN CALKINS
+1 913 890 2017
evan@nai-heartland.com

SETH SINOVIC
+1 913 890 2012
seth@nai-heartland.com

SITE INFORMATION

SEC US-59 HWY & I-35

ZONING: AG (Master planned CP-3 [Commercial/Industrial])

ACREAGE: ±68.5 Acres

PRICING: \$0.28 PSF | \$800,000

UTILITIES: All Utilities to Site

HIGHWAY ACCESS: Direct Access to I-35



DRIVE TIMES / HIGHWAY ACCESS

SEC US-59 HWY & I-35

SEC US-59 Hwy & I-35 is a future development site located in Ottawa, Kansas, directly south of I-35. This new site offers unparalleled highway access and seamless connectivity to the Kansas City Metro. The site is available today for greenfield development and is poised for industrial/commercial uses.

DRIVE TIMES

.4 MILES
INTERSTATE 35

24.5 MILES
INTERMODAL GARDNER/EDGERTON

72 MILES
KCI AIRPORT



REGIONAL DRIVE TIME MAP

SEC US-59 HWY & I-35

KANSAS CITY	37 Mins
WICHITA	2 Hrs
TULSA	3 Hrs 7 Mins
OKLAHOMA CITY	4 Hrs 8 Mins
ST. LOUIS	4 Hrs 39 Mins
DALLAS / FORT WORTH:	7 Hrs 5 Mins
DENVER	8 Hrs 33 Mins



DEMOGRAPHICS

FRANKLIN COUNTY



25,924

TOTAL POPULATION



13,490

TOTAL LABOR FORCE



\$65,332

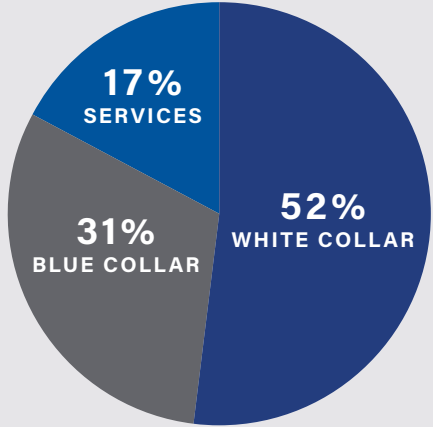
MEDIAN HOUSEHOLD INCOME



39.8

MEDIAN AGE

EMPLOYMENT



3.9%

UNEMPLOYMENT RATE



ANNUAL CONSUMER SPENDING

\$191.7M

SHELTER

\$23.7M

HOUSEHOLD FURNISHING & EQUIPMENT

\$17.4M

APPAREL & SERVICES

\$10.9M

VEHICLE MAINTENANCE & REPAIRS



INDUSTRY CONCENTRATION

41%

SERVICES

14%

RETAIL TRADE

10%

MANUFACTURING

9%

TRANSPORTATION / UTILITIES

OTTAWA, KANSAS

LOCATION OVERVIEW

Ottawa, County seat of Franklin County, is a breath of small-town Kansas charm located just 37 minutes from the Kansas City metropolitan area.

Enjoy boutique shopping and unique dining on the historic Main Street. Art and culture; two story train depot museum, Plaza 1907; oldest cinema in the world, Carnegie Cultural Center, public murals and quilt barn art await your exploration. Prairie Spirit and Flint Hills Trail State Park trails intersect in Ottawa; the only place in the state, unleashing over 170 miles of outdoor recreational options.

A thriving Ottawa University; established in 1865 and vibrant Neosho County Community College fuels the educational culture of the community.

Annual events and festivals draw 1,000's including; classic car shows, agri-tourism festivals, family friendly cycling opportunities and traditional fair experiences offer additional ways to explore this living community.

WHY KANSAS CITY METRO?

The Kansas City market is a strategic hub for industrial operations. A prime location for your next industrial facility, Kansas City offers a central location, robust transportation network, strong utility infrastructure, available real estate, skilled workforce, and low operating costs.



TOP 15 INDUSTRIAL MARKET



TOP 10 US CITY FOR FOREIGN BUSINESS



190,000+ MANUFACTURING & LOGISTICS EMPLOYEES IN THE REGION



12TH HIGHEST NET ABSORPTION AMONG TOP US INDUSTRIAL MARKETS



REACH 90% OF THE CONTINENTAL UNITED STATES IN 2 DAYS OR LESS



BUSINESS FRIENDLY **FOREIGN TRADE ZONE**



NEW STATE-OF-THE-ART AIRPORT TERMINAL THAT HANDLES MORE AIR CARGO THAN ANY AIR CENTER IN A SIX-STATE REGION



4 CLASS 1 RAIL LINES & 4 INTERMODAL PARKS



LARGEST NAVIGABLE **INLAND WATERWAY** IN THE US



4 MAJOR INTERSTATE HIGHWAYS WITH **30% MORE INTERSTATE MILES PER CAPITA** THAN ANY MAJOR US METRO

BIG THINGS ARE HAPPENING IN KANSAS CITY



2023

NEW KCI TERMINAL

In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since its opening, it has seen record-breaking passenger traffic and has earned widespread recognition, including multiple national and international awards. In July 2024, it was ranked among the Top 10 airports in the U.S. by Travel + Leisure.



2026

FIFA WORLD CUP

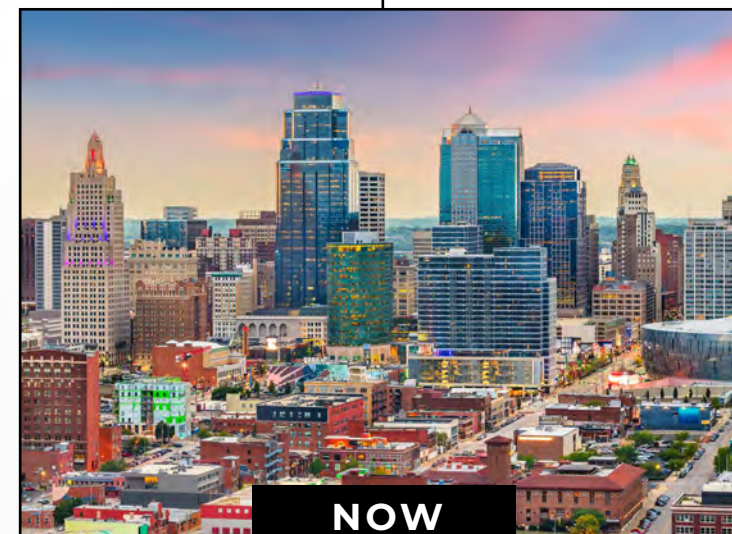
The Kansas City region is proudly known as the Heart of America—and it's also a premier destination for sports fans of all kinds. In 2026, the metro area will host six FIFA World Cup matches, including four group-stage fixtures and two knockout round games. Beyond hosting, Kansas City's impact stretches even further: KC-based firms are contributing to the design of 13 out of the 16 World Cup venues across North America, showcasing the region's world-class talent on a global stage.



2024

KC CURRENT STADIUM

The Kansas City Current made history with the opening of CPKC Stadium—the first stadium in the world purpose-built exclusively for a professional women's soccer team. The 11,500-seat venue hosted its inaugural match in March 2024 and stands as a bold symbol of progress in women's sports. The team and stadium are backed by high-profile co-owners Brittany and Patrick Mahomes, the superstar quarterback of the Kansas City Chiefs, and his wife, whose support has helped elevate the club on and off the field.



NOW

REGIONAL WINS

Between 2020 and 2024, the Kansas City metro added 58,291 new residents—outpacing population growth in major cities like Boston, Chicago, Cincinnati, Minneapolis, and Philadelphia, according to the U.S. Census Bureau. Kansas City also ranks as a top Midwestern market for net migration, attracting new residents from states including Texas, California, Colorado, Illinois, Florida, and many more. Looking ahead, the region is projected to grow another 9.5% by 2040. Kansas City is also a national logistics powerhouse—home to the largest rail center in the U.S. by tonnage—and boasts a manufacturing workforce that's 16.4% more productive than the national average.

±68.5 ACRES

FUTURE DEVELOPMENT SITE FOR SALE

SEC US-59 HWY & I-35 | OTTAWA, KANSAS

BRENT PETERSON, SIOR

+1 913 890 2016

brent@nai-heartland.com

EVAN CALKINS

+1 913 890 2017

evan@nai-heartland.com

SETH SINOVIC

+1 913 890 2012

seth@nai-heartland.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.