

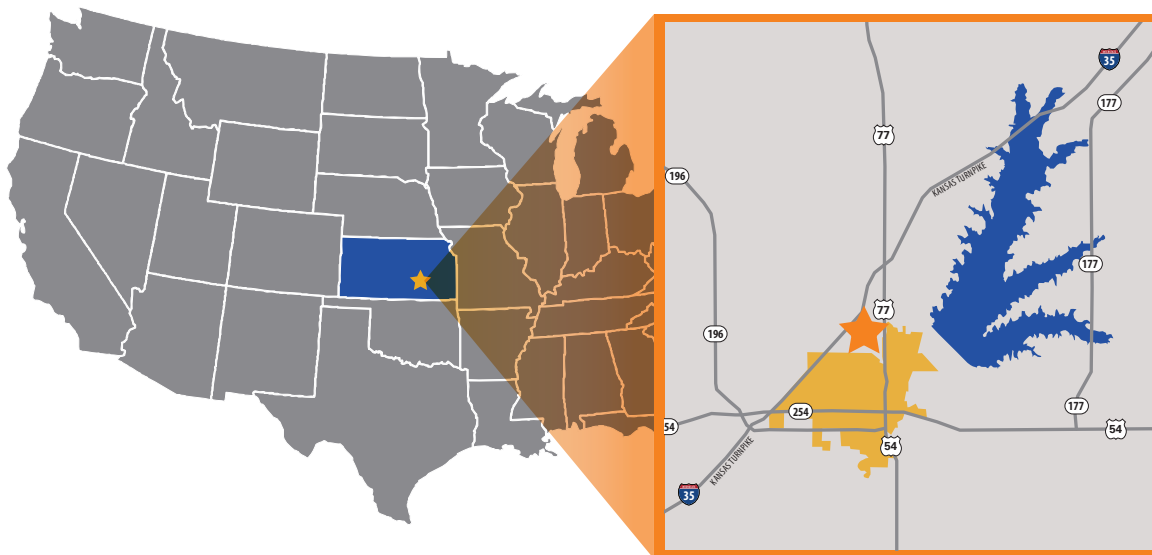


Looking for 800+ Acres? El Dorado is the only site in the state of Kansas that can accommodate a Mega Project.

Nestled in the Flint Hills of South-Central, Kansas and 20 minutes from Wichita, El Dorado – an individual community of 13,000 – is an ideal location for companies seeking a reliable, resilient industrial water source and access to efficient transportation, plentiful land and technically-skilled talent.

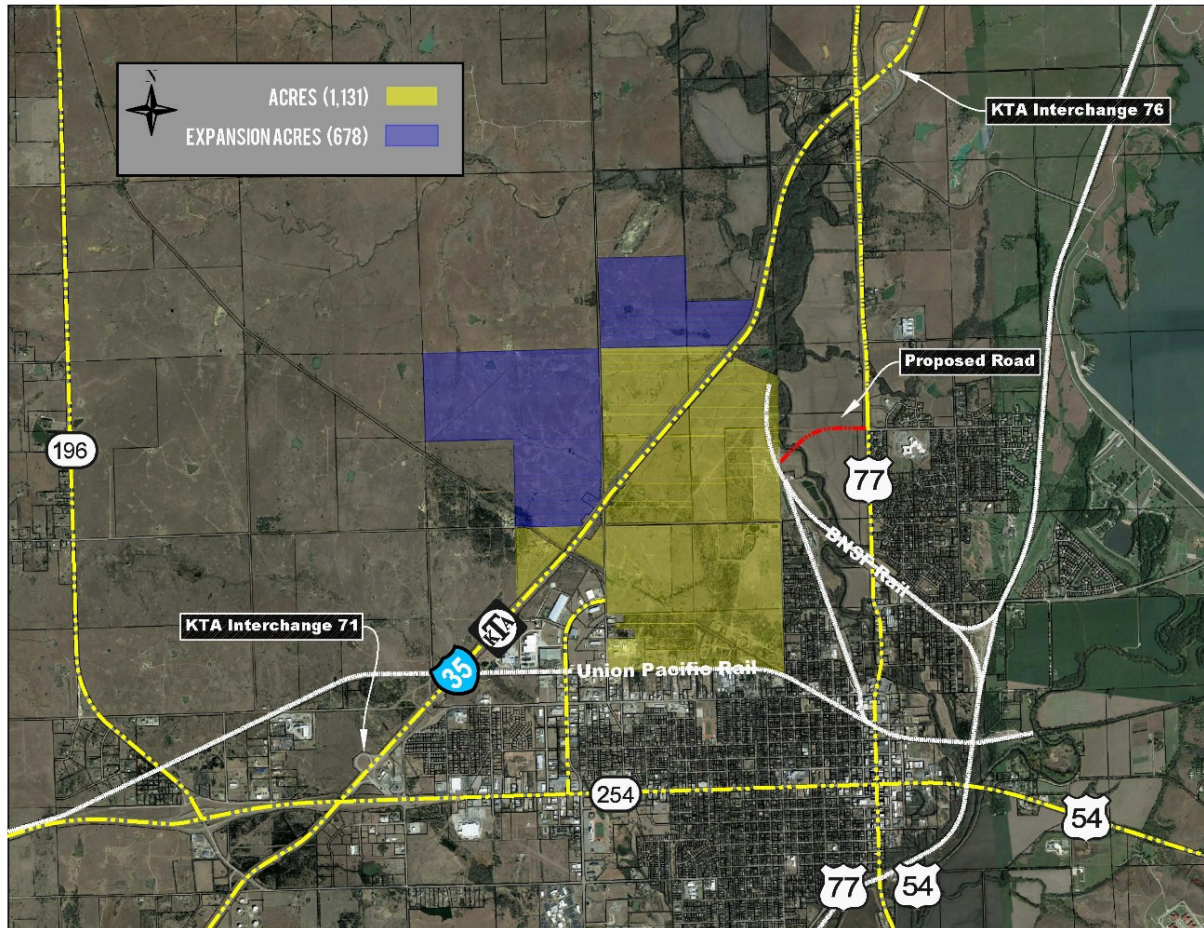
Properties are easily accessible from east/west and north/south highways within two miles, are near BNSF Railway's main line and Union Pacific's lead line and are located within five miles of a transload facility.

The regional population is 806,197 (as of 2022).



800 Acres +/- Mega-Site for Industrial Development

The El Dorado Mega-Site offers excellent transportation options.



- 1,131 Acres (5250' X 9733')
- Expansion area (678 acres) depicted in purple –two owners.
- Union Pacific and BNSF rail adjacent to the site.
- BNSF will require capacity of at least 2 unit trains. (220 cars)
- Existing water, sewer, electric and natural gas are on or near site.
- Natural Buffer to the East.
- Road and rail infrastructure will be customized to fit the company use and needs.
- Current 35/KTA interchanges are KTA 71 and KTA 76 -5 miles apart.
- Proposed road would provide access to KTA at exit 76 and K254 via existing truck route.
- Union Tank Car facility, adjacent to the property provides rail car repair and cleaning services.

Infrastructure Costs:

KTA/KDOT/City of El Dorado are working with a consultant to determine options/costs for transportation solutions to easily access K254 and the Kansas Turnpike from our large industrial sites.

Naturally Advantaged



Capacity to provide **10 MGD**
of “firm or drought-resilient” water supply available for industrial use

Collaborative Community Committed to Attracting Industry

- City water, sewer and street extensions can be financed on a multi-year term with **special assessments**
- No business **license fees**
- **Utilities** provided by Evergy and Kansas Gas Service
- Appealing **residential quality of life** factors and amenities
- **Low ISO Rating** saving on insurance costs

Abundant Accessibility

El Dorado, Kansas is conveniently located on the Kansas Turnpike I-35 with Kansas Highway 254 providing east/west travel and Kansas 196 and Kansas 77 as a north/south option.

- Access to two **Class 1 railroads** – BNSF Railway and Union Pacific
- **Transload facility** on BNSF with available capacity within five miles
- **Easy access** to I-35 Kansas Turnpike (two interchanges) within two miles from industrial sites
- **Municipal executive airport** with a 4,200-foot runway

Our Labor Pool Runs Deep

- In-place **work-ready partnerships** with school districts and higher education institutions
- **Labor shed** of 395,000+ within a 60-mile radius
- **20 minutes** from Wichita
- Access to local and regional **workforce programs**
- Pipeline of **educated, talented and technically skilled labor**

El Dorado, Inc.: Your Go-to Team

A public-private collective committed to advancing El Dorado's economic growth, we are focused on attracting companies who need high volumes of reliable water to the City.

We can provide confidential support for your site selection project and will help you discover El Dorado's potential, making it easier for you to analyze and select the right El Dorado property for your company.

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