

## West Industrial Area

### Parcels 10, 11 and 12 321-Acres

Owned by the City of El Dorado

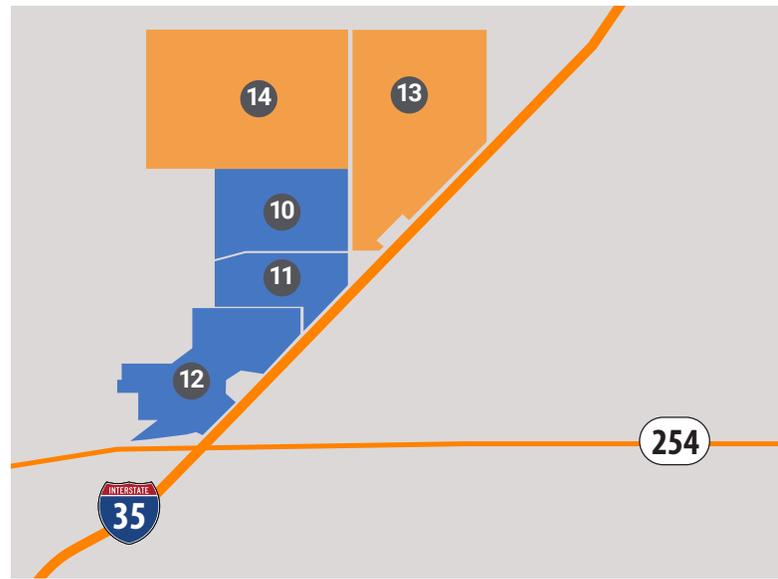
### Parcels 13 and 14 511-Acres

Future expansion and privately owned by motivated seller

### Industrial Water and Infrastructure

- Source of El Dorado water is the 8,400-acre El Dorado Lake with a 50 billion gallon storage capacity
- City of El Dorado owns the municipal water rights to El Dorado Lake
- 10 million gallons per day of drought resilient water is available for industrial use

Take a virtual site tour at [developeldorado.com](http://developeldorado.com)





**Parcels 10, 11 and 12 Site Information**

- Road Access** – link to truck access through Industrial and Parallel Roads, adjacent to Kansas Highway 254 and near Kansas Highway 196
- Visibility** – 1-35 and within one-mile of the Kansas Turnpike (I -35) West El Dorado interchange
- Rail** – opportunity to spur to Union Pacific branch line

**Parcels 13 and 14 Site Information**

- Road Access** – link to truck access through Industrial and Parallel Roads, adjacent to Kansas Highway 254 and near Kansas Highway 196
- Visibility** – 1-35 and within one-mile of the Kansas Turnpike (I -35) West El Dorado interchange
- Rail** – opportunity to spur to Union Pacific branch line
- 10 MGD per day** of drought resilient water
- Zoned light industrial and shovel ready**





**Population Within a 60-Minute Drive Time: 718,264**

- 125,154 have received a GED or high school diploma
- 68,072 were manufacturing workers prior to the pandemic

**Utilities and Services**



**Rail:**

**Community site carriers: Two Class 1 Railroads**

- Union Pacific has industrial lead line just north of the property line
- BNSF Railway has ability to serve through Savage Services for transload to facility



**Utilities:**

**Electrical: Evergy**

- Economic Development Rider
- Renewable Energy Solutions

**Natural Gas: Kansas Gas Service**

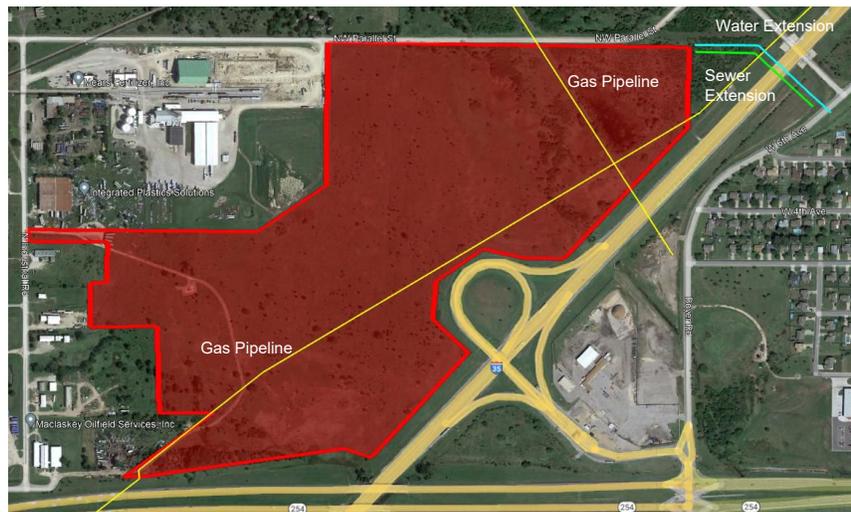
- Sustainable Solutions

**Water & Sewer:**

- El Dorado Lake is an 8,400 acre U.S. Army Corp of Engineers Lake and is the source of municipal water for El Dorado, Kansas with a 50 billion gallon storage capacity
- The City of El Dorado owns the municipal water rights to the lake
- Of the 22MGD, El Dorado has 10 MGD drought resilient water available

**Fiber and Telecommunications:**

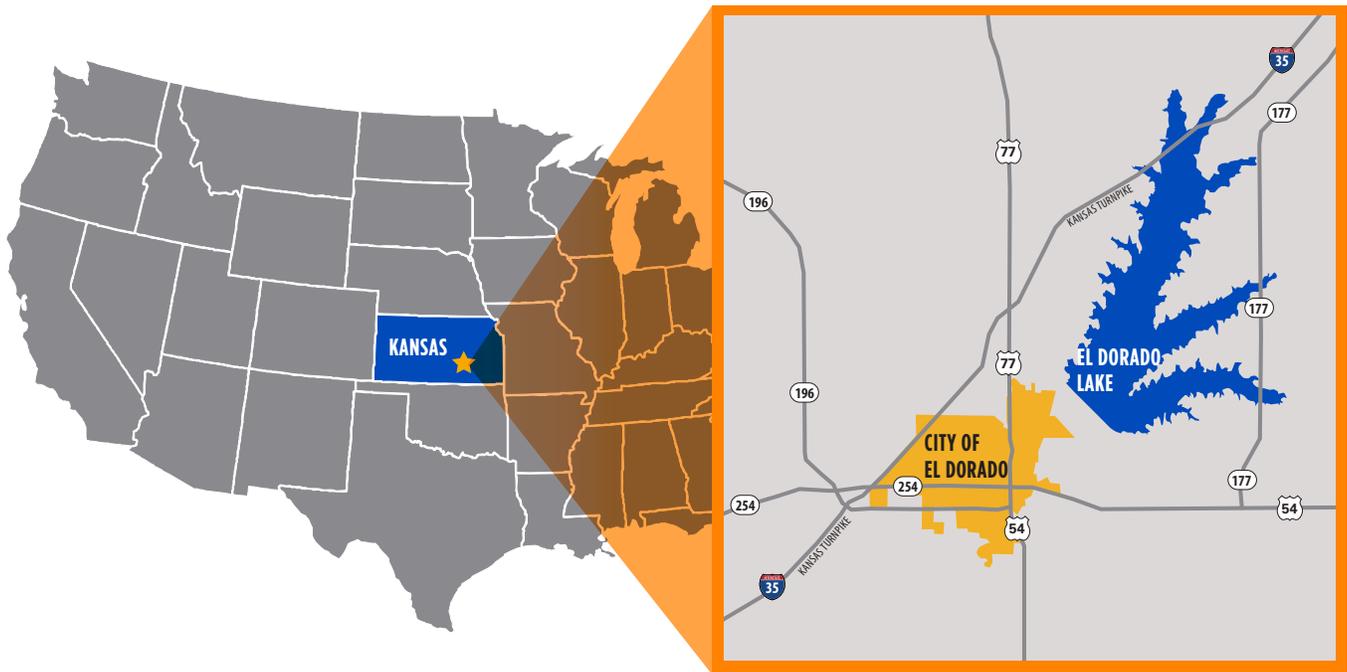
- Service Providers – Velocity a division of Butler Electric Cooperative, AT&T, Cox and Ideatek



# El Dorado, Kansas. Naturally Advantaged.

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.

More than 718,264 people in the workforce live within a 60-mile radius of El Dorado, Kansas.



## 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.

### CONTACT US TO LEARN MORE:

Sarah Hoefgen, Executive Director – El Dorado, Inc.  
316.321.1485 • [shoefgen@eldorado-inc.com](mailto:shoefgen@eldorado-inc.com)

[developeldorado.com](http://developeldorado.com)

