

2601 U.S. 59 Highway

Available Acres: 63.69

Address:

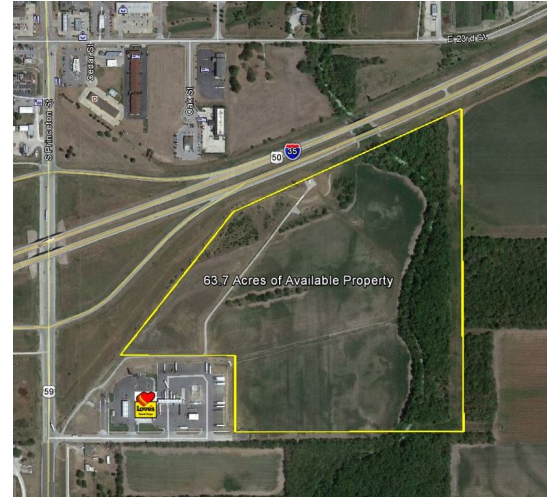
2601 U.S. 59 Highway
Ottawa, KS 66067 (Franklin)

Property and Area Description:

Great visibility and access to US 59 Highway and Interstate 35. Property is zoned "general commercial" and gently slopes north-east. On-site utilities include electric (12,470 volt service), water (12" service) and sanitary sewer (15" and 8" lines). Site is in close proximity to natural gas service provided by Kansas Gas Service (4" main). Site is located in approved "tax increment financing" (TIF) district.

Property is eligible to be sub-divided. Existing TIF project plan includes potential development of 400,000 square foot warehouse/distribution facility. Property is located 23.50 miles from BNSF intermodal facility in Edgerton, KS.

Owner will consider build-to-suit opportunities.



Site Details:

Available Acres: 63.69	Adjacent Avail. Acres: 0
Topography: Gently Sloping	Setting:
Zoning: Commercial	Within City Limits: Yes

Transportation:

Nearest Interstate: I-35	Distance (miles): 0.38
Nearest 4-Lane Highway: U.S Highway 59	Distance (miles): 0.2
Nearest Commercial Airport: Kansas City International Airport	Distance (miles): 70
Rail Served: No	

Utilities:

Electric Distribution: City of Ottawa Electric Department
Natural Gas Distribution: Kansas Gas Service
Water: City of Ottawa
Sewer: City of Ottawa

Contact:

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Owner / Broker

The Land Source
Phil Hammond
913-244-4750
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Offering:

Sale Price: \$945,000