

## PAD SITES & LARGE LOTS AVAILABLE

### DEMOGRAPHICS

	5 mile	10 miles	15 miles
Estimated Population	25,149	28,260	34,633
Avg. Household Income	\$67,996	\$69,565	\$71,774

- Big box and pad sites available at the junction of three major highways; I-35, I-335, and Highway 50
- Great interstate visibility and signage
- Adjacent to new QuikTrip Travel Center (coming soon)
- Easy access
- Large regional trade area, drawing from the county and beyond
- Public financing subject to city approval
- Zoned C3

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:  
**TONY DETOMMASO** | 816.412.7308 | [tdetommaso@blockandco.com](mailto:tdetommaso@blockandco.com)  
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*Exclusive Agents*





# NEW MAJOR DEVELOPMENT SITE

## I-35 & I-335 (NEC), Emporia, KS

### PROPOSED SITE PLAN

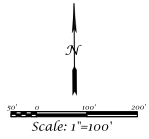


**LEGEND**

- EXISTING STORM WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING CONTOUR LINE
- PROPOSED DETENTION PONDS
- RETAINING WALL FOR OPEN CHANNEL
- PROPOSED TREES
- PROPOSED HEDGES
- PROPOSED PROPERTY LINE / RIGHT-OF-WAY
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM WATER LINE AND CURB INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR LINE
- BASE FLOOD ELEVATION  
SEE PRELIMINARY FEMA MAP NO. 2011100234E
- REGULATORY FLOODWAY  
SEE PRELIMINARY FEMA MAP NO. 2011100234E

**OWNER:**  
DeBauge/Krueger

**DESIGNER:**  
BG Consultants, Inc.  
2508 W. 15th Avenue  
Emporia, KS 66503  
(620) 343-7842



**ROUNDABOUT CONCEPT - EXHIBIT A**

## Flint Hills Crossing

An Addition in the City of Emporia, Lyon County, Kansas

Prepared By:

**BG CONSULTANTS**  
Building - Infrastructure - Surveying

2508 W 15th Ave. Emporia KS 66801  
T: 1.620.343.7842 Web: www.bgcons.com  
Marshallan Lawrence

December 22, 2023 22-1145



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

## AREA DEVELOPMENT

# EMP Shield Plans Burlington, Kansas, Computer Chip Complex

Area Development News Desk (02/21/2023)

EMP Shield, an industry leader in protecting electronic devices from destructive magnetic pulses, plans to locate a computer chip manufacturing facility in Burlington, Kansas. The \$1.9 billion project is expected to create more than 1,200 jobs.

The company will build the facility on 300 acres at the Silicon Prairie Industrial Park in Coffey County, according to state officials. The site will feature four production lines operating in approximately 235,000-square-feet of facilities that will produce thousands of chips per week.

"Coffey County appears to really hit the sweet spot for everything requested for CHIPS Act funding," EMP Shield Founder and Lead Engineer Tim Carty said. "Everything is falling into place, and the state's strong support hopefully gets us one step closer to a favorable federal response. There are workforce development programs already in place that will enable high school graduates and those with two-year degrees to train up and get very high-paying jobs. This will allow those who grow up here to stay in Kansas, enjoy our quality of life, and not have to go to San Francisco."

EMP Shield will leverage state support to apply for CHIPS Act funding. The project came together shortly after the Creating Helpful Incentives to Produce Semiconductors (CHIPS) Act was signed into law last August.

"Bringing economic prosperity to every corner of the state – particularly rural Kansas – has been a priority since my very first day in office," Governor Laura Kelly noted. "We achieve that with this project, creating thousands of high-paying jobs that don't require a four-year degree and proving that every Kansas community is ripe for investment and growth."

EMP Shield is working with area partners such as Coffey County; Flint Hills Technical College; Allen County Community College; Pittsburg State University; the University of Kansas; Heartland Black Chamber of Commerce; Wichita Hispanic Chamber of Commerce; and Unified School Districts 243, 244 and 245.

"This high-tech advanced manufacturing project will provide lucrative career opportunities for hard-working Kansans," Lieutenant Governor and Secretary of Commerce David Toland added. "Our economic development strategy is designed to keep nurturing the roots of our young talent so they can remain here in Kansas."

EMP Shield Inc. has developed the world's first Electro Magnetic Pulse (EMP) defense technology that can defend your house, business, an entire electric grid, and more from a high altitude EMP threat (HEMP). The company also

provides some of the world's most advanced power surge, lightning, and CME protection, defending electronics in less than 1 billionth of a second.

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# NEW MAJOR DEVELOPMENT SITE I-35 & I-335 (NEC), Emporia, KS

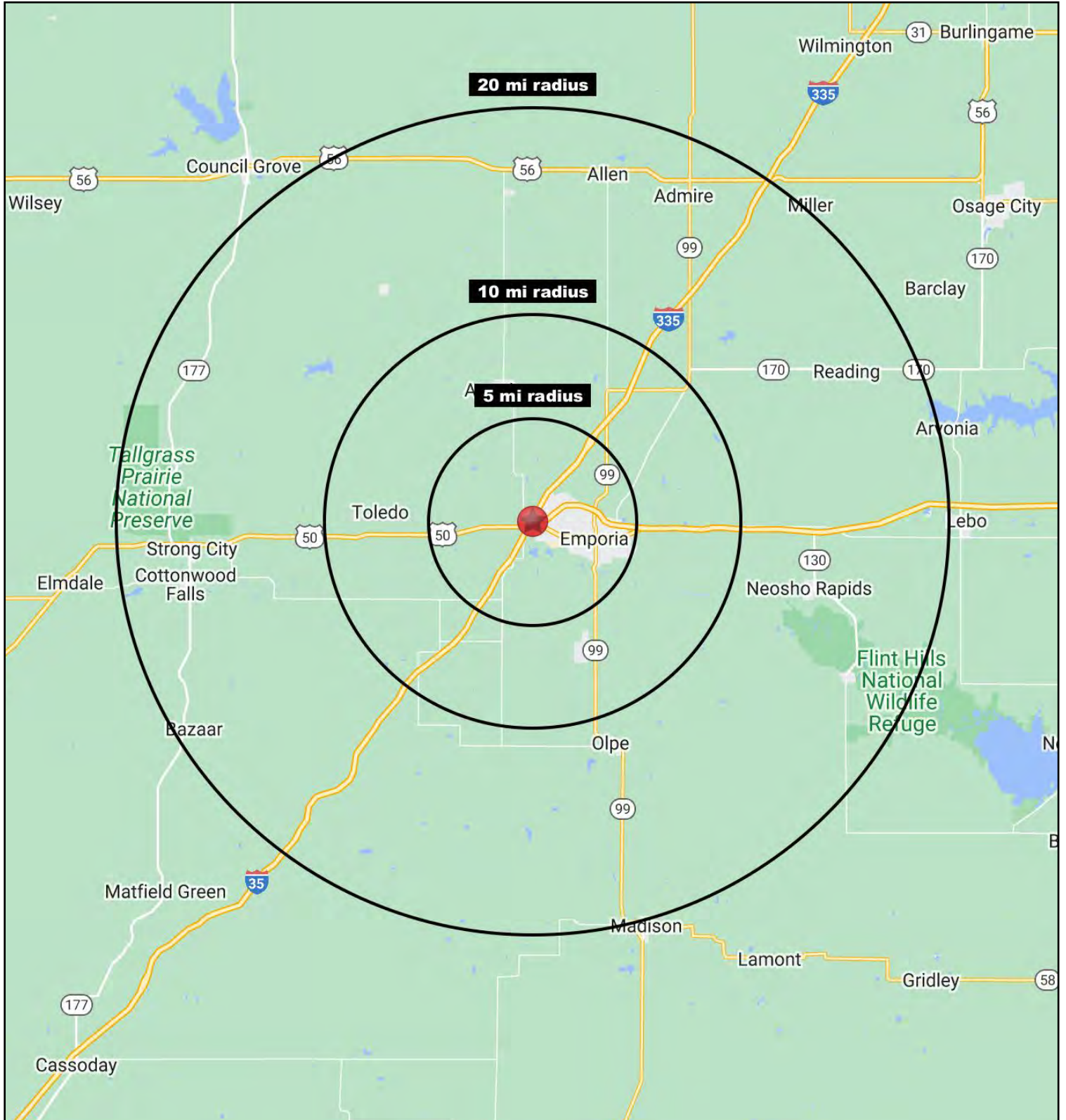
Emporia, KS MSA	Emporia
<b>Population</b>	
2022 Estimated Population	34,770
2027 Projected Population	34,415
2020 Census Population	34,751
2010 Census Population	36,480
Projected Annual Growth 2022 to 2027	-0.2%
Historical Annual Growth 2010 to 2022	-0.4%
2022 Median Age	34.7
<b>Households</b>	
2022 Estimated Households	14,248
2027 Projected Households	13,846
2020 Census Households	14,239
2010 Census Households	14,453
Projected Annual Growth 2022 to 2027	-0.6%
Historical Annual Growth 2010 to 2022	-0.1%
<b>Race and Ethnicity</b>	
2022 Estimated White	73.1%
2022 Estimated Black or African American	2.3%
2022 Estimated Asian or Pacific Islander	4.1%
2022 Estimated American Indian or Native Alaskan	0.8%
2022 Estimated Other Races	19.7%
2022 Estimated Hispanic	21.6%
<b>Income</b>	
2022 Estimated Average Household Income	\$71,820
2022 Estimated Median Household Income	\$54,759
2022 Estimated Per Capita Income	\$29,758
<b>Education (Age 25+)</b>	
2022 Estimated Elementary (Grade Level 0 to 8)	6.6%
2022 Estimated Some High School (Grade Level 9 to 11)	5.4%
2022 Estimated High School Graduate	31.7%
2022 Estimated Some College	22.2%
2022 Estimated Associates Degree Only	7.6%
2022 Estimated Bachelors Degree Only	16.6%
2022 Estimated Graduate Degree	9.9%
<b>Business</b>	
2022 Estimated Total Businesses	1,121
2022 Estimated Total Employees	15,174
2022 Estimated Employee Population per Business	13.5
2022 Estimated Residential Population per Business	31.0

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### EMPORIA RADIUS MAP





# NEW MAJOR DEVELOPMENT SITE I-35 & I-335 (NEC), Emporia, KS

Emporia, KS 66801	5 mi radius	10 mi radius	20 mi radius
<b>Population</b>			
2022 Estimated Population	25,149	28,260	34,633
2027 Projected Population	24,855	27,964	34,268
2020 Census Population	25,253	28,352	34,737
2010 Census Population	26,202	29,600	36,467
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	-0.3%	-0.4%	-0.4%
2022 Median Age	33.4	34.4	35.3
<b>Households</b>			
2022 Estimated Households	10,267	11,552	14,189
2027 Projected Households	9,929	11,201	13,782
2020 Census Households	10,325	11,601	14,237
2010 Census Households	10,312	11,662	14,447
Projected Annual Growth 2022 to 2027	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2022	-	-	-0.1%
<b>Race and Ethnicity</b>			
2022 Estimated White	67.0%	69.5%	73.1%
2022 Estimated Black or African American	2.5%	2.3%	2.3%
2022 Estimated Asian or Pacific Islander	5.4%	4.9%	4.1%
2022 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2022 Estimated Other Races	24.2%	22.5%	19.7%
2022 Estimated Hispanic	26.9%	24.9%	21.6%
<b>Income</b>			
2022 Estimated Average Household Income	\$67,996	\$69,565	\$71,774
2022 Estimated Median Household Income	\$51,251	\$53,600	\$55,830
2022 Estimated Per Capita Income	\$28,093	\$28,736	\$29,734
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	8.1%	7.5%	6.5%
2022 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.6%	5.3%
2022 Estimated High School Graduate	30.9%	31.1%	31.8%
2022 Estimated Some College	21.2%	21.9%	22.2%
2022 Estimated Associates Degree Only	7.4%	7.6%	7.7%
2022 Estimated Bachelors Degree Only	16.4%	16.4%	16.6%
2022 Estimated Graduate Degree	10.1%	10.0%	9.8%
<b>Business</b>			
2022 Estimated Total Businesses	943	983	1,129
2022 Estimated Total Employees	14,055	14,273	15,257
2022 Estimated Employee Population per Business	14.9	14.5	13.5
2022 Estimated Residential Population per Business	26.7	28.8	30.7

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