

FRco Development Potential
2730 Kingman Rd
Ottawa, KS 66067

\$975,000
33.6± Acres
Franklin County



FRco Development Potential Ottawa, KS / Franklin County

SUMMARY

Address

2730 Kingman Rd

City, State Zip

Ottawa, KS 66067

County

Franklin County

Type

Farms, Undeveloped Land

Latitude / Longitude

38.562882 / -95.265201

Taxes (Annually)

\$648

Acreage

33.6

Price

\$975,000

Property Website

<https://greatplainslandcompany.com/detail/frco-development-potential-franklin-kansas/81618/>



PROPERTY DESCRIPTION

Excellent Location: near Interstate I-35, adjacent to Commercial Property, close to Industrial Park, paved roads on two sides, Kingman Rd and US-59 Hwy, near I-35 interchange, mostly level ground with a small area of flood plain in the back. Entrance is off Kingman Rd. Currently zoned Agriculture, 2026 the cropland is planted in soybeans. Check with Franklin County regarding process for rezoning. Turn lanes on and off of US 59 Highway onto Kingman Rd - Less than 1 mile from I-35 Consider the possibilities! There is a small tract (2.1 acres) at the NW corner of this property owned by the City of Ottawa with a building and equipment that is not part of this property for sale.

A strong, existing logistics and manufacturing presence makes Ottawa an attractive home for corporate expansions. Major employers such as American Eagle (which operates a 1.2 million-square-foot distribution center) and Wal-Mart (which operates a 1.8 million-square-foot distribution center) already have a massive footprint in the area. Located very close to Interstate 35, this location allows for highly efficient distribution across the country. I-35 superhighway stretches from Laredo, Texas, to Duluth, Minnesota, connecting major supply chains. The city is also served by US-59 and K-68 highways.

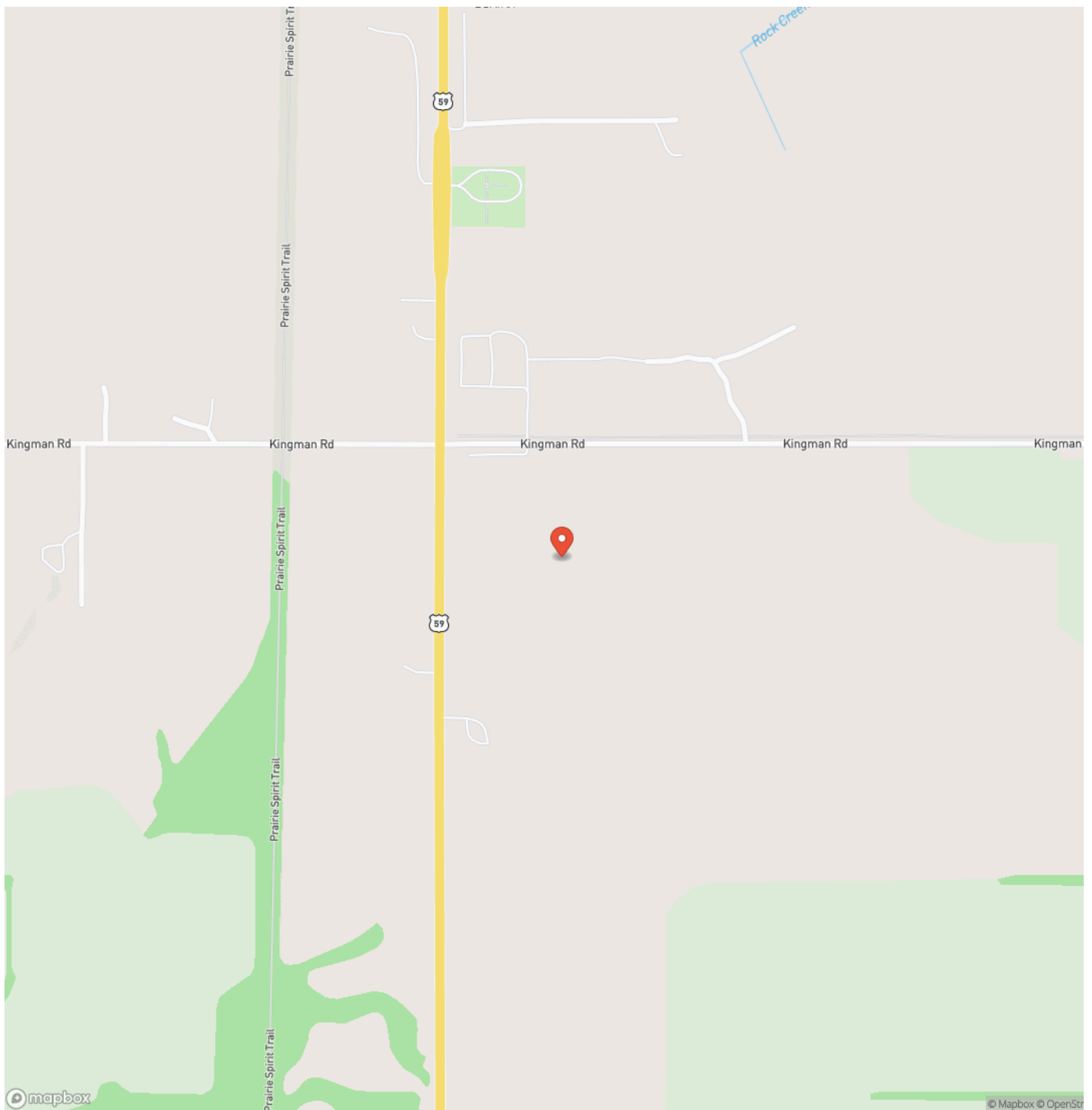
The economic advantages in the City of Ottawa and Franklin County, Kansas provide a solid foundation for business and industry success. Ottawa boasts abundant water, electricity, broadband, and a strong workforce. In addition, there are state and local programs to support initial investment, as well as support for the ongoing needs of industry and business. Incentives are available for industry that provides good paying jobs, makes a significant investment in the community, and will be a long term active community partner.

Ottawa Municipal Airport (OWI) is just 2.5 miles away from this property. The 4,500 ft concrete runway serves small business jets and there also is 1,785 ft. grass runway. Ottawa has multiple hotels and restaurants near this location.

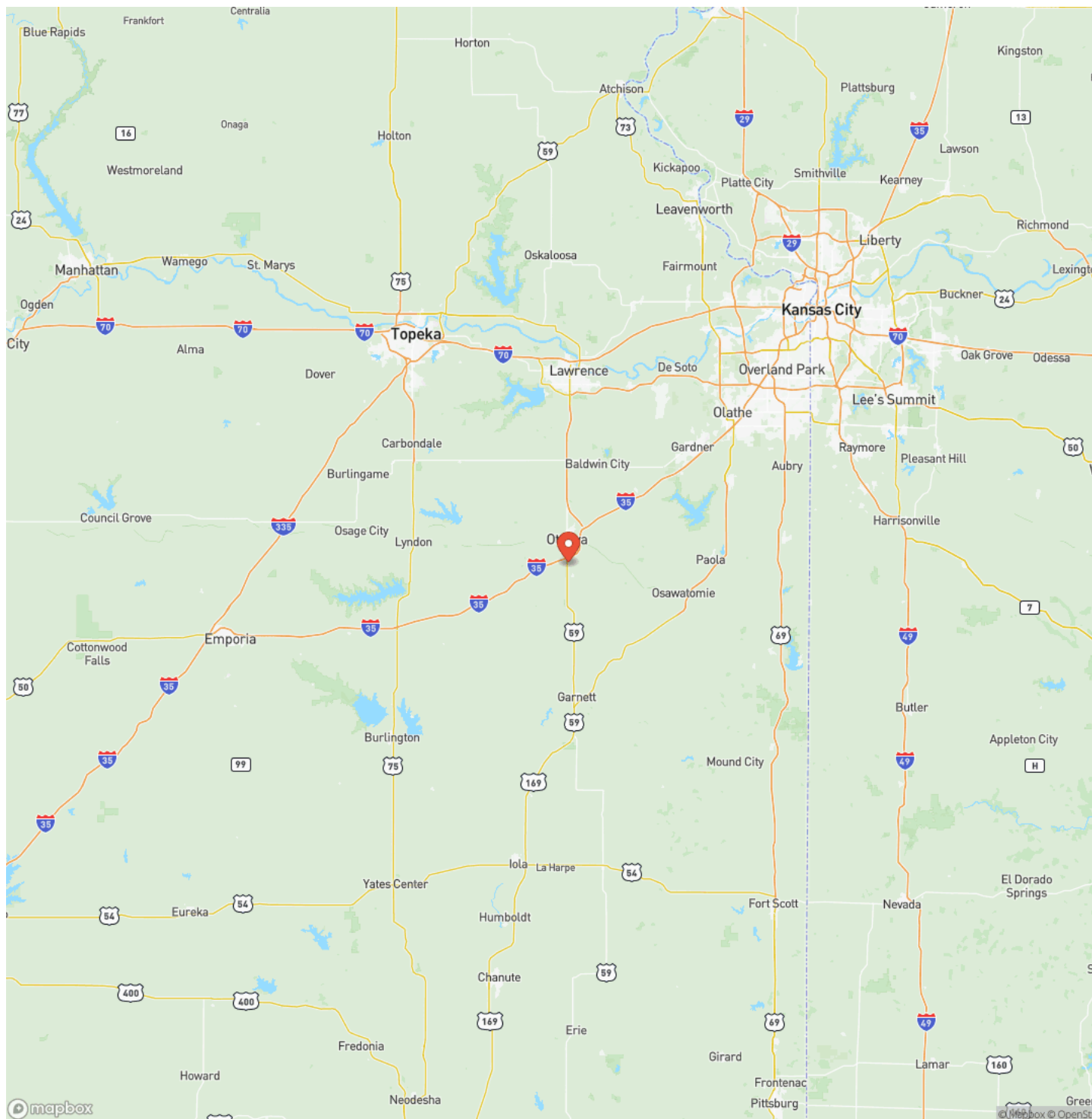
Ottawa, population approximately 12,730, is the county seat of Franklin County, Kansas and is located near the center of the county. In addition to the vibrant K-12 public school system, there is Neosho County Community College – Ottawa Campus and also Ottawa University that offers undergraduate bachelor's degrees in over 25 disciplines. Ottawa is named after the Ottawa Tribe of Indians who's athletic teams are known as the Braves.



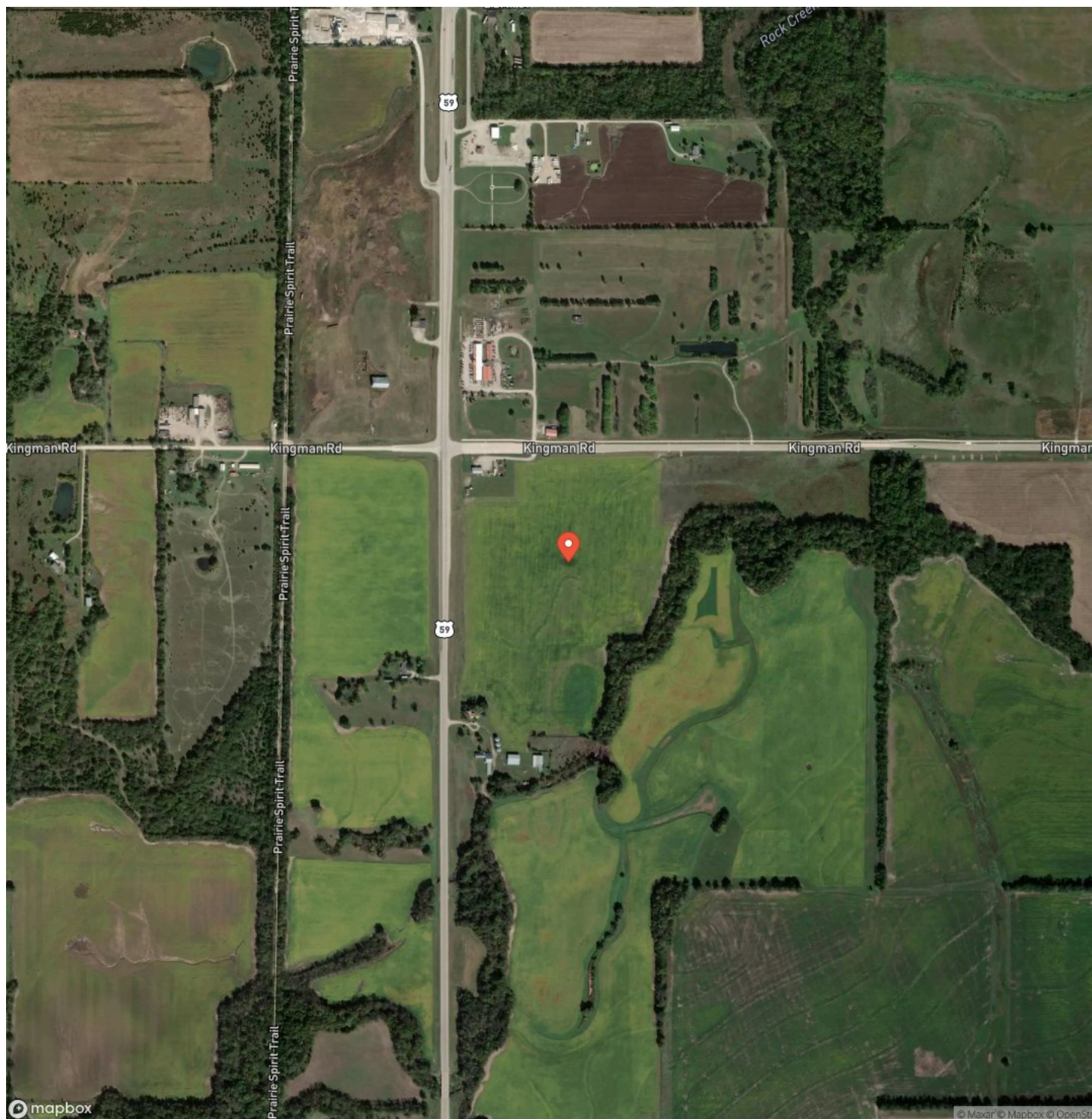
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dean Goodell

Mobile

(785) 229-5547

Email

dean@greatplains.land

Address

City / State / Zip

Ottawa, KS 66067

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a guide for writing. The paper itself is a clean, off-white color. There are no margins, text, or other markings present.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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