

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

Acreage

33.6

Price

\$975,000

Property Website

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



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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 some flood plain in the back. Entrance off Kingman Rd. Currently zoned Agriculture, 2026 will be 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.

"The economic advantages here in the City of Ottawa and Franklin County, Kansas provide a solid foundation for business and industry success. We have abundant water, ample electricity, broadband, and a strong workforce. In addition, we have state and local programs to support the initial investment, as well as support the ongoing needs of industry and business. Incentives are available for industry that provides good paying jobs, makes a significant investment in our community, and will be a long term active community partner. We also can provide access to strong school districts, Neosho County Community College, and Ottawa University for skills training and ongoing support. The state of Kansas also has a strong employment program for our industry partners. This includes tax incentives for expansion and training of your employee base. Kansas is a right to work state as well."

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 already have a massive footprint in the area. Located directly on Interstate 35, Ottawa allows for highly efficient distribution across the country. This superhighway stretches from Laredo, Texas, to Duluth, Minnesota, connecting major supply chains. The city is also served by US-59 and K-68 highways, and operates the "Ottawa Municipal Airport" (OWI) for private and corporate aviation located just four miles south of Ottawa serves small business jets. In addition to the 4,500 ft. concrete runway, there also is a grass runway.

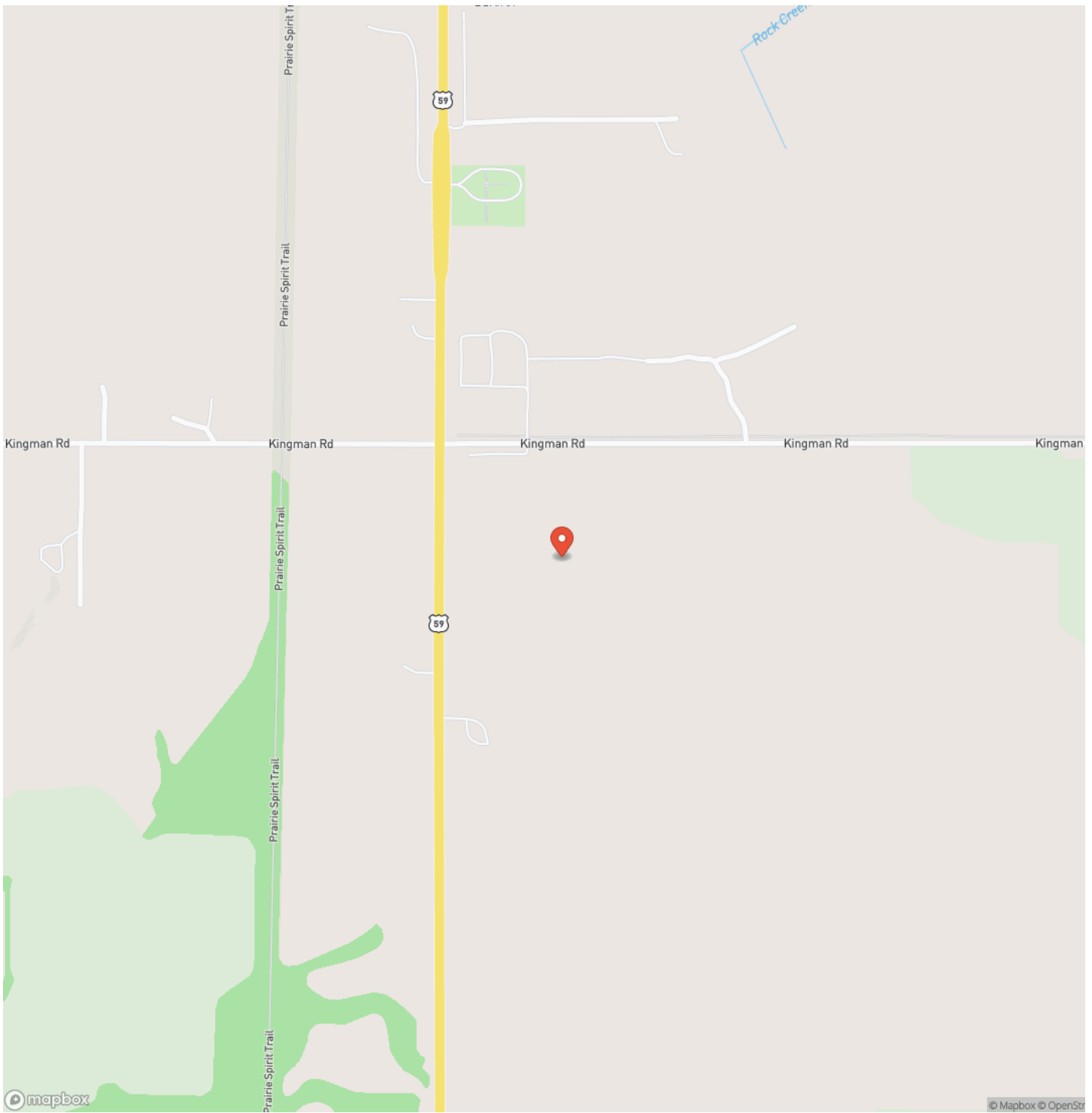
Ottawa, population 12,730, is the county seat of Franklin County, Kansas and is located near the center of the county. "Ottawa is named after the Ottawa Tribe of Indians and is home to Ottawa University who's athletic teams are known as the Braves."



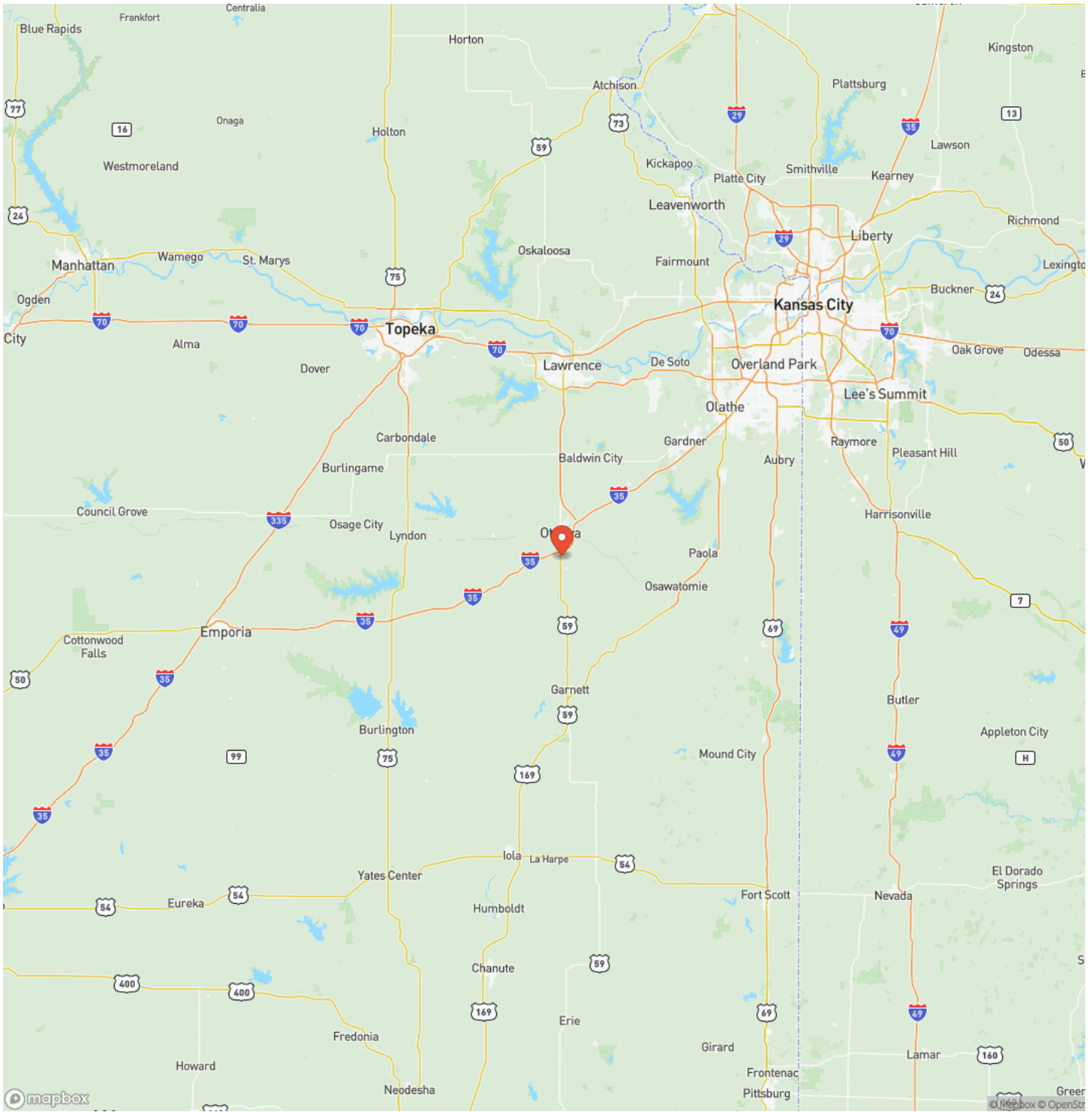
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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