Leavenworth County Business Park Development

June 23, 2022
Purchasing a vehicle

• What kind of vehicle?

• How will I pay for it?
Phase I: IDENTIFY WHY, WHERE, HOW, WHO (1-2 years)
<table>
<thead>
<tr>
<th>Element</th>
<th>Point Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>200</td>
</tr>
<tr>
<td>Physicality of Land</td>
<td>175</td>
</tr>
<tr>
<td>Utility Access</td>
<td>175</td>
</tr>
<tr>
<td>Acquisition Considerations</td>
<td>100</td>
</tr>
<tr>
<td>Adjoining Properties</td>
<td>75</td>
</tr>
<tr>
<td>Cost to Purchase</td>
<td>75</td>
</tr>
<tr>
<td>Development Process</td>
<td>200</td>
</tr>
</tbody>
</table>
Phase II: SELECT FEASIBLE SITE/S (1-5 years)
Feasible Sites

Leavenworth Business & Tech Park

Tonganoxie Business Park
Phase III: SITE DEVELOPMENT OF BUSINESS PARK (1 year)
Mass Grading package recommended
To plat or not to plat...
Tonganoxie Business Park’s natural waterways
Leavenworth Business & Technology Park storm water detention
Business Park Street
Landscaping & Monument Sign
Phase IV: MARKETING
Marketing the business park

- Email blasts
- Site selector events
- Team Kansas events
- Labor shed study
- Build a spec building
- Marketing event
Labor Shed Study

LEAVENWORTH, KS – LEAVENWORTH BUSINESS & TECHNOLOGY PARK

The City of Leavenworth is the largest municipality in the county, with an estimated population of 37,422 in 2019. Leavenworth is also home to major economic drivers: Fort Leavenworth U.S. Penitentiary Leavenworth, the VA Hospital and VA Consolidated Patient Account Center. Combined, the Penitentiary, VA Hospital and VA CPAC employ nearly 1,500.

The area selected for the Leavenworth labor shed centers around the Leavenworth Business and Technology Park, specifically the intersection of 14th and Eisenhower Rd.

Latitude: 39°16'00.3"N
Longitude: 94°56'20.1"W

TONGANOXIE, KS – TONGANOXIE BUSINESS PARK

Tonganoxie, KS sits to the west along Hwy 40. There are several strong commercial and business corridors throughout Tonganoxie, and new areas are currently being developed.

The Tonganoxie Business Park was selected as the center point for the labor shed. The park recently gained its first tenant and more than 101 acres are still available making it an ideal location.

Latitude: 39°05'00.3"N
Longitude: 95°05'17.3"W
Poker Run
Business park development is a LONG game!
Business Park Development Phases

1. PHASE I: Identify the Why, Where, How, & Who (1-2 years)

2. PHASE II: Select Site/s (1-5 years)

3. PHASE III: Development (about 1 year)

4. PHASE IV: Marketing (5+ years)
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