



TAKE THE HOMESTEAD LANE EXIT AND BUILD YOUR NEXT TRUCK STOP OR TRAVEL PLAZA IN EDGERTON.

Available land with visibility from I-35, along with proximity to Logistics Park Kansas City (LPKC) – *Edgerton, Kansas is the perfect location for a full-service truck or travel center.*



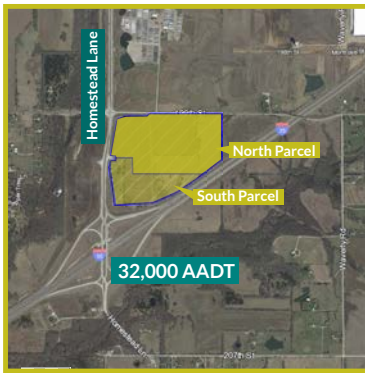
Partnership for Economic Advancement



PRIME TRUCK AND TRAVEL PLAZA SITES – NOW AVAILABLE

Edgerton has four available properties within the corporate limits of the City on the north side of I-35 and the Homestead Lane Diverging Diamond Interchange – the gateway to LPKC.

These properties feature upgraded road infrastructure including a heavy-haul corridor and a four-lane road to accommodate large trucks entering and exiting both the BNSF Railway's Intermodal Facility and the LPKC warehouse and industrial complex.

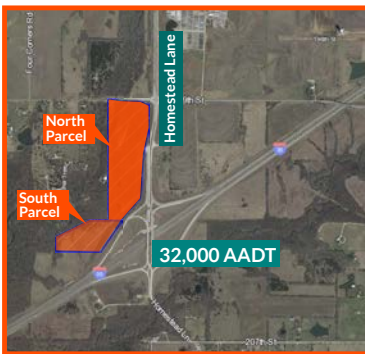


Site 1: Middleton Property

Located on the east side of the Homestead Lane Diverging Diamond Interchange with visibility from I-35, most of the site is zoned C-2 Heavy Service Commercial and is less than one mile from the entrance to LPKC.

Two development ready land parcels:

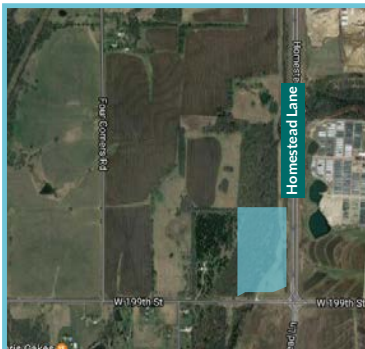
- North parcel: 63.5 acres
- South parcel: 25.3 acres



Site 2: Thorp Property

Located on the west side of the Homestead Lane Diverging Diamond Interchange with visibility from I-35, the site is zoned C-2 Heavy Service Commercial and is less than one mile from the entrance to LPKC.

- North parcel: 42.6 acres
- South parcel: 15.05 acres



Site 3: Riley Property

Located on the northwest corner of Homestead Lane and 199th Street, the site is located less than one mile from the LPKC entrance and the I-35 Homestead Lane Diverging Diamond Interchange.

- Riley parcel: 18.24 acres



Site 4: Widmer Property

Located on the southwest corner of Homestead Lane and 191st Street and north of 191st Street with visibility from the BNSF Intermodal Facility entrance the site is less than one mile from the I-35 Homestead Lane Diverging Diamond Interchange.

- West parcel: 9.64 acres
- East parcel: 35.2 acres

HAUL IN TO EDGERTON, KANSAS.

- Edgerton is located approximately **25 miles southwest of downtown Kansas City**
- Edgerton is **home to Logistics Park Kansas City (LPKC)**, a 1,700-acre master-planned distribution and industrial complex anchored by BNSF's newest \$250 million state-of-the-art 443 acre intermodal facility that has a workforce of 4,000+
- **Seven shovel ready parcels** totaling 210 acres are prime locations for a truck stop or travel plaza
- Most available land parcels are **visible from I-35** (32,000 Annual Average Daily Traffic) are zoned **C-2 Heavy Service Commercial** and are located adjacent to a Heavy Service Commercial road for non-standard and heavy loads – daily truck traffic is 6,928



- Developable land parcels are located on the north side of the State of Kansas' first **Diverging Diamond Interchange at Homestead Lane** on I-35. The interchange is less than one mile from the gateway entrance of LPKC
- Available sites are **within the corporate limits of the City of Edgerton, Kansas**
- **High demand for a truck or travel plaza near LPKC** – the nearest travel stop is located approximately 25 miles south of Edgerton

	LPKC Opening Day Total Traffic	Mid-Buildout 2025 Total Projected Traffic	Final-Buildout 2040 Total Projected Traffic
Homestead Lane (South of 199th Street)	6,700 AADT	16,200 AADT	23,500 AADT
Homestead Lane (North of 199th Street)	3,600 AADT	19,200 AADT	32,600 AADT
191st Street (East of Homestead Lane)	2,000 AADT	3,000 AADT	6,000 AADT
191st Street (West of Homestead Lane)	1,400 AADT	12,000 AADT	20,000 AADT

Source: The Southwest Johnson County Area Plan, KDOT Project No. 046-KS-2641-01, November 2013

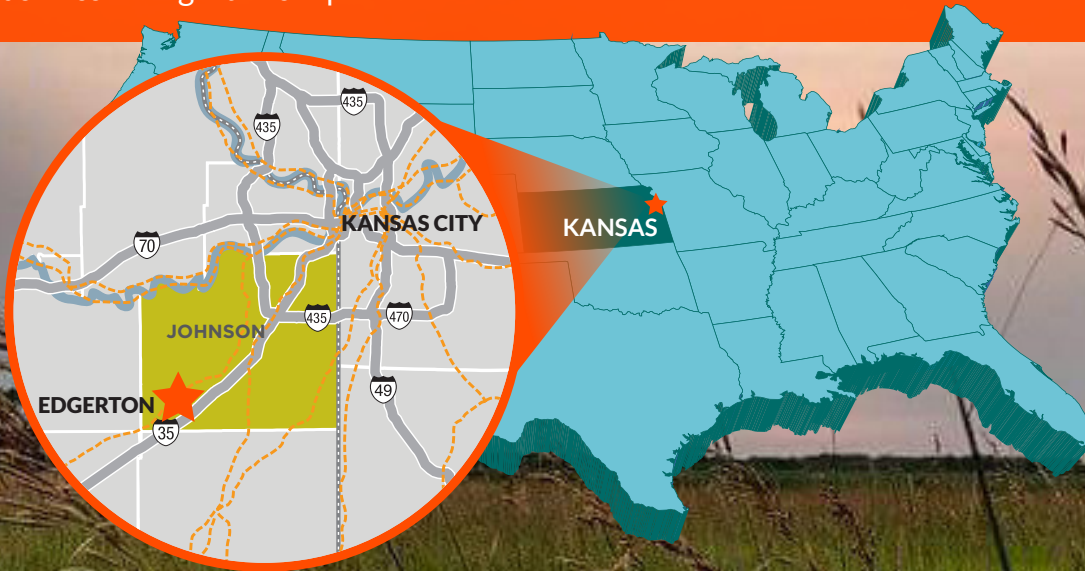


GLOBAL ROUTES. LOCAL ROOTS.



Since opening in 2013, 8.2 million square feet of new industrial warehouse space has been constructed in Edgerton at LPKC, attracting national tenants including Amazon Fulfillment, Jet.com, Kubota, Flexsteel Industries and others.

Thoughtful land use plans that maximize undeveloped properties, future-focused infrastructure improvements and a development process supported by progressive staff and elected officials, make doing business in Edgerton simple.



MORE THAN



MILES

OF NEW CONCRETE ROADWAY HAS BEEN POURED TO SUPPORT LPKC.

BREAK 120 DAYS OR LESS GROUND!

1

2

3

4

5

APPLICATION

PRELIMINARY PLAT

FINAL PLAT

SITE PLAN

BREAK GROUND

Unlike other communities, the City of Edgerton, Kansas knows how to *eliminate the challenges often found during the development process.*

Commercial development in Edgerton is facilitated through ElevateEdgerton!, a public-private partnership for economic advancement.



Partnership for Economic Advancement

To learn more about why the City of Edgerton is perfectly positioned for your next truck stop or travel plaza, please contact us at:

913.893.6231 • info@elevateedgerton.com
www.elevateedgerton.com