



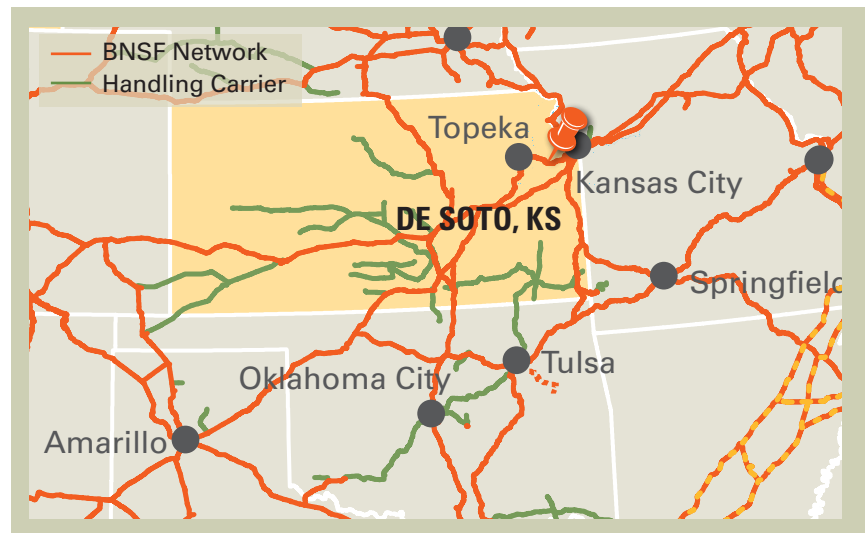
Astra Enterprise Park's logistics district consists of 205+/- acres located in De Soto, KS. Astra Enterprise Park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

Astra Enterprise Park consists of over 6,000 acres and is the new home of Panasonic's 4,000,000 +/-sf EV Battery Plant. In addition to being certified by BNSF under its Certified Sites Program, the Park has immediate access to Hwy K-10 and is within 20 minutes of Interstate Highways 35,70,435 and 49. The Park is within a Tax Increment Financing District and offers the opportunity to secure a sales tax exemption for purchases of building materials and equipment.



**Site Details:**

- 205 +/- contiguous certified acres with additional acreage available
- Direct access to BNSF
- M-1 (Light Industrial)

**CONTACT INFORMATION**

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## SITE PROFILE

<b>Land Area</b>	205+/- acres
<b>Zoning</b>	M-1 (Light Industrial)
<b>Price</b>	Call for pricing

## DEMOGRAPHICS

De Soto, KS, is a community located in Johnson County and is a part of the Kansas City Metropolitan Statistical Area (MSA). As of the 2020 census, the population of De Soto, KS, was 6,117. De Soto has quick access to Kansas City, KS and Lawrence, KS.

## POPULATION

<b>City of De Soto</b>	
<b>5 mile radius</b>	11,206
<b>10 mile radius</b>	81,659
<b>15 mile radius</b>	387,630
<b>20 mile radius</b>	756,414

## UTILITIES

<b>Electric</b>	Evergy
<b>Gas</b>	Atmos
<b>Water</b>	City of De Soto
<b>Wastewater</b>	City of De Soto
<b>Telecommunications</b>	Kansas Fiber Network

## WORKFORCE

City of De Soto	
<b>Total Wage &amp; Salary Employment</b>	3,591
<b>Annual Mean Wage</b>	\$92,889

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.