



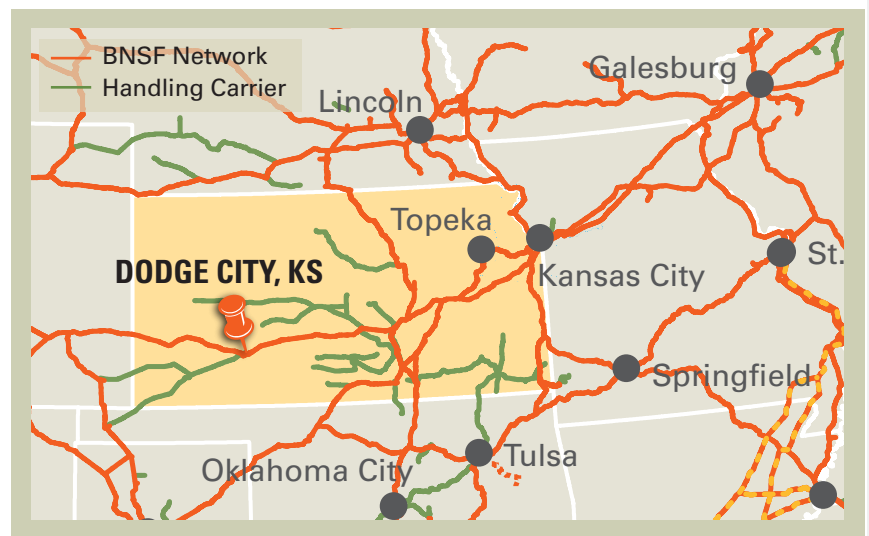
Dodge City Business Park consists of 244 acres located in Dodge City, Kansas. Dodge City Business Park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through 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

Dodge City Business Park consists of 244 acres and is conveniently located adjacent to the BNSF mainline. This shovel ready site is located on US Highway 56 and 109. Publicly owned, the business park boasts 244 available acres with all utilities available at the property to serve industrial operations.



Site Details:

- 244 acres available for development
- Direct access to BNSF
- Light Industrial zoning

CONTACT INFORMATION

BNSF Regional Manager

John Rider

913.551.4148

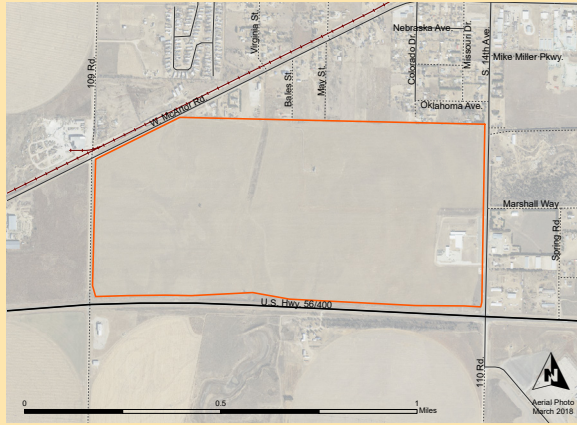
John.Rider@bnsf.com

Dodge City/Ford County Development Corporation

Joann Knight

620.227.9501

jknight@dodgev.org



SITE PROFILE

Land Area	244 acres
Zoning	Light Industrial
Price	\$4,000 for unplatted land; \$6,500 for platted lots

UTILITIES

Electric	Victory Electric
Gas	Black Hills Energy
Water	City of Dodge City
Wastewater	City of Dodge City
Telecommunications	United Tel Com

DEMOGRAPHICS

Dodge City is a community located in Ford County and is located 147 miles west of Wichita. As of the 2020 census, the population of Dodge City was 27,788.

POPULATION

City of Dodge City	
5 mile radius	29,462
10 mile radius	31,386
15 mile radius	32,601
20 mile radius	36,910

WORKFORCE

City of Dodge City	
Total Employment	18,579
Median Household Income	\$55,185

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.

For more information on BNSF's Certified Sites Program, please visit www.bnsf.com/rail-development or call 817.867.0183.

