



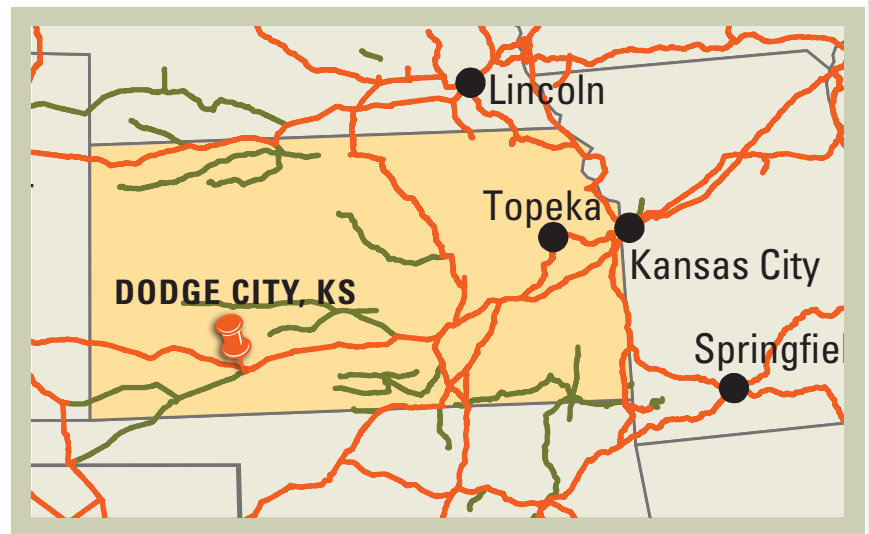
Dodge City Business Park consists of 244 acres located in Dodge City, Kansas. Dodge City Business Park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through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

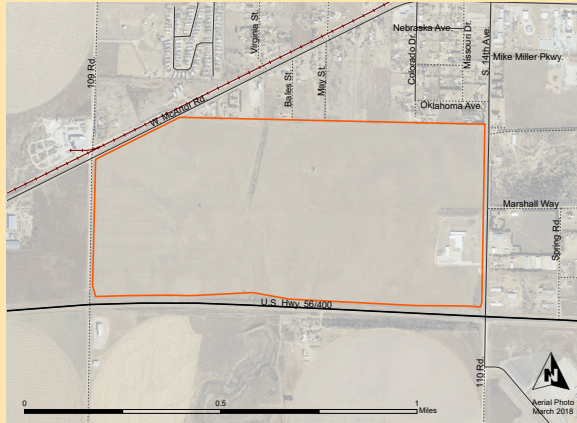
John.Rider@bnsf.com


Dodge City/Ford County Development Corporation


**Joann Knight**



620.227.9501


jknight@dodgedev.org



 <b>SITE PROFILE</b>	
<b>Land Area</b>	244 acres
<b>Zoning</b>	Light Industrial
<b>Price</b>	\$4,000 for unplatted land; \$6,500 for platted lots

 <b>UTILITIES</b>	
<b>Electric</b>	Victory Electric
<b>Gas</b>	Black Hills Energy
<b>Water</b>	City of Dodge City
<b>Wastewater</b>	City of Dodge City
<b>Telecommunications</b>	United Tel Com

 <b>DEMOGRAPHICS</b>	
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.	
 <b>POPULATION</b>	
<b>City of Dodge City</b>	
<b>5 mile radius</b>	29,462
<b>10 mile radius</b>	31,386
<b>15 mile radius</b>	32,601
<b>20 mile radius</b>	36,910

 <b>WORKFORCE</b>	
<b>City of Dodge City</b>	
<b>Total Employment</b>	18,579
<b>Median Household Income</b>	\$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.