

- BUILDING AVAILABILITY - 50,000-800,000 SF
- BUILD-TO-SUIT OPPORTUNITIES
- TAX ABATEMENT AVAILABLE



## STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



ASPEN FUNDS

**NAI**Heartland **NAI**Martens

HYDRAULIC AVE & 53RD ST • PARK CITY, KS

\*IMAGE IS OF A SIMILAR DEVELOPMENT AND DOES NOT EXIST ON THIS SITE

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Managing Director  
Aspen Funds

# PARK DETAILS

## PARK CITY COMMERCE CENTER

Park City Commerce Center is located in Park City, Kansas. This development project offers unparalleled highway access and seamless connectivity to the Wichita Metro.

### DRIVE TIMES

**.5 MILE**  
INTERSTATE 135

**1.8 MILES**  
K-254

**1.8 MILES**  
INTERSTATE 235

**14 MILES**  
INTERSTATE 35





**ATWOODS**  
RANCH & HOME GOODS

**Arby's**

**BURGER KING**

**RUSH**  
TRUCK CENTER

**SUNSHINE METALS**  
**NWI**  
AEROSTRUCTURES

**KICE**

**WISTER CITY**  
HARLEY-DAVIDSON

**PRATT**  
INDUSTRIES

**BUCKLEY**  
INDUSTRIES, INC.

East 53rd St N

**Days Inn**  
BY WYNDHAM

**JumpStart**

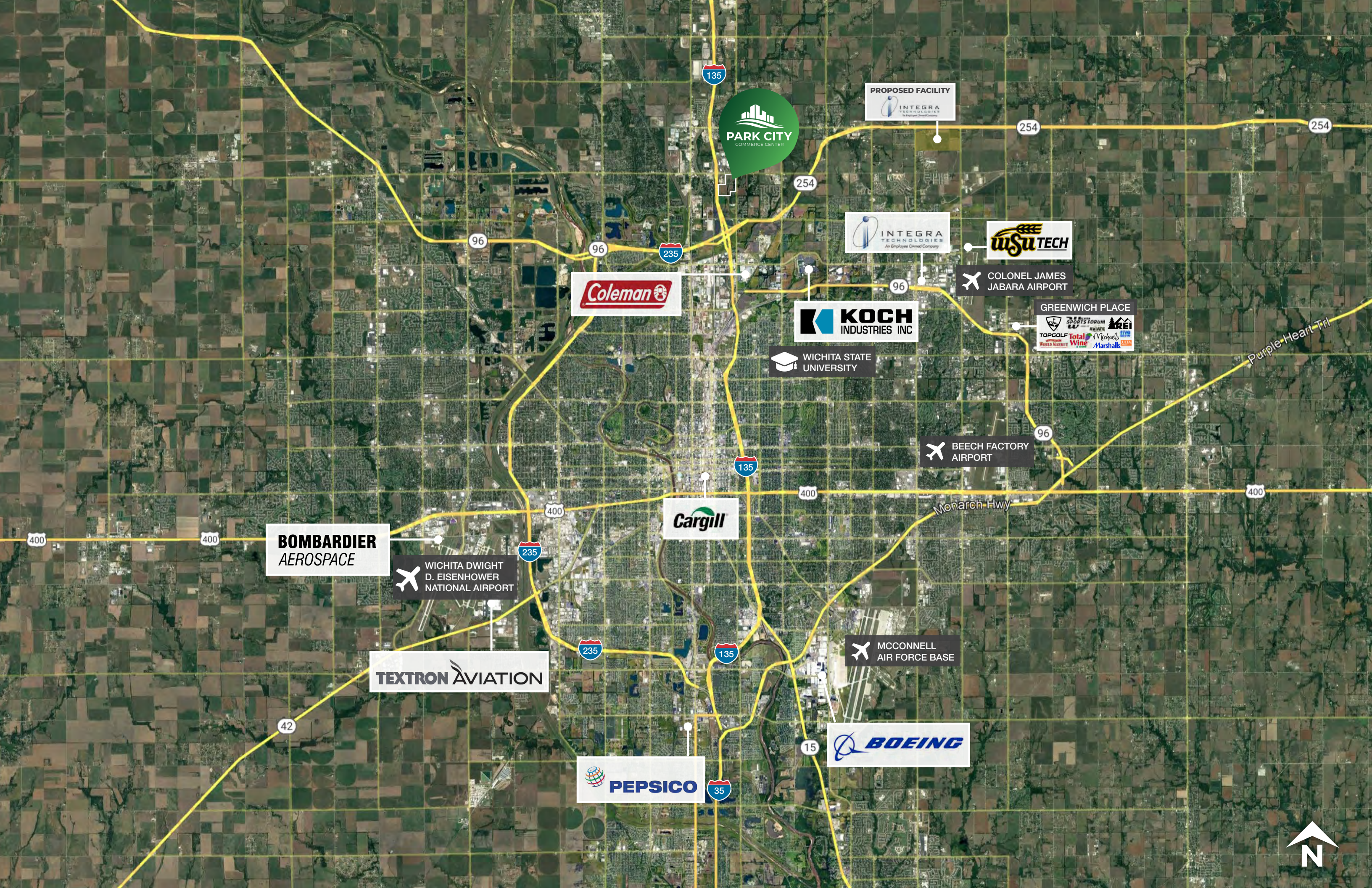


**MURPHY**  
TRACTOR & EQUIPMENT CO.



N Hydraulic Ave





PROPOSED FACILITY  
INTEGRA TECHNOLOGIES

INTEGRA TECHNOLOGIES  
An Employee Owned Company

wsuTECH

Coleman

KOCH INDUSTRIES INC

WICHITA STATE UNIVERSITY

GREENWICH PLACE  
SPORTS FORUM  
AVIATE  
REI  
TOPGOLF  
Total Wine  
World Market  
Michaels  
Live  
Marshalls  
USA

COLONEL JAMES JABARA AIRPORT

BEECH FACTORY AIRPORT

Cargill

BOMBARDIER AEROSPACE

WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT

TEXTRON AVIATION

MCCONNELL AIR FORCE BASE

PEPSICO

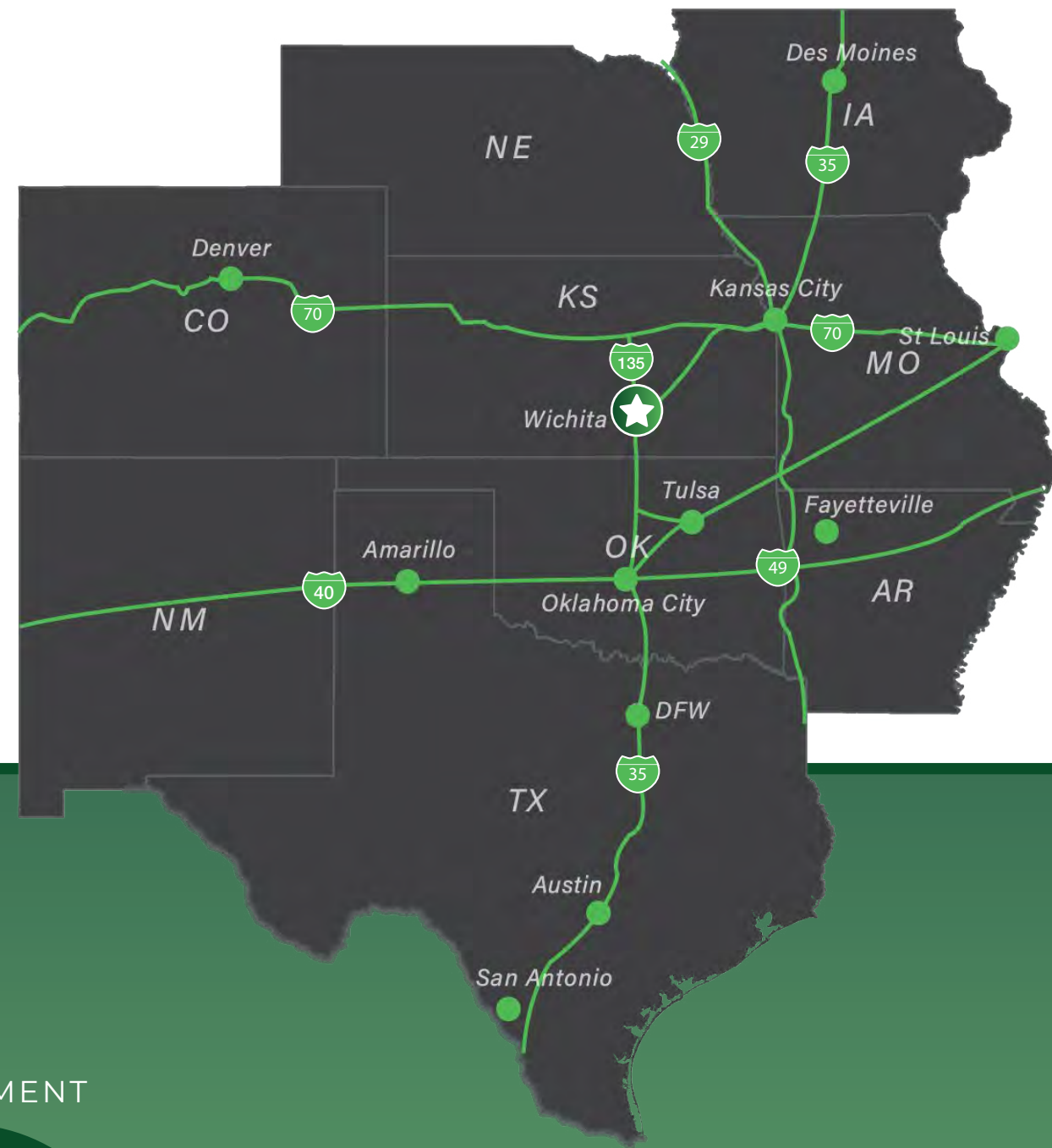
BOEING



# DRIVE TIME MAP

## PARK CITY COMMERCE CENTER

<b>KANSAS CITY:</b>	2 Hrs 33 Mins
<b>OKLAHOMA CITY:</b>	2 Hrs 32 Mins
<b>TULSA:</b>	2 Hrs 41 Mins
<b>DALLAS / FORT WORTH:</b>	5 Hrs 47 Mins
<b>DENVER:</b>	7 Hrs 19 Mins



# DEMOGRAPHICS

## WICHITA, KS MSA



**654,035**  
TOTAL POPULATION



**330,814**  
TOTAL LABOR FORCE

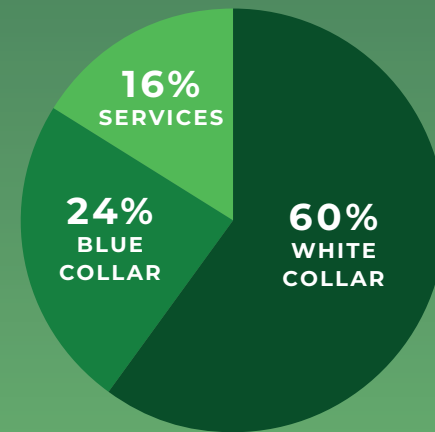


**\$60,539**  
MEDIAN HOUSEHOLD INCOME



**37**  
MEDIAN AGE

### EMPLOYMENT



**3.3%**  
UNEMPLOYMENT RATE



### EDUCATION

**5%**  
NO HIGH SCHOOL DIPLOMA

**22%**  
HIGH SCHOOL GRADUATE

**31%**  
SOME COLLEGE

**33%**  
BACHELORS DEGREE OR HIGHER



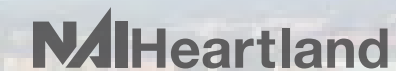
### INDUSTRY CONCENTRATION

**47%**  
SERVICES

**17%**  
MANUFACTURING

**10%**  
RETAIL TRADE

**7%**  
CONSTRUCTION



# WHY WICHITA MSA?

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



BEL AIRE IS ONE OF THE **FASTEST GROWING** CITIES IN THE REGION AND STATE



KANSAS' **COMMERCIAL ENERGY RATES** ARE **7.3% BELOW** THE NATIONAL AVERAGE



WICHITA IS HOME TO **17 UNIVERSITIES & TECHNICAL COLLEGES** CONTRIBUTING TO A PIPELINE OF ALMOST 100,000 STUDENTS.



**THE REGION'S CENTRAL LOCATION** GIVES DIRECT ACCESS TO BOTH COASTS, CANADA & MEXICO. THREE MAJOR RAIL CARRIERS SERVICE THE REGION.



**#1 MANUFACTURING** SPECIALIZED REGION IN THE UNITED STATES



**#3 US ADVANCED INDUSTRY** HOT SPOT



**AIR CAPITAL OF THE WORLD** - 35% OF ALL GENERAL AVIATION PLANES BUILT IN THE US ARE BUILT IN KANSAS. PLUS, IT'S HOME TO MAJOR COMPANIES LIKE BOMBARDIER & AIRBUS.



**KOCH INDUSTRIES INC. & CARGILL PROTEIN** ARE THE TWO LARGEST PRIVATELY HELD COMPANIES IN THE US & BOTH **HEADQUARTERED IN WICHITA.**



**12% BELOW AVERAGE** COST OF LIVING & **#4 BEST VALUE CITY** FOR RAISING A FAMILY



**#3 ENGINEERING HUB** IN THE NATION BEHIND ONLY SILICON VALLEY & HOUSTON, TX



# PARK CITY

## COMMERCE CENTER

PROPOSED BUILDING 1 - 281,260 SF | BUILD-TO-SUIT (UP TO 800,000 SF) | TAX ABATEMENT AVAILABLE

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