

Tri County

Real Estate

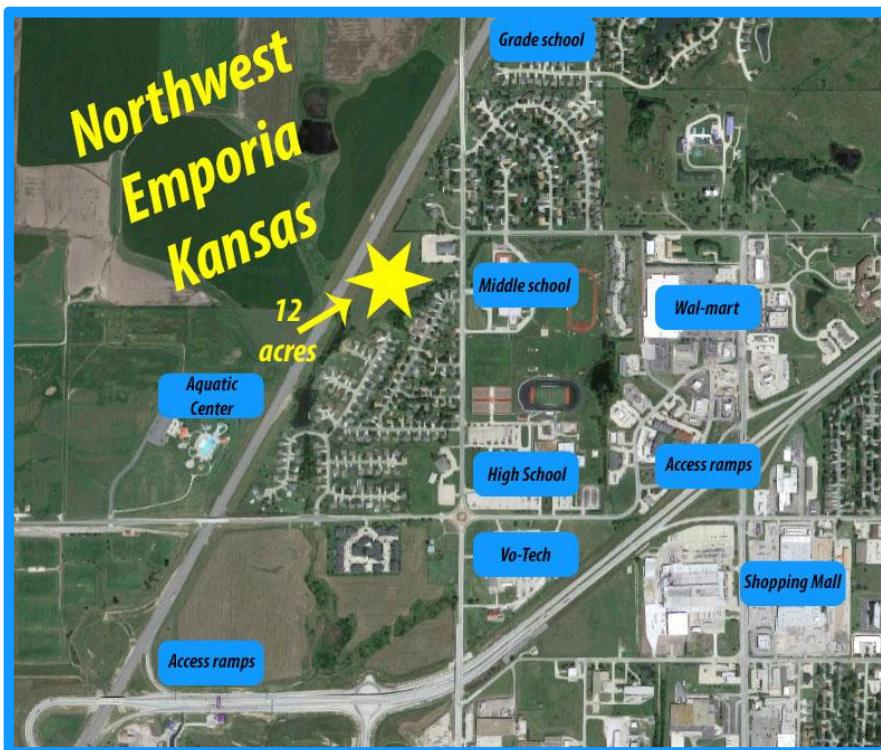
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12 acres residential development land Northwest Emporia Kansas

Property Highlights:

- **Build to suit your development needs** and **maximize your return on investment.**
- Located in the **thriving city of Emporia Kansas**
- Designated as **Rural Housing Incentive District (RHID).**
- **Convenient location** near quality schools, dining, churches, and retail shopping.
- **Access to all modern utilities** including sewage, water mains, electricity etc.

Prime location in NW Emporia



Possibilities are endless:

Complete subdivision and development (roadway, utilities, etc) and sell individual residential building sites for relatively quick return on investment.

Perfect opportunity for a builder to construct and sell single family homes.

Light commercial development might be possible with an approved change in zoning.



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Property description: 12 acres of development land in northwest Emporia Kansas. Land is currently zoned as residential and has access to modern utilities. Options include single family housing or possibly light commercial (with approved zone change). Deed restriction does not allow apartments, duplexes, or townhouses.

Property access: As a developer, you can create an attractive access off of Graphic Arts Road that blends aesthetically with your development plans.

Directions: From Highway 50, go north approximately 1 mile. Property access would be about 100 yards north and across the street from the last entrance to Emporia

Middle School and immediately south of the Church of Jesus Christ of Latter-Day Saints property on Graphic Arts Roads.

Agent notes: Pristine 12 acre tract is located in the much sought after NW location in Emporia KS. It is located only blocks from an elementary school, middle school, high school, and technical college. This tract is located next to Deerbrook and adjacent to West Ridge residential addition, both of which were very successful residential developments. Property could be developed for upper end single family homes and blend well into this attractive neighborhood.

Nearby Amenities: Located within one mile of Kansas Turnpike and I-35 on-ramps. Access is across the street from Emporia Middle School and within blocks of Emporia High School, Timmerman Elementary School, and Flint Hills Technical College. Restaurants, shops, and Wal-mart are also located nearby.

Nearby Housing Developments: This property is located immediately north of Deerbrook residential development. Average home price in Deerbrook is currently \$220,000 to \$250,000 with average lot size of 10,000 square foot; so, this property could easily be developed into upper end single family homes and blend well into this attractive and desirable area in northwest Emporia. In fact, Deerbrook was developed in two phases and this land was intended to be the third phase of

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Deerbrook. Based upon the nearest subdivisions, you can develop this property to replicate those successes for strong return on investment.

RHID Program:

The City of Emporia would like to see this area developed into single family residential housing to fill a gap in the current housing market. The city has designated RHID and has been highly supportive of builders, sub dividers, and developers due to existing housing market demands and shortages.

About Emporia Kansas

Emporia has a thriving business community with a diverse array of locally owned businesses, thriving manufacturing base, and unique events and attractions. Emporia is a hub of commerce with a wide range of employment opportunities. Emporia Regional Development Association has more details. Major manufacturers and employers are located in Emporia.



Listing Price is only \$554,000

Contact Listing Agent

Victor Edelman
List price - \$554,000
Cell: 620-366-0339
realestateve@gmail.com

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Rural Housing Incentive District (RHID)

This program was developed to encourage housing projects in areas with both current and projected housing shortages. The Rural Housing Incentive Districts (RHID) is designed to aid developers in building housing within communities by assisting in the financing of public improvements. Through the RHID program and appropriate approvals, incentives are available to help you meet the housing needs of the Emporia community. Those incentives capture 100% of the incremental real property taxes for a period of 25 years or until all eligible development costs are reimbursed. Incentives may help with:

- Site Preparation
- Sanitary and storm sewers and lift stations
- Drainage conduits, channels and levees
- Street grading, paving, curbs and gutters
- Street lighting
- Underground public and limited private utilities
- Sidewalks
- Water mains and extensions

NOTE: RHID may not be utilized for buildings or structures to be owned or leased by any developer. Please contact the City of Emporia for additional details.

[RHID Incentives](#) - PDF on RHID Program

[City of Emporia](#) - Community
Development Coordinator



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12 acres development land



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Invest in Emporia

Population 27,000

"It really is the perfect blend of industry and Midwestern quality of life," said Kent Heermann, President of the Regional Development Association of East Central Kansas.

A legacy in manufacturing and agricultural production

Emporia has a thriving business community with a diverse array of locally owned businesses and thriving manufacturers. Emporia is a hub of commerce with a wide range of employment opportunities. Emporia Regional Development Association has more details.



Unique Attractions and Events

- Home of the **Dirty Kanza** - A 200 mile gravel bike ride throughout the Flint Hills of Kansas. The popularity of DK200 has grown from 34 participants in 2006 to over 2,200 riders in 2018 from 49 states and 16 countries.
- **Glass Blown Open** - A premiere disc golf event held in Emporia, Kansas. Players from all over the world come to experience the amazing disc golf courses in Emporia.
- **Emporia State University** and the excitement of a college town.
- **Symphony of the Flint Hills** - A unique event in June.
- **Great American Market** - In September, the downtown area is buzzing with hundreds of vendors and scores of shoppers.
- **Revitalized downtown** with thriving businesses and constant activity. See Emporia Mainstreet for details.
- **Cinco De Mayo Celebration** – Festival in May through Hispanics of Today and Tomorrow.
- **All Veteran's Tribute**. Emporia is the founding city of Veteran's Day. Each November a multi-day celebration with numerous events including a parade, memorial service, veteran artist exhibit, roundtable discussions, tribute show, Freedom Fest run, ride, and disc golf events, and more.
- **The Flint Hills**. Voted one of the Eight Wonders of Kansas.
- Active local [Chamber of Commerce](#) to promote local businesses.
- [Visit Emporia](#) has more information on upcoming events and local activities.

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Synopsis of Emporia

Emporia is strategically located at the intersection of I-35, I-335 and U.S. Highway 50 in east central Kansas, which is 50 miles from Topeka, 85 miles from Wichita and 108 miles from downtown Kansas City, Missouri.

A regional manufacturing, educational, transportation, medical and agricultural center provides economic diversity to the largest city in Lyon County and east central Kansas. This important cross roads center has a trade area of approximately 85,200 persons.

Pulitzer Prize winner William Allen White, editor and owner of the Emporia Gazette put Emporia on the national and world map with his editorial "What's the Matter with Kansas" on August 15, 1896. Today Emporia's native son Clint Bowyer, champion of the 2008 Nationwide Insurance NASCAR series, continues to bring notoriety to his hometown.

The Burlington Northern Santa Fe railroad mainline passes through Emporia. It is a major corridor with intermodal freight from Los Angeles and Long Beach, California. General aviation has access to a 5,000 foot runway at the Emporia Municipal Airport which accommodates most corporate aircraft.

According to the U.S. Census Bureau, the city has a total area of 10 square miles (25.8 km) of which 9.9 square miles (25.6 km) of it is land and 0.1 square mile (0.2 km) is water.

The city averages about 60 rainy days per year, 59 days with high temperatures of 90°F (32°C) or higher, and 124 days with low temperatures below freezing. The average temperature in January is 29°F (2°C), and in July it is 79°F (29°C). Annual snowfall averages 10.2 inches (25.9 cm).



The Neosho River flows along the northern side of the city. The Cottonwood River, one of its tributaries, flows along the city's southern edge and two large city parks, Peter Pan and Soden's Grove; the two rivers meet near the eastern boundary of Emporia and flow southeast to join the Arkansas River in Oklahoma.

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Next Steps:

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GILMORE & BELL, P.C.

Rural Housing Incentive Districts

Presented by:

GILMORE & BELL, P.C.

100 N. Main, Suite 800
Wichita, Kansas 67202
Phone: 316-297-2091

Joe L. Norton
jnorton@gilmorebell.com

Edited for City of Emporia Program 9-3-19 by City Community Development Office

RHID Basics (K.S.A. 12-5241 *et seq.*)

- Created in 1998
- Authorized for any city in Kansas with a population less than 60,000 in a county with a population of less than 80,000 or for any county with a population of less than 60,000
- Purpose is development and renovation of housing in rural areas of Kansas and assist in financing of public improvements in support thereof

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Redevelopment District

- Defined by the City or County establishing the District
- Based on Housing Needs Analysis
 - Shortage of quality housing
 - Shortage is expected to persist
 - Shortage is a substantial deterrent to future economic growth
 - Development of quality housing dependent on incentives

How RHID Works

- Captures 100% of incremental real property taxes created by a housing development project
- All taxing districts included, subject to protest
- Up to 25 years per project

Redevelopment Plan & Project

- Redevelopment Project Plan
 - Overall blueprint for the assistance of housing development in a District
- Redevelopment Project
 - Specific project described in Redevelopment Plan
 - Each Plan can have multiple projects

Funding Methods

- Developer Reimbursement
 - Developer finances approved RHID costs
 - Reimbursed as increment is received

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Permitted Uses of Tax Proceeds

- Site preparation
- Sanitary and storm sewers and lift stations
- Drainage conduits, channels and levees
- Street grading, paving, curbs and gutters
- Street lighting
- Underground public or private utilities
- Sidewalks
- Water mains and extensions
- May NOT be used for buildings or structures to be owned by or leased to any developer

The ‘Base’ and the ‘Increment’

Base

Property Assessed Value - \$100,000

Total Mill Levy – 150 mills

Total Tax Revenue - \$15,000

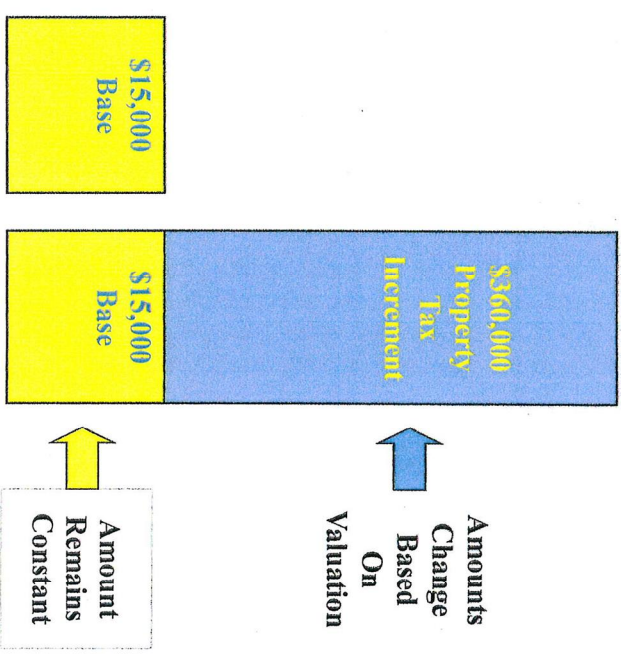
Property Tax Increment

Total Assessed Value After
Development - \$2,500,000

Total Mill Levy – 150 mills

Total Revenue - \$375,000
Less Base (15,000)

Total Increment - \$360,000



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Effect on Taxing Districts

- All taxing jurisdictions held harmless at Base property tax level
- When RHID *costs* are retired, total valuation (including increment) restored to all taxing jurisdictions

District Formation Procedures

- Preparation of Housing Need Analysis
- Resolution finding shortage of quality housing
- Secretary of Commerce approves findings
- Negotiation of Development Agreement
- District boundaries identified and development Plan prepared
- Resolution Calling Public Hearing on District creation and adoption of Plan
 - Hearing date not less than 30 days nor more than 70 days following adoption of Resolution
- Notice delivered to Planning Commission, School District and County/City
- Published Notices
 - Notice published not less than 1 week nor more than 2 weeks prior to hearing
- Public Hearing on District Creation and adoption of Plan
- Ordinance/Resolution creating District and adopting Plan
- 30-day Protest Period
 - School District or County/City finding that District will have adverse effect

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