

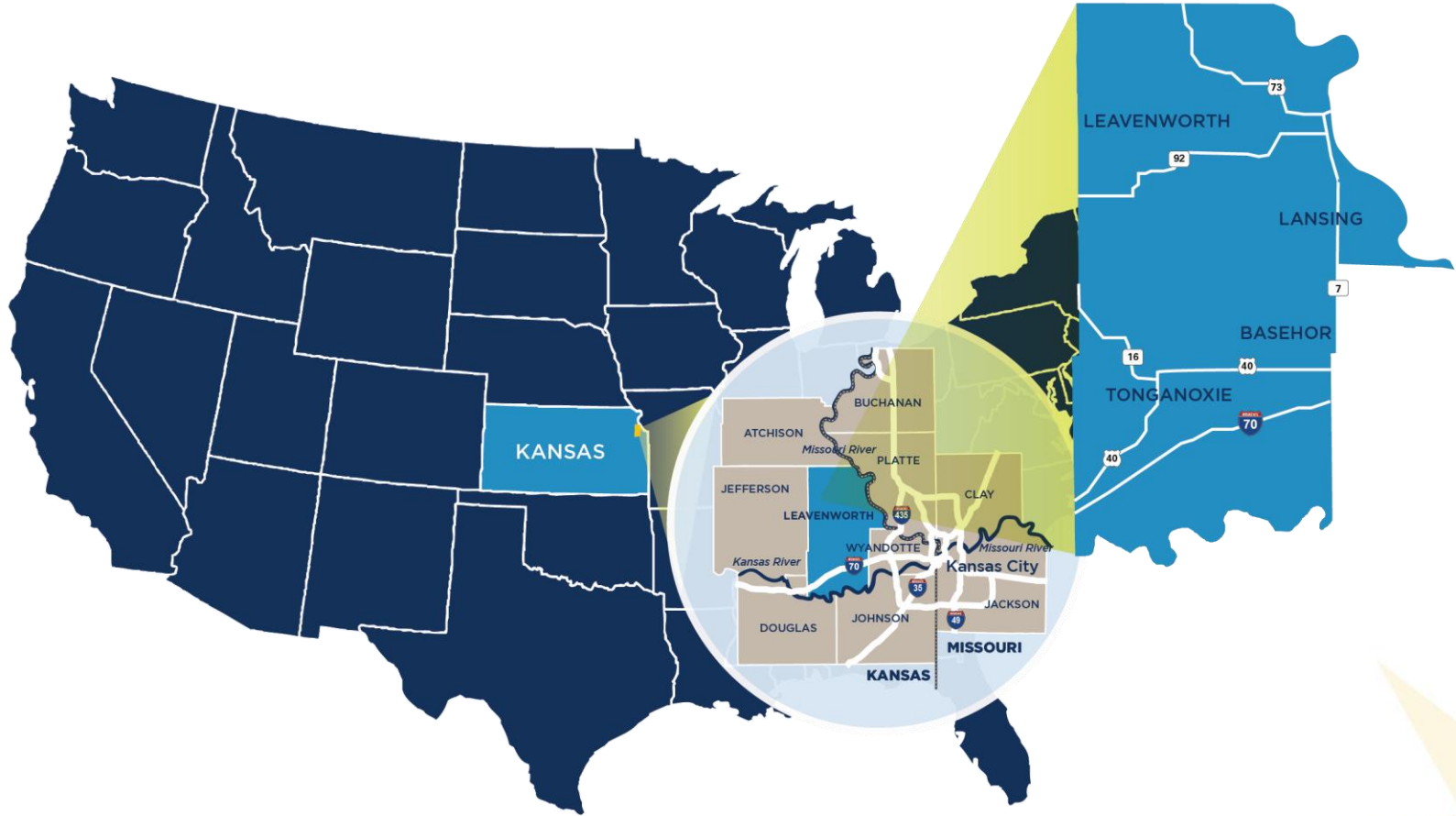
Leavenworth County Business Park Development

June 23, 2022



LEAVENWORTH COUNTY
DEVELOPMENT CORPORATION

Leavenworth County



Purchasing a vehicle

- What kind of vehicle?
- How will I pay for it?





**Phase I: IDENTIFY WHY,
WHERE, HOW, WHO (1-2 years)**



LEAVENWORTH COUNTY
PORT AUTHORITY

Land Search Scorecard

Element	Point Value
Transportation	200
Physicality of Land	175
Utility Access	175
Acquisition Considerations	100
Adjoining Properties	75
Cost to Purchase	75
Development Process	200



**Phase II: SELECT
FEASIBLE SITE/S (1-5 years)**

Feasible Sites

Leavenworth
Business &
Tech Park

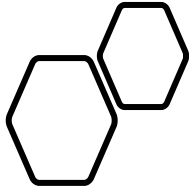
Tonganoxie
Business
Park



**Phase III: SITE DEVELOPMENT OF
BUSINESS PARK (1 year)**

Mass Grading package recommended





To plat or
not to
plat...

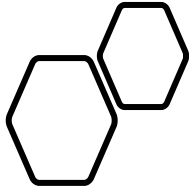


Tonganoxie Business Park's natural waterways



Leavenworth Business & Technology Park storm water detention





Business Park Street





Landscaping & Monument Sign

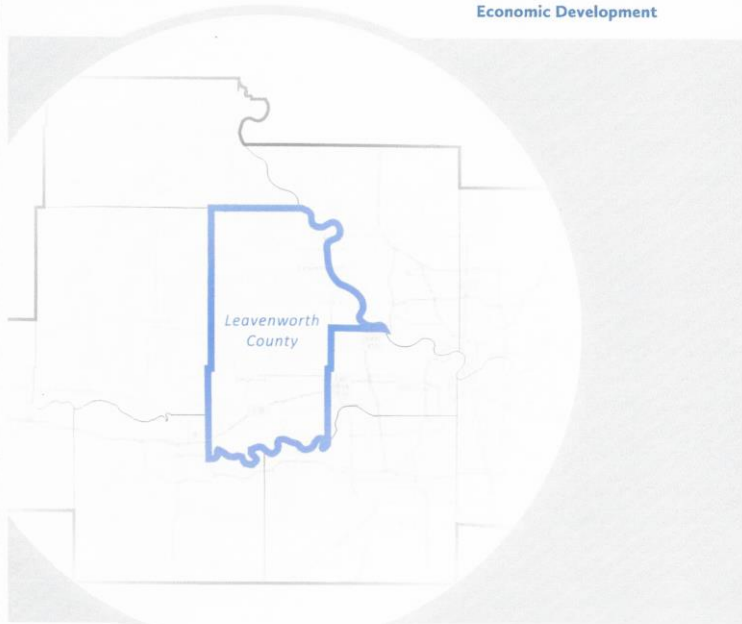


Phase IV: MARKETING

Marketing the business park

- Email blasts
- Site selector events
- Team Kansas events
- Labor shed study
- Build a spec building
- Marketing event

Labor Shed Study



Leavenworth County Development Corporation

Regional Labor Study

April 10, 2020

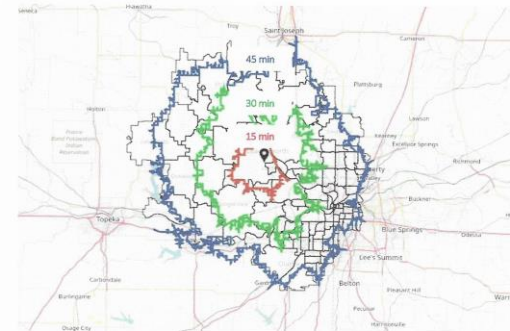
LEAVENWORTH, KS – LEAVENWORTH BUSINESS & TECHNOLOGY PARK

Leavenworth Labor Shed

The City of Leavenworth is the largest municipality in the county - with an estimated population of 37,422 in 2019. Leavenworth is also home to major economic drivers: Fort Leavenworth U.S. Penitentiary Leavenworth, the VA Hospital and VA Consolidated Patient Account Center. Combined, the Penitentiary, VA Hospital and VA CPAC employ nearly 1,500.

The area selected for the Leavenworth labor shed centers around the Leavenworth Business and Technology Park, specifically the intersection of 14th and Eisenhower Rd:

Latitude: 39°16'00.3"N
Longitude: 94°56'20.1"W



Leavenworth Business & Technology Park

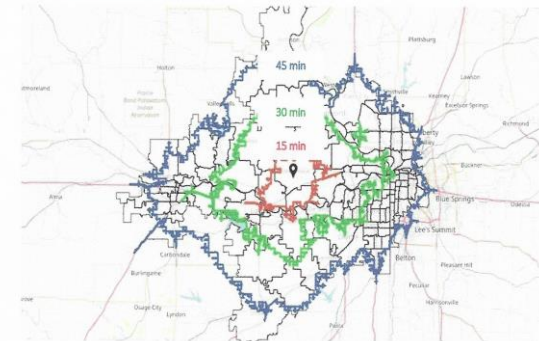
TONGANOXIE, KS – TONGANOXIE BUSINESS PARK

Tonganoxie Labor Shed

Tonganoxie, KS sits to the west along Hwy 40. There are several strong commercial and business corridors throughout Tonganoxie, and new areas are currently being developed.

The Tonganoxie Business Park was selected as the center point for the labor shed. The park recently gained its first tenant and more than 101 acres are still available making it an ideal location.

Latitude: 39°05'00.3"N
Longitude: 95°05'17.3"W





Poker Run



LOT 3

- 10.40 acres
- Property located along Business Park Drive
- Capacity for:
 - 115,000 square-foot warehouse
 - 10,000 square-foot two-story office building
- 202 parking spaces
- Storage area available

Business park development is a LONG game!



Business Park Development Phases

1

PHASE I:
Identify the Why,
Where, How, &
Who (1-2 years)

2

PHASE II:
Select Site/s
(1-5 years)

3

PHASE III:
Development
(about 1 year)

4

PHASE IV:
Marketing
(5+ years)

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LEAVENWORTH COUNTY
DEVELOPMENT CORPORATION