

El Dorado, Kansas Industrial and Office Parks

El Dorado, Kansas, a community of 13,000, is located outside of Wichita - far enough away to identify as an individual community, but close enough to have access to all goods and services Wichita has to offer.

- The City of El Dorado is able to offer property in three different industrial park locations- the El Dorado Industrial Park, the El Dorado West Industrial Park and the El Dorado Business Park.
- **El Dorado has the capacity to provide more than 10 million gallons (10mgd) water daily to business customers.**
- City owned property, fairly flat and even land clear of flood plains, marsh land or otherwise protected area is available.
- Zoned light industrial (I-1) –ready to build.
- City water, sewer, and street extensions can be financed on multi-year term with special assessments.
- No business license fees in El Dorado.
- El Dorado Municipal Airport has two 4200+ foot runways.
- Savage Rail Port Facility within 5 miles.
- Over 329,000 people in the workforce live within a 60 mile radius of the community.



Location, Location, location!

- El Dorado is conveniently located on the Kansas Turnpike I-35 with Kansas Highway 254 providing excellent east/west travel and Kansas 196 and Kansas 77 providing an excellent north/south option.
- Access to all highways within two miles from all industrial sites.



Fast Facts

Population (2015 Census)

El Dorado	12,910
Butler County	66,092

Number of Households

El Dorado	5,093
Butler County	26,329

Income

(2015 Census Am. Comm. Survey)

\$ Per Capita	23,130
\$ Median Household	42,813

Land Area

Butler County	1,428 sq mi
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Sales and Use Tax

State	6.50%
El Dorado	1.00%
Total	7.50%

Mill Distribution (2017 Levy)

State	1.500 mills
Butler County	34.749 mills
El Dorado	52.995 mills
USD 490 school district	65.412 mills
USD 375 school district	64.040 mills
Butler Comm. College	20.075 mills

City Trade Pull Factor

El Dorado	1.27
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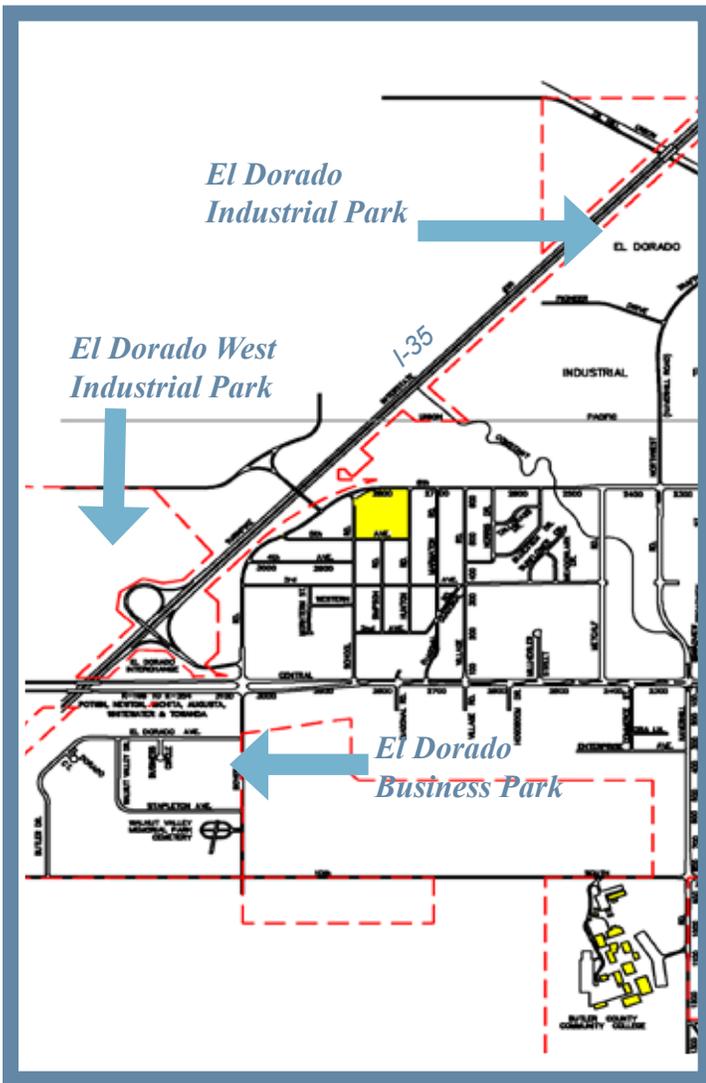
El Dorado's Unique Significance

- **Proximity to Wichita** - 20+ minutes with excellent transportation options, Kansas Highway 254 or I-35 (Kansas Turnpike).
- **Rail Service**- El Dorado is served by the main line of BNSF (46 trains per day) and a Union Pacific industrial lead line from Wichita. (6 trains per day with opportunity for customized service)
- **Home to-**
 - HollyFrontier El Dorado, the largest oil refinery in Kansas
 - Butler Community College, second largest community college in Kansas
 - Susan B. Allen Memorial Hospital, serving communities in and around Butler County
 - Industries- BG Products, Pioneer Balloon, Barton Solvents, C-Tech Industries.
 - 8,000 acre El Dorado Lake and State Park.
- **A community that invests in itself-**
 - S&P GO Bond Rating AA-
 - New schools, parks, streets, infrastructure
 - Recent industrial park development: 89-acre \$78 million capital investment

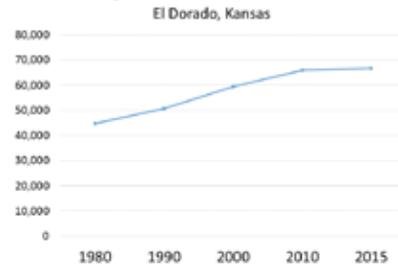


Cities within 1-day drive-

- Kansas City
- St. Louis
- Oklahoma City
- Dallas
- Omaha
- Little Rock
- Denver
- Wichita

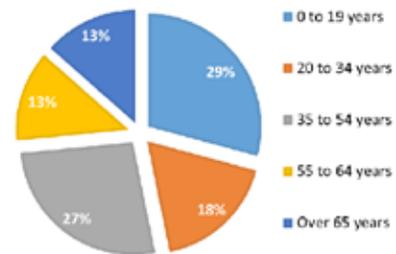


Population Trend



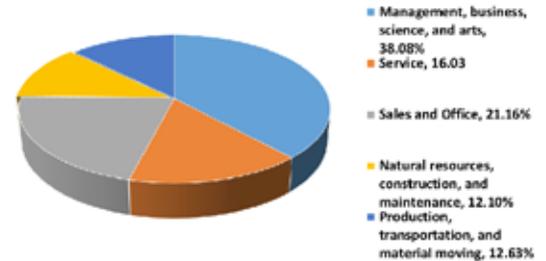
Population by Age

Butler County Census 2015 American Community Survey



Employment by Occupation

Butler County 2015 Census American Community Survey



Water Supply

The City of El Dorado is unique in that it is the only city in the State of Kansas to contract directly with the Corps of Engineers for its raw water supply, El Dorado Reservoir. The City holds sole ownership of all water to be used for the public water supply. El Dorado has an abundant capacity to provide 10 million gallons water daily (10mgd firm yield) to business customers in the community.

Rates for in-city customers:

Usage	Rate/100 cubic ft.
0 to 30,000 CF	\$1.27
Over 30,000 CF	\$1.22

Water pressure in El Dorado is generally between 30 - 60 psi, depending upon the elevation where you live and the size of the water distribution lines in your area.

Workforce

With over 329,000 people in the workforce within a 60 mile radius of El Dorado, available workforce is more than sufficient. Because the areas east and north of El Dorado have a strong farm/ranch emphasis, many employers comment on the strong work ethic of employees hired from this region. The Butler Workforce Center offers excellent customer service to companies during and after their initial hiring process.

Training

BETA at Butler Community College is very responsive to the training needs of El Dorado businesses. BETA works with the Workforce Alliance of South Central Kansas and the Kansas Department of Commerce KIT and KIR programs to provide customized training for businesses in the Wichita area.

Contact Us

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Business Incentives

The City of El Dorado and El Dorado, Inc. work to be a partner and resource to all El Dorado businesses. Creating a streamlined process to help businesses get the right answer to development questions and identify resources is the primary goal of the City.

Working together, Scott Rickard with the City Engineering Department and Linda Jolly with El Dorado, Inc. will help you answer questions regarding the development process, identify available properties, financing and incentives. Their goal is to provide resources and information to business owners/managers that will help their business succeed!

For available incentives visit:

<http://eldoks.com/301/Business-Incentives>

Contact Linda Jolly

For development information visit:

<http://eldoks.com/162/Engineering>

Contact Scott Rickard

Savage El Dorado Rail Port Facility

In early 2011, Savage Services began rail service to Holly-Frontier Refining in El Dorado, Kansas. Fortunately for the City of El Dorado, Savage and Holly-Frontier had the vision to understand the value of rail service to more than their businesses and built the facility with the capacity to serve other clients that were interested in rail service for raw and finished goods. The rail port facility is located on the Burlington Northern Santa Fe rail line and has the ability to provide daily service to customers.

The facility is located on south Haverhill Road directly south of El Dorado with excellent access.

Today the cars handled by Savage Services are primarily petroleum based products and their customer base has already expanded beyond the needs of Holly-Frontier Refining in El Dorado.



Savage Services operates numerous rail services facilities throughout the United States. El Dorado is fortunate to have a company with the vast experience Savage brings to the table to work with our current and future businesses with rail needs.

If you chose to visit El Dorado we hope to include a tour of the Savage Rail Port as an important component to your site search.