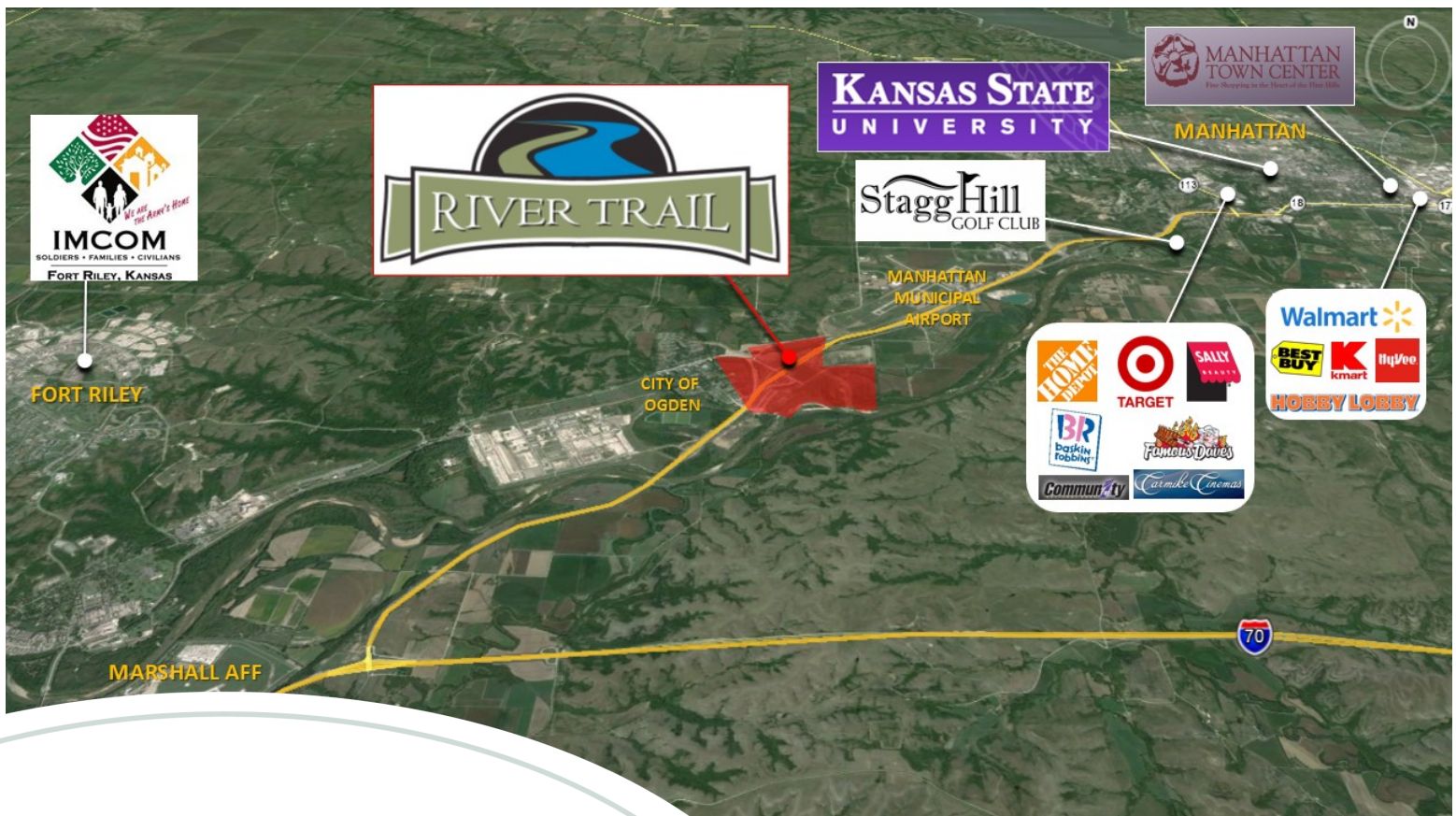


One of a Kind Mixed Use Development Opportunity 308 Acres | Ogden, KS

For Sale | Subject to Offer



## Offering Highlights

- US Govt Has Clearly Chosen the Heart of the Midwest
- Top Research Labs in the World are under construction
- One of the Main US Military bases rapidly expanding
- \$100 Million Hwy Realignment & Interchange complete

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## Table of Contents

<b>1. PROPERTY OVERVIEW</b>	<b>4</b>
Executive Summary	5
<b>2. LOCATION OVERVIEW</b>	<b>6</b>
Location Maps	7
<b>3. DEMOGRAPHICS</b>	<b>8</b>
Manhattan KS Community Profile	9
<b>4. ADDITIONAL INFORMATION</b>	<b>10</b>
Site Plan	11
Additional Photos	12
Additional Photos	13
Additional Photos	14
Additional Photos	15
Additional Photos	16
<b>5. Custom Section Divider</b>	<b>17</b>
National Bio Agro Defense Facility.	18
National Bio Agro Defense Facility.	19
NBAF Stat Sheet	20
Back Page	21

# 1 PROPERTY OVERVIEW

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➤ Executive Summary

## One of a Kind Mixed Use Development Opportunity 308 Acres

K 18 & 114 Hwy • Ogden, KS 66517



### Investment Overview

<b>Sale Price:</b>	Subject to Offer
<b>Lot Size:</b>	308 Acres
<b>Zoning:</b>	Mixed Use
<b>Market:</b>	Manhattan / Ogden
<b>Sub Market:</b>	Riley & Geary Counties
<b>Cross Streets:</b>	K-18 Hwy & 114 Hwy

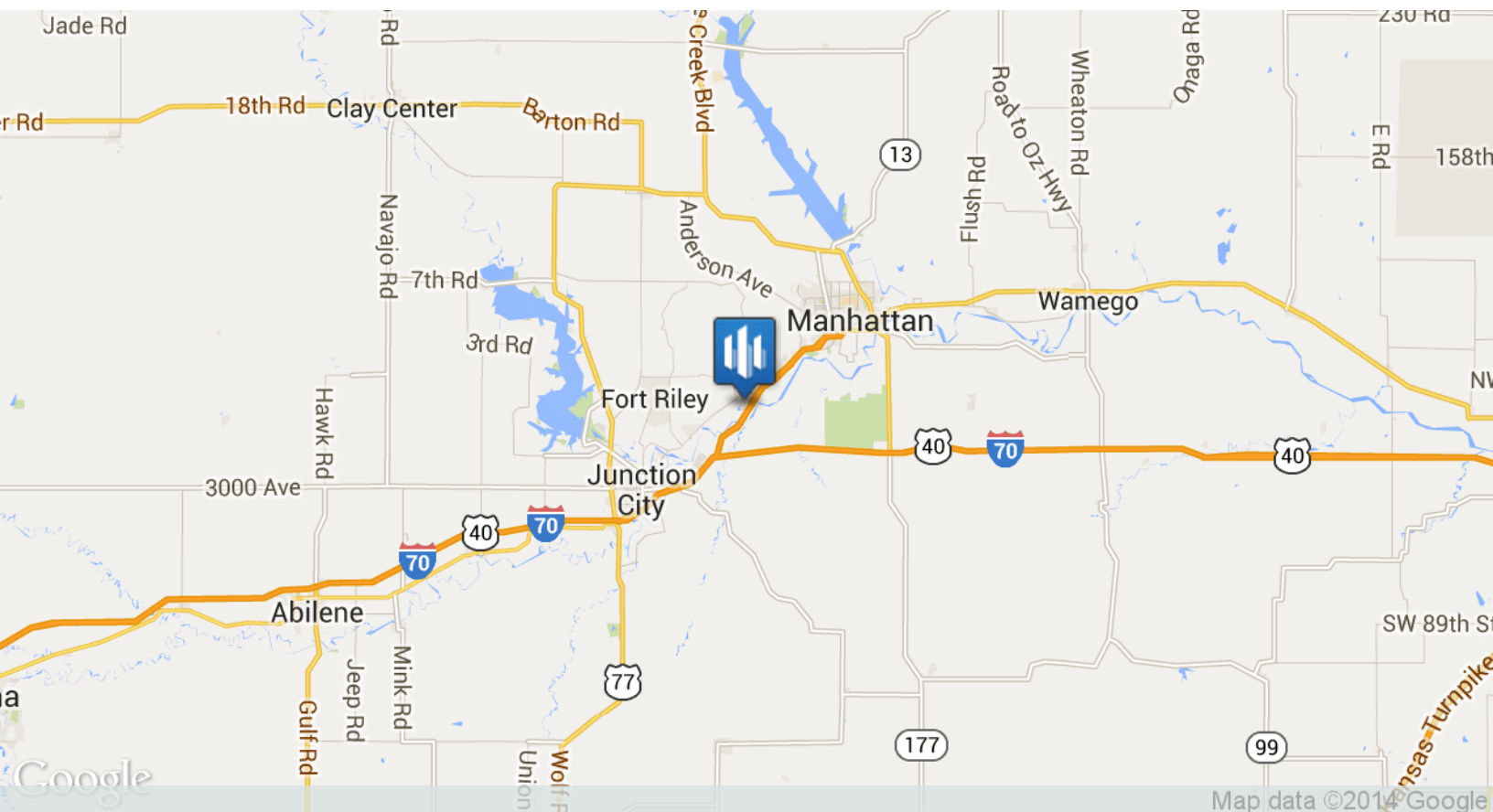
### Property Overview

<b>Property</b>	<p>Located in the Heart of the Midwest, River Trail is a 308 acre mixed-use and master planned community that has been years in the making. The Kansas Department of Transportation has just completed a \$100 million highway realignment and interchange that runs right through the middle of the River Trail project creating over one mile of highway frontage for the development. The project is now fully annexed, zoned and platted with all utilities on site. Some streets and utilities are already in with some pad ready residential and commercial sites available immediately.</p> <p>The \$100 million interchange and the River Trail project were both strategically located in the midst of a growing community that will double in size over the next 6 - 10 years. The project is at the entrance to the main gate of Fort Riley, one of the largest military bases in the country spanning an amazing 100,656 acres and at the entrance to the amazing city of Manhattan, KS known as "The Little Apple".</p>	
<b>Location</b>	<p>The River Trail Mixed Use Development Project is literally a once in a lifetime development opportunity. The project is just outside of Ft. Riley's main gate, is at the entrance to the City of Manhattan, is less than one mile from the Manhattan International Airport and is garnering attention not just from all over the country but from all over the world.</p> <p>Manhattan has landed the Crown Jewel with the National Bio-Agro Defense Facility which alone has staggering economic benefits. Additionally, Manhattan has been awarded the trifecta of major government biotech research facilities, including the Anthropod-Borne Animal Disease Research Lab and the Center for Excellence for Emerging and Zoonotic Animal Diseases. The number of Economic Drivers that are in place surrounding the River Trail project are unmatched anywhere and the project is poised to explode.</p>	
<b>Presented by</b>	<p><b>C. STERLING SCOTT, CCIM</b> 816.436.4600 sterling.scott@svn.com</p>	<p><b>LARRY DAVIS</b> 816.436.4600 x 11 larry.davis@svn.com</p>

## 2 LOCATION OVERVIEW

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➤ Location Maps



## 3 DEMOGRAPHICS

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### › Manhattan KS Community Profile

# COMMUNITY PROFILE—Manhattan, Kansas



(785) 776-8829  
[www.manhattaned.org](http://www.manhattaned.org)

## HIGHLIGHTS

### RECENTLY, THE CITY OF MANHATTAN HAS RECEIVED RECOGNITION:

- Selected in 2008 by Dept. of Homeland Security as the site for NBAF – the National Bio and Agro-Defense Facility (\$1.2B project to open in 2021)
- # 1 Best Small Community in U.S. for Business and Careers (*Forbes*, 2011)
- “Top Ten Best Cities for Job Growth – 2011” (*Newgeography.com*, 2011)
- K-State – “One of America’s Best Colleges” (*Princeton Review*, 2011)
- # 2 Metro for Economic Growth Potential (*Business Facilities*, 2010)
- “One of the Best Places to Live / Top 5 Best Commuting Times” (*CNNMoney.com*, 2010)
- One of the “100 Best Places to Live” (*RelocateAmerica.com*, 2009)
- Riley County – “Least Economically Stressed County in the U.S., Over 25,000 Population” (*Associated Press*, 2009)
- “Top 10 Best Places to Retire Young” (*CNNMoney.com*, 2007)
- Manhattan High School rated in top 5% of U.S. high schools three years running. (*Newsweek*)
- #23 Quality of Life ranking out of 577 micropolitan areas (*Bizjournals.com* 2006)
- One of “The 50 Best Places to Live” (*Men’s Journal*, March 2002)
- Manhattan High School -- Top Athletic Program in Kansas ([www.sportsillustrated.com](http://www.sportsillustrated.com), 2007)
- Public School System – USD 383 – awarded 93 State Standards of Excellence for student scores on the 2010-2011 Kansas State Assessments

### DEMOGRAPHIC INFORMATION FOR THE MANHATTAN AREA:

- 2010 City of Manhattan population -- 52,898
- Retail sales exceed \$940 million annually
- Economic impact of major manufacturers and employers is over \$200 million
- 21 parks totaling 1,000 acres
- Adjacent to Fort Riley Army base; 95 percent of the adult population are high school graduate level or above. Tri-county population > 123,000

## POPULATION CHARACTERISTICS

Year	Population	Households*	K-State Enrollment**
1980	32,644	12,321	19,547
1990	37,712	14,253	21,137
2000	44,831	16,949	21,929
2005	49,642	18,507	23,182
2006	50,737	19,140	23,332
2011	53,678	20,008	23,863
2012	54,282	20,225	24,378
2013	56,069	20,740	24,581

\* Source: Census Bureau \*\* K-State Registrar

## POPULATION PROFILE

Median Age:	Riley County	23.8
Age Group:	0-19	25.0%
	20-34	45.9%
	35-54	15.0%
	55-64	6.7%
	65 +	7.4%

Source: U.S Census Bureau, 2010

## KANSAS STATE UNIVERSITY

- K-State employees, students and visitors spend over \$280 million annually in the local economy
- Annual research activity funding is over \$220 million

## FT. RILEY

- Over 18,000 troops. 55,000 people are affiliated with the post (active duty, family members, support staff, retirees, etc)
- Ft. Riley makes a \$2.2 billion annual economic impact to the Central Flint Hills Region

## INCOME

Number of Households:	20,740
Median Household Income:	\$42,833

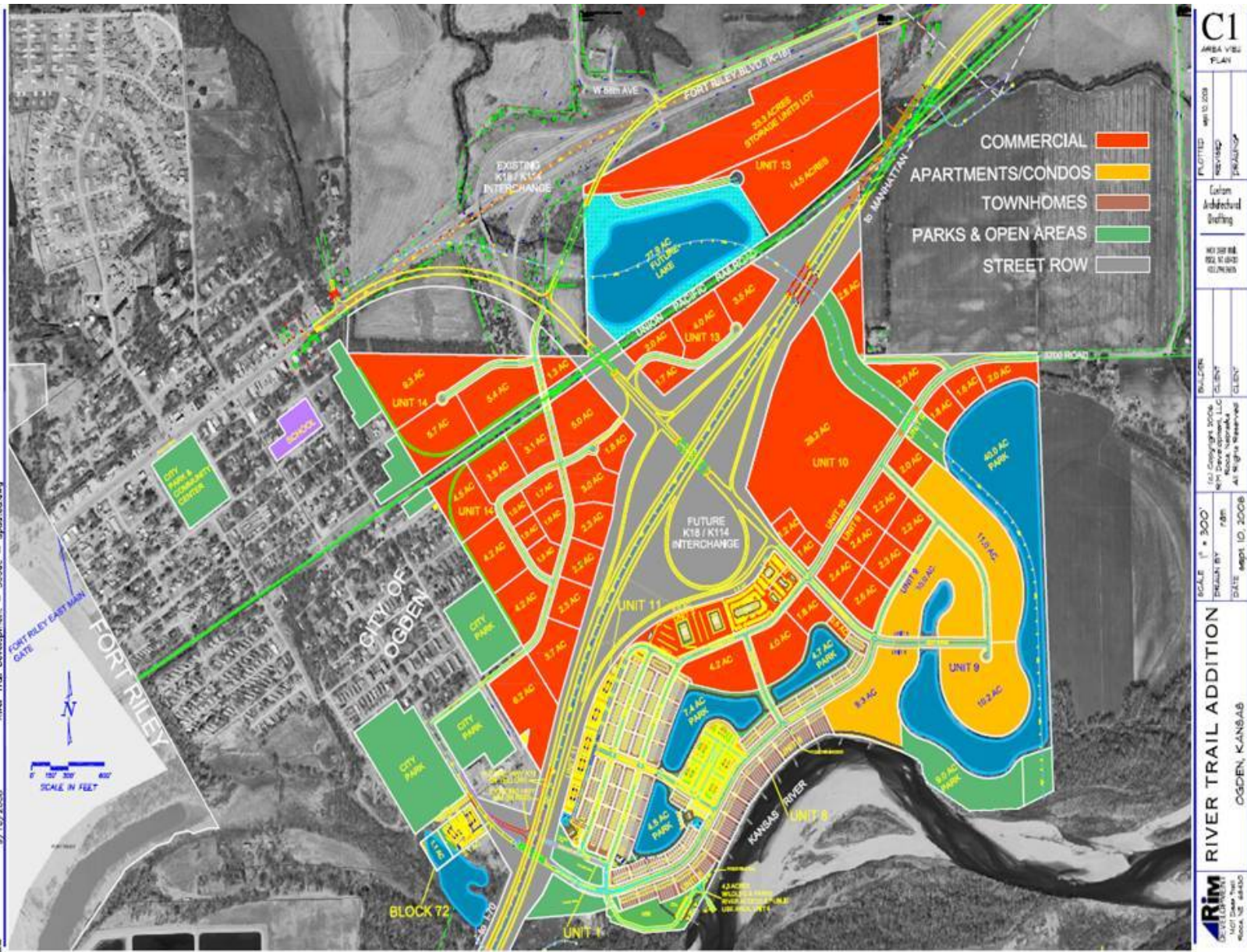
## SALES TAX ACTIVITY BY SECTOR

Retail Trade	59%
Food / Accommodations	14%
Wholesale Trade	6%
Utilities	5%
Information	5%
Services	2%
Manufacturing	2%
Construction / Other	7%

Source: Kansas Labor Market Information, 2013; City of Manhattan, 2013

## 4 ADDITIONAL INFORMATION

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**C1 AREA VIEW PLAN**

PLOTTED: 09/19/2008  
 REVISION: 09/19/2008  
 001 001 001  
 002 002 002  
 003 003 003

**Client:** Carlson Architectural Drafting

**Scale:** 1" = 300'

**Drawn by:** RMB

**Date:** August 10, 2008

**Project:** RIVER TRAIL ADDITION

**Location:** OGDEN, KANSAS

**Author:** RMB

**Client:** NTH Development, LLC

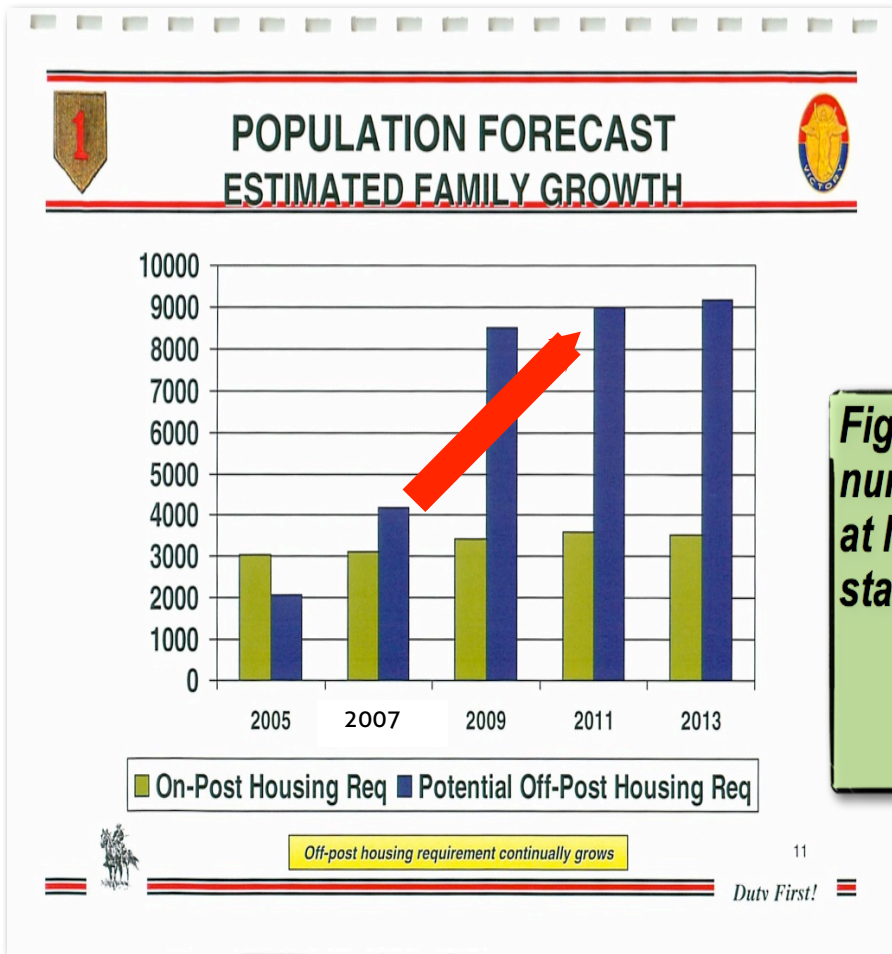
**Address:** 1000 S. 10th St., Topeka, Kansas

**Copyright:** © 2008 NTH Development, LLC

**Disclaimer:** All rights reserved.

**Logo:** RMB

# GROWTH OF MILITARY HOUSEHOLDS THRU 2013



**Figures on slide represent number of households with at least one member stationed at Ft. Riley.**

*Slide provided by Ft. Riley Garrison Command*

## Recent Accolades:

**Top Five “Best Small Place for Business and Careers” four years running** (*Forbes*, 2010-2013)

**2010: # 3      2011: # 1      2012: # 5      2013: # 3**

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**Manhattan MSA in top 5% nationally for economic and job growth** (*Area Development*, 2012)

- **Out of 365 MSAs**
- **Ranked across 23 economic and workforce indicators**

“These MSAs are leaders based on their economic strengths; growth of their young, educated workforces; and recession-busting characteristics. They deserve special recognition for their efforts.”

-Geraldine Gambale, editor of *Area Development*

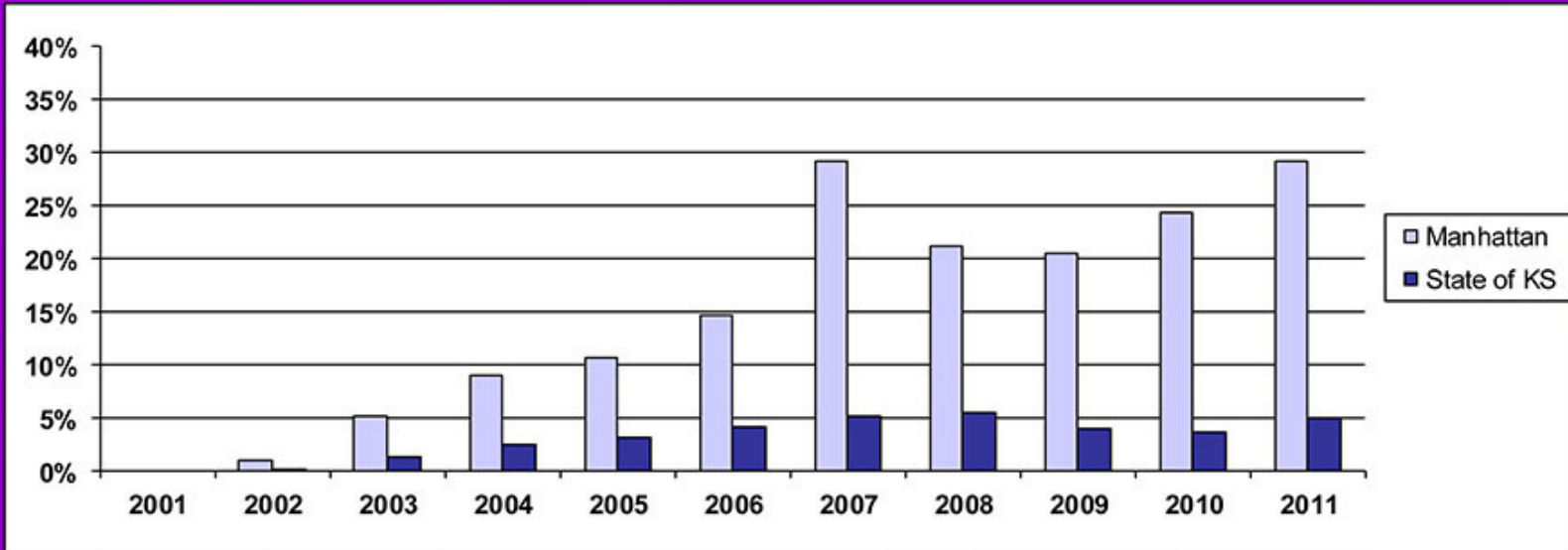


ADVANTAGE  
MANHATTAN

*Fuel the Momentum*

# Job Growth Comparison – Manhattan and State of Kansas

Net Percentage Growth by Year, 2002 – 2011  
Base Year 2001 = 0%



# Fastest Growing Cities -- 2012

Table 1. The 15 Fastest-Growing Large Cities from July 1, 2011 to July 1, 2012				
Rank	Area Name	State Name	Percent Increase	2012 Total Population
1	San Marcos city	Texas	4.91	50,001
2	South Jordan city	Utah	4.87	55,934
3	Midland city	Texas	4.87	119,385
4	Cedar Park city	Texas	4.67	57,957
5	Clarksville city	Tennessee	4.43	142,519
6	Alpharetta city	Georgia	4.37	61,981
7	Georgetown city	Texas	4.21	52,303
8	Irvine city	California	4.21	229,985
9	Bucleye town	Arizona	4.14	54,542
10	Conroe city	Texas	4.01	61,533
11	McKinney city	Texas	3.95	143,223
12	Frisco city	Texas	3.92	128,176
13	Odessa city	Texas	3.83	106,102
14	Auburn city	Alabama	3.71	56,908
15	<b>Manhattan city</b>	<b>Kansas</b>	<b>3.71</b>	<b>56,069</b>
Source: U.S. Census Bureau, Population Division, Vintage 2012 Population Estimates				
Note: Large cities are those with a population of at least 50,000.				
Release Date: May 2013				



# Manhattan Pull Factors & Rankings

	2010	2011	2012	2013
Pull Factor	1.36	1.41	1.40	1.31
Rank in 1st Class Cities	6	5	5	7

Manhattan consistently has a pull factor greater than one and ranks in the top 10 of 1<sup>st</sup> class cities.

Thus, Manhattan is clearly a regional shopping destination.



## 5 National Bio-Agro Defense Facility

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# NATIONAL BIO-AGRO DEFENSE FACILITY



# NATIONAL BIO-AGRO DEFENSE FACILITY

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The NBAF is a one billion dollar homeland defense facility that will be the only facility of its kind in the world which in itself will generate an additional 3.5 billion dollars to the local economy in the upcoming years.

- The NBAF will bring in the top scientists in the world into Manhattan. All discoveries, vaccines, etc. that come from this lab's research will be commercialized. This is the reason that this lab has been such a sought after prize. The NBAF is anticipated to spawn a Silicon Valley like biotech expansion. Over 100 private bio-labs have made inquiries to the Manhattan Chamber of Commerce with expectations of doubling the population of Manhattan in 4 to 10 years.
- The reason Homeland Security wants this facility to be in Manhattan is because of K-State's existing infrastructure. It has an existing 55M Bio-security Research Institute which is a level 3 facility that will be able to perform much of the NBAF's mission while it is being constructed. K-State already has 200 scientists and researchers that bring in over 100M annually in outside funding. It also has existing organizations in place for focusing on technology transfer and commercialization.
- In addition to the NBAF, Manhattan has been awarded the trifecta of major government biotech research facilities, including the Arthropod-Borne Animal Disease Research Lab and the Center of Excellence for Emerging and Zoonotic Animal Diseases.
- Manhattan represents the best of all worlds; top research facilities, a dynamic college atmosphere and an appealing living environment that is winning notice all over the country.

# NBAF

## National Bio and Agro-Defense Facility

### Key Dates

January 12, 2009 – DHS Final Record of Decision -- **signed**

2013 – Construction on power substation begins

2021 – NBAF fully operational

### Quick Numbers

- \$1.2 billion project; 515,000 ft<sup>2</sup> facility
- 1,500 construction jobs during building period
- \$200 million in construction labor income
- 350 - 375 employees; 300+ will be researchers
- \$30 million annual payroll
- \$125 million annual operating budget (\$342,000/day)
- \$3.6 billion economic impact in first 20 years

### The eight diseases to be studied at NBAF (tentative)

- Foot and Mouth Disease (FMD)
- Classical Swine Fever (CSF)
- African Swine Fever (ASF)
- Rift Valley Fever (RVF)
- Contagious Bovine Pleuropneumonia (CBPP)
- Japanese Encephalitis (JE) Virus
- Nipah Virus
- Hendra Virus



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