



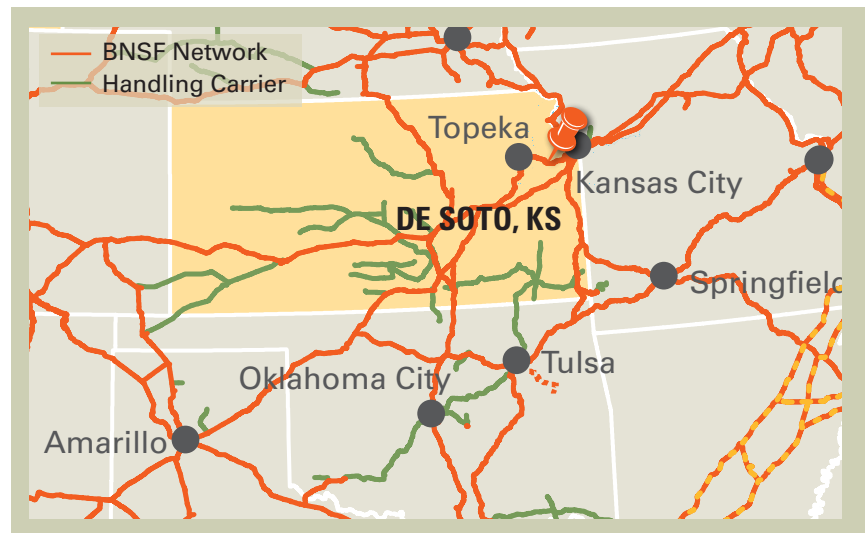
Astra Enterprise Park's logistics district consists of 205+/- acres located in De Soto, KS. Astra Enterprise Park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

Astra Enterprise Park consists of over 6,000 acres and is the new home of Panasonic's 4,000,000 +/-sf EV Battery Plant. In addition to being certified by BNSF under its Certified Sites Program, the Park has immediate access to Hwy K-10 and is within 20 minutes of Interstate Highways 35,70,435 and 49. The Park is within a Tax Increment Financing District and offers the opportunity to secure a sales tax exemption for purchases of building materials and equipment.



Site Details:

- 205 +/- contiguous certified acres with additional acreage available
- Direct access to BNSF
- M-1 (Light Industrial)

CONTACT INFORMATION

BNSF Regional Manager

John Rider

913.551.4148

john.rider@bnsf.com

Kessinger Hunter, Principal

Dan Jensen

816.842.2690

djensen@kessingerhunter.com



SITE PROFILE

Land Area	205+/- acres
Zoning	M-1 (Light Industrial)
Price	Call for pricing

DEMOGRAPHICS

De Soto, KS, is a community located in Johnson County and is a part of the Kansas City Metropolitan Statistical Area (MSA). As of the 2020 census, the population of De Soto, KS, was 6,117. De Soto has quick access to Kansas City, KS and Lawrence, KS.

POPULATION

City of De Soto	
5 mile radius	11,206
10 mile radius	81,659
15 mile radius	387,630
20 mile radius	756,414

UTILITIES

Electric	Evergy
Gas	Atmos
Water	City of De Soto
Wastewater	City of De Soto
Telecommunications	Kansas Fiber Network

WORKFORCE

City of De Soto	
Total Wage & Salary Employment	3,591
Annual Mean Wage	\$92,889

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.