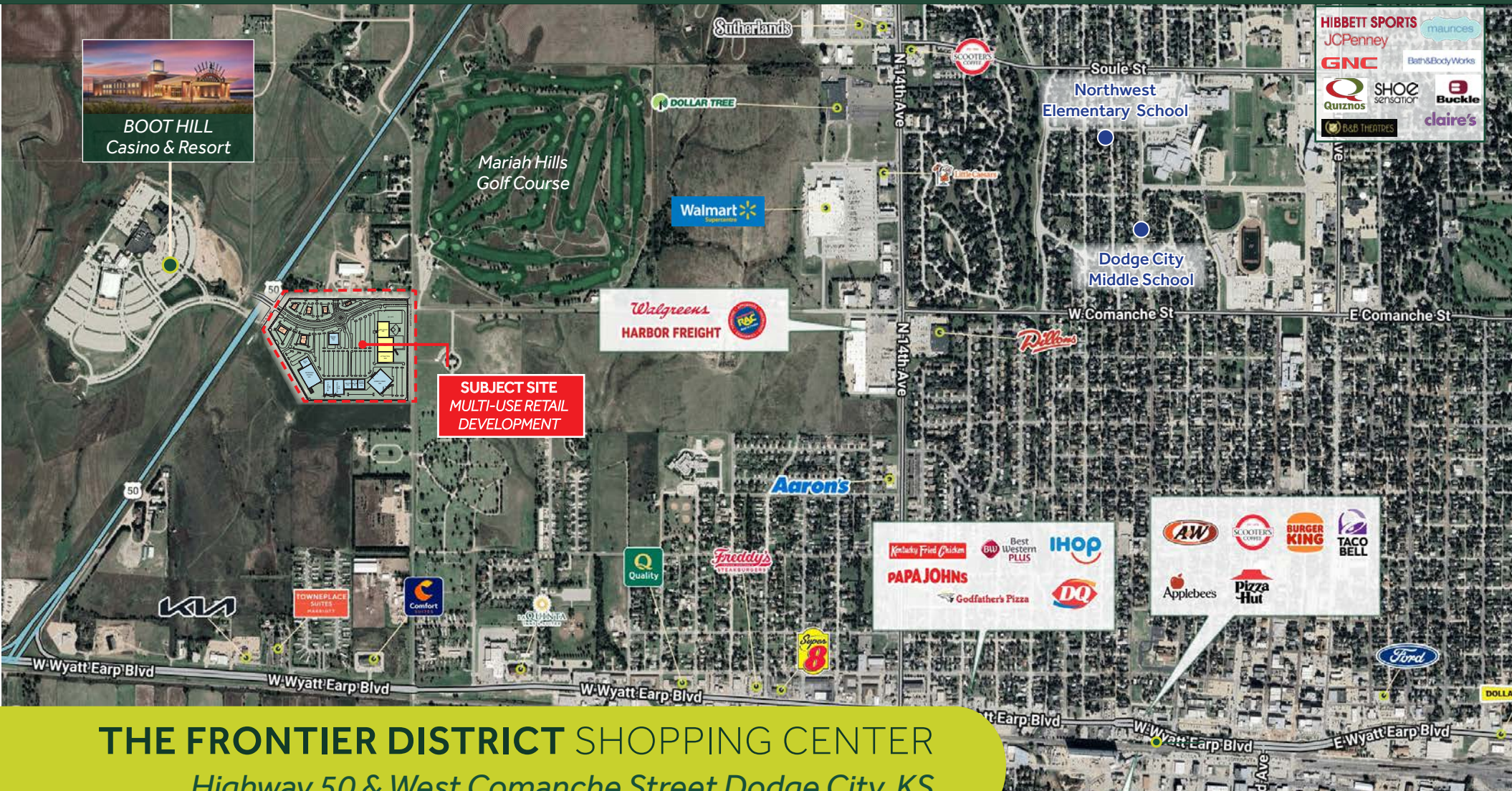


NEW DEVELOPMENT

Dodge City, Kansas



THE FRONTIER DISTRICT SHOPPING CENTER

Highway 50 & West Comanche Street Dodge City, KS

11050 Roe Avenue, Suite 150
Overland Park, KS 66211
913-379-9900

www.link-advisors.com


**LINK PROPERTY
ADVISORS**

Highway 50 & West Comanche Street, Dodge City, Kansas

PROPERTY FEATURES



STRATEGIC LOCATION

Dodge City serves as a regional trade center for four states, drawing visitors and consumers from western Kansas, the Oklahoma Panhandle, eastern Colorado and the Texas Panhandle



GROWING POPULATION

More than 250,000 residents live within 90 miles, fueling regional demand for retail, dining, lodging & entertainment



HIGH TOURISM AND TOURIST-DRIVEN DEMAND

With attractions like the Boot Hill Casino & Resort, United Wireless Arena, and historical sites, Dodge City sees high visitor traffic that sustains retail, hospitality, and service businesses.



INFRASTRUCTURE IMPROVEMENTS

Ongoing projects, such as the downtown streetscape project, ensure that businesses remain accessible and that the city center stays modern and inviting. There is strong support for retail, with opportunities for both established downtown spots and new developments, supported by local partnerships to train contractors



INDUSTRY STABILITY

The economy is supported by major industries, including two of the world's largest beef processing facilities (Cargill and National Beef), as well as wind energy.



Industry & Growth

Dodge City and Ford County continue to demonstrate one of the most progressive and diversified economies in the Midwest. Major employers such as Cargill Meat Solutions and National Beef anchor one of the nation's leading beef processing regions, while the addition of Hilmar Cheese has generated hundreds of jobs and significant secondary dairy investment across Southwest Kansas.

The region is also experiencing major growth in renewable energy with projects including Boot Hill Solar and multiple wind farm developments that continue to strengthen the local economy and energy infrastructure.

In addition, Dodge City and Ford County are emerging as a growing technology and industrial hub. The community currently has two operational data centers with a third under construction, alongside continued expansion in small manufacturing, logistics, and infrastructure investment. Combined with strong public-private partnerships, workforce development, and a business-friendly environment, the region continues to attract new investment and position itself for long-term economic growth.

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MARKET AERIAL



BOOT HILL
Casino & Resort

**SUBJECT SITE
MULTI-USE RETAIL
DEVELOPMENT**

Dodge City
High School
2,141 students

Mariah Hills
Golf Course

Walmart

Walgreens
HARBOR FREIGHT

Mariah Hills
Golf Course

ANYTIME FITNESS
McDonald's
OLLIE'S
Burger King

Northwest
Elementary School

Dodge City
Middle School

HIBBETT SPORTS
JCPenney
GNC
maunices
Bath & Body Works
SHOE sensor
Buckle
Quiznos
B&B THEATRES
claire's

Kentucky Fried Chicken
PAPA JOHN'S
Godfather's Pizza
IHOP
DQ

AW
Applebees
Pizza Hut
BURGER KING
TACO BELL

Ford

Highway 50 & West Comanche Street Dodge City, Kansas

RETAIL SITE PLAN



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ABOUT DODGE CITY

Tourism continues to play a major role in the economic success and quality of life in Dodge City and Ford County. Historic attractions, western heritage, sports tourism, entertainment venues, and new destination developments continue to drive visitation and private investment throughout the community.

The long-term success of the "Why Not Dodge" sales tax initiative helped create transformational community assets including the Boot Hill Casino & Resort, United Wireless Arena and Conference Center, and regional sports tournament facilities that now attract visitors from across Kansas and neighboring states year-round. These investments laid the foundation for continued tourism growth and strengthened the community's hospitality and retail sectors. Today, that momentum continues with major new investments including the Hilton Outset Boutique Hotel redevelopment in Historic Downtown Dodge City, construction of the new Best Western Glo Hotel, additional improvements and exhibits at Boot Hill Museum, and significant public downtown infrastructure enhancements designed to create a more walkable and visitor-friendly destination district.

Future attractions such as The Motorsports Museum will further expand the community's tourism reach by drawing visitors from multiple states through interactive exhibits, entertainment experiences, racing history, and special events tied to the region's strong motorsports culture. Together, these public and private investments continue to position Dodge City as one of the premier tourism and entertainment destinations in the Midwest.

To learn more about Dodge City please reach out to leasing team at Link Property Advisors or Joann Knight, Exec. Dir., MEDP, Dodge City/Ford County Development Corporation
jknight@dodgecitydev.org, 620-227-9501 office

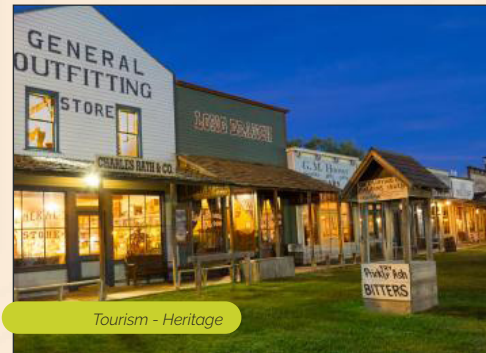
- Regional draw with **500K+ annual visitors** tied to casino + tourism
- Anchored by iconic **national destination branding (Dodge City / Old West)**
- Limited competition
- Strong **event-driven traffic (rodeo, festivals, arena events)**
- Opportunity to capture **both local + tourist spend**



Downtown charm



Boot Hill Casino & Resort



Tourism - Heritage



Long Branch Lagoon

"Building not just new spaces, but the new retail and entertainment capital of western Kansas."



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