

Topeka Ave/Old US Hwy 75

Carbondale, KS

Proposed Location



Presented by: Bruce Jeppson



9,000 SF Lot with 2,500 SF w/ Metal Shed \$156,000

Animal Clinic

Proposed
**DOLLAR
GENERAL**

Auto Repair & Liquor Store

Gas Station

Carbondale State Bank

Skip's Grocery

School

Hilltop Dining

CASEY'S
GENERAL STORE

Apartment
Complex



Topeka Avenue 2,408 VPD (1998 Figure) 30 MPH

School

Animal Clinic

Proposed
DOLLAR GENERAL

250' of spacing between the gas station lot and the proposed Dollar General lot due to possible contamination issues. A Phase I will be completed to make sure no contamination has spread across to the proposed DG lot.

Auto Repair & Liquor Store

Gas Station

Carbondale State Bank



Carbondale

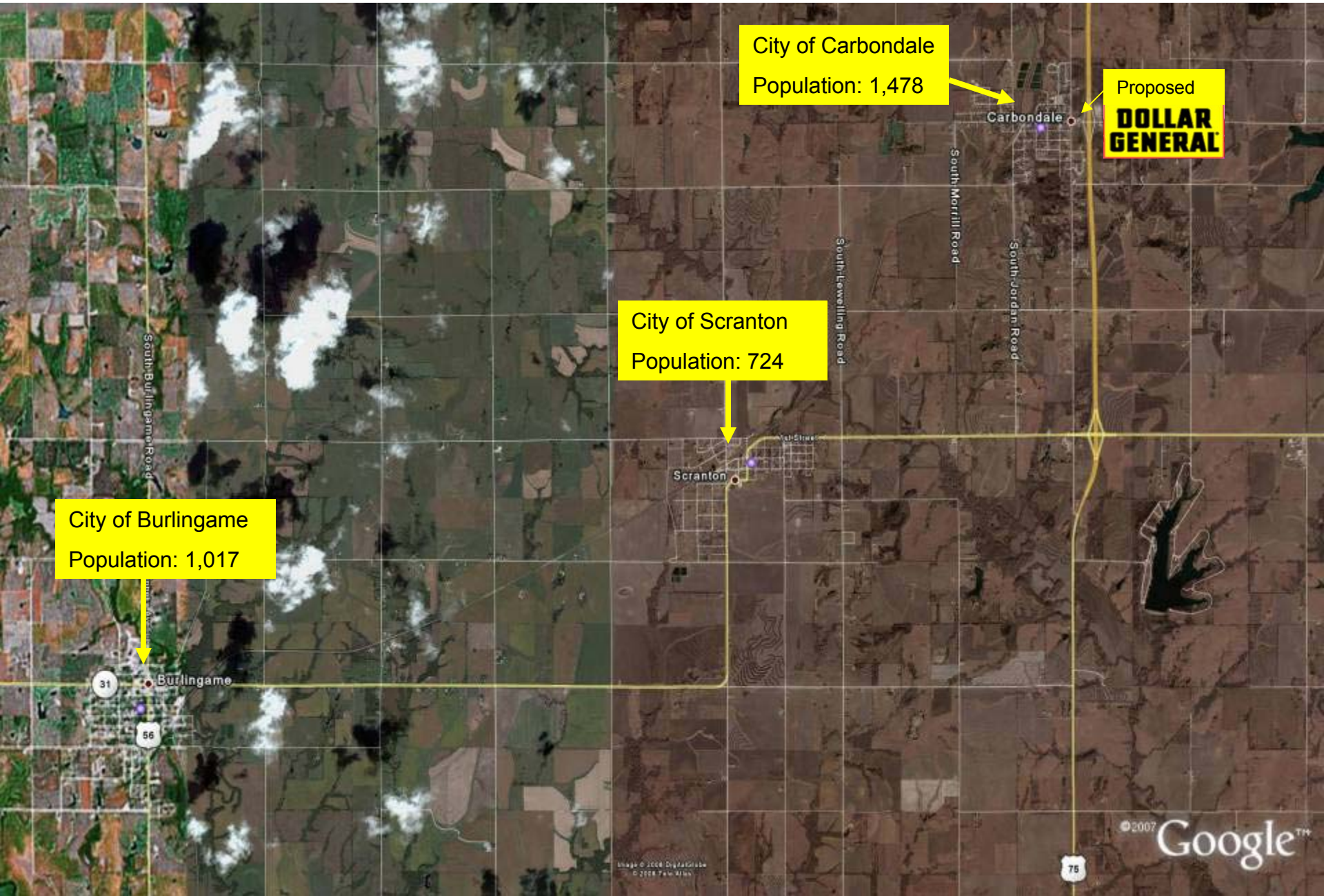
East 137th Street

Hilltop Dining

Skip's Grocery

Market Street

9,000 SF Lot with 2,500 SF w/ Metal Shed \$156,000

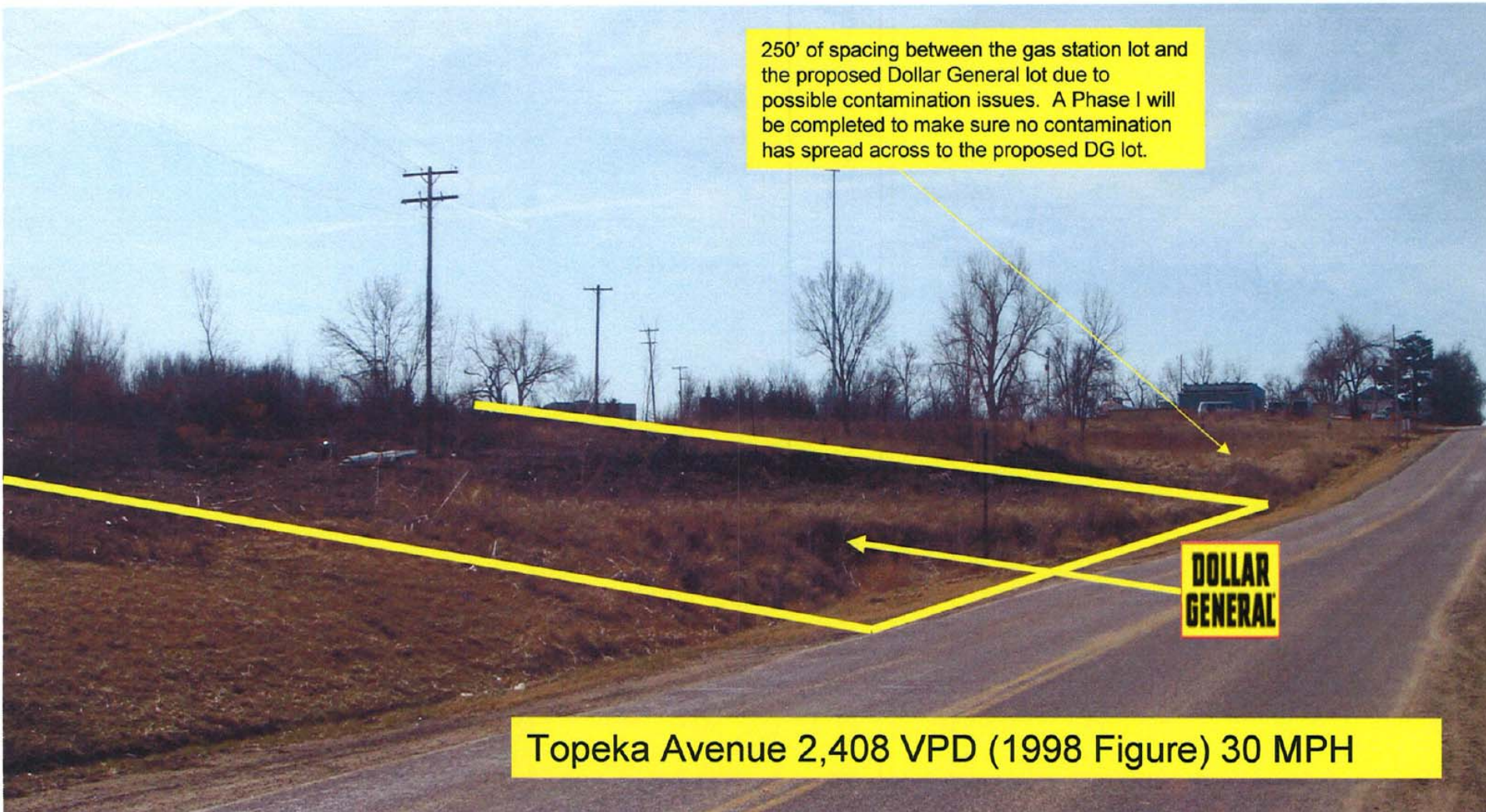


City of Burlingame
Population: 1,017

City of Scranton
Population: 724

City of Carbondale
Population: 1,478

Proposed
DOLLAR GENERAL



250' of spacing between the gas station lot and the proposed Dollar General lot due to possible contamination issues. A Phase I will be completed to make sure no contamination has spread across to the proposed DG lot.

Topeka Avenue 2,408 VPD (1998 Figure) 30 MPH

**DOLLAR
GENERAL**

Looking Northeast



Proposed

**DOLLAR
GENERAL**

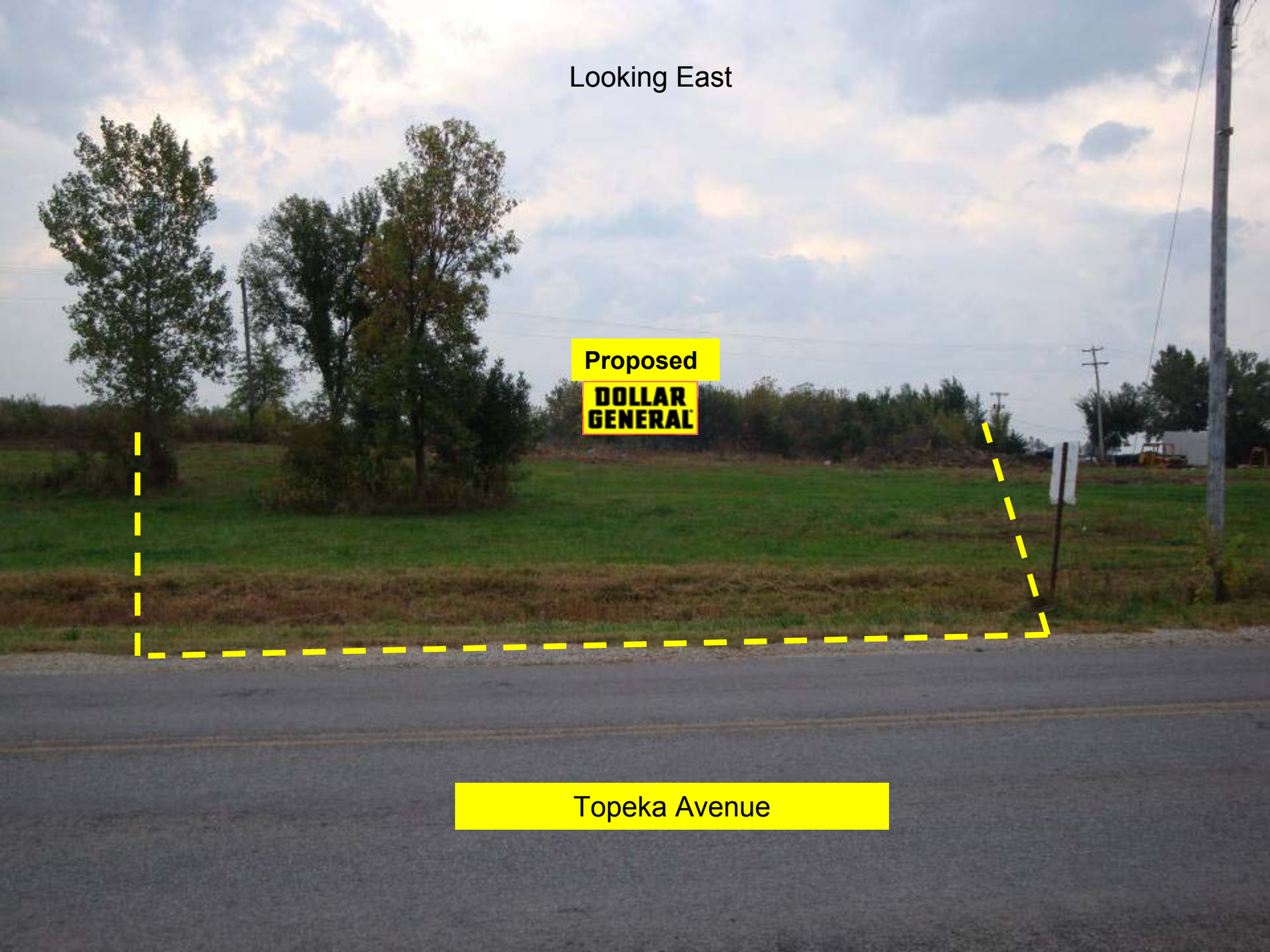
Topeka Avenue

Looking East

Proposed

**DOLLAR
GENERAL**

Topeka Avenue



Looking South East

Proposed

**DOLLAR
GENERAL**

Topeka Avenue



532 Holliday St., Osage City, KS



3401 SW Topeka Blvd.,
Topeka, KS



2042 SE 29th, Topeka, KS

