



Real Estate Advisory Services – Municipal *Dodge City, KS*

Expertise Involved:

- Pre-Development Planning
- Market Assessment
- Brokerage – Land Acquisition
- Development Agreement Negotiations
- Development Team Selection
- Public Incentives Negotiation
- Financial Modeling
- Contract Negotiations
- Design & Construction Management
- Master Budget Development
- Master Schedule Development

After four years of efforts, CBC Real Estate Group, acting as Master Development Consultant to the City of Dodge City, Kan., and the entire project team, concluded the first phase of consultancy on the STAR Bond Project - Heritage District, a multi-phase project including new retail shops, hospitality, museum renovations and development of a new water park. The project is anticipated to exceed \$75 million of public and private investment and encompass approximately 489,000 square feet. This STAR Bond Project is one of two separate areas of the City — historic downtown, known as the Heritage District — and approximately 360 acres of greenfield development, known as the Power District.

Construction of the 166-acre Heritage District, anchored by restorations to the iconic Boot Hill Museum made famous for depicting the “Wild West,” began in summer 2015, and \$13,150,000 in STAR Bonds were issued in December 2015. Completion of the Heritage District will occur in spring 2017. Additionally, revitalization will feature family-oriented tourism attractions, including a themed water park/aquatics center, soccer field, limited services hotel and RV Park.

Leasing of the Power District is in progress and the City has entered into a Letter of Intent with Dial Properties, who will act as the Developer. Tenants within the Power District are expected to include home improvement stores, big box and junior retail stores, other entertainment and lifestyle tenants, one or more hotels, as well as nine out-parcel building lots for restaurants.

For 20 years, Dodge City has been known as a tourism destination in southwest Kansas. The STAR Bond Project District will enhance this reputation by embracing the rural lifestyle and prairie setting, while staying true to the City’s history and local architecture.

