

OPPORTUNITY AWAITS!



Choose MONTGOMERY COUNTY KANSAS for business



Deceivingly rural with a modest population and laidback pace, Montgomery County, Kansas, is poised for an economic explosion other small counties can only dream about.



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ABOUT MONTGOMERY COUNTY



Located squarely in America's heartland, Montgomery County, Kansas, is perfectly situated.

We are situated in an expansive rural landscape with level, buildable spaces and affordable property that offers room to grow and extraordinary dollar for dollar value for your investment.

We are situated for connectivity with exceptional rail, highway and airport systems for transport of product and supplies, and major broadband improvement initiatives underway to further expand opportunities for remote work and technology-reliant corporate operations.

We are situated for optimal access to urban resources and markets within a two-hour travel window to more metropolitan hubs like Kansas City, Wichita, Tulsa, Oklahoma, and Joplin, Missouri. And, of course, we are centrally situated in the country, to facilitate ease of travel to both coasts and everywhere in between.

OUR COMMUNITIES

CANEY

Small but mighty, Caney and its people have assumed an ambitious, grassroots approach to economic development and community betterment in recent years. Caney is set in a valley surrounded by nature - the Chautauqua Hills on the west and Oklahoma lakes on the south - but also nestled in the manufacturing and distribution hub of Southeast Kansas.

Home to large manufacturing companies such as Spears Manufacturing and Engineered Systems and Equipment Inc., the community is situated on U.S. Highway 75, a direct four-lane highway to Tulsa, Oklahoma, and Tulsa International Airport.

A large industrial park stands ready for additional development, and the city is actively seeking business investment and relocation to the community, with a variety of incentive programs (think opportunity zones), an able and willing workforce (homegrown and settled) and technological infrastructure (such as a strong fiber network).

An enviable lifestyle vibe with neighborly values, strong K-12 education system and recreation and leisure opportunities make Caney the total small-town package.



POPULATION
1,710



MEDIAN AGE
41.4



HOUSEHOLDS
920



AVG HOUSEHOLD
INCOME
\$66,899



OUR COMMUNITIES



Cherryvale is a well-connected community located just a few miles off of Highway 400 with a rich railroad history and a rail line running right through the middle of town operated by Watco Railroad, one of the largest shortline rail companies in the United States.

Cherryvale hosts targeted industries in injection molding and fiberglass manufacturing, and the Cherryvale Industrial Park is ripe for development for any large manufacturer, situated adjacent to the rail line for efficient and affordable product import / export.

The city has established incentive plans for new businesses and is willing and able to help your business thrive and grow in Cherryvale. The most recent industrial addition has been Bartlett, a soybean processing facility that has nurtured tons of positive economic impact for the community.

With safe, quiet neighborhoods and proximity to Big Hill Lake, popular for fishing and boating, Cherryvale is another small-town gem in Montgomery County.



POPULATION
2,161



MEDIAN AGE
40.7



HOUSEHOLDS
1,074



AVG HOUSEHOLD
INCOME
\$56,367



OUR COMMUNITIES

COFFEYVILLE

Coffeyville is a thriving manufacturing community best known for its friendly people, the Coffeyville Community College Red Ravens and the demise of the Dalton Gang in 1892. Coffeyville's present is as lively as its past with much industrial growth taking place over the past few years. One of the largest industrial development projects ever in the State of Kansas took place at Coffeyville Resources with the addition of the nitrogen fertilizer facility.

John Deere Coffeyville Works, Clean Harbors and Darwin Industries are in the Industrial Park located northeast of town. Acme Foundry, Coffeyville SEKTAM, Coffeyville Resources and Bartlett Milling are some of the other large industries located in town. Additionally, Coffeyville has foundries, pattern shops, distributors and a variety of retail establishments.

There are two certified-sites available in the Industrial Park to locate a new business, and there are prime retail locations near the Walmart Super Center and in the vibrant downtown. And for peace of mind, Coffeyville has a full-service acute care hospital.

The City of Coffeyville has an aggressive incentive program to help new industry open in Coffeyville, ranging from customized electrical rate incentives, to upfront cash grants to cover relocation costs.



POPULATION
8,387



MEDIAN AGE
39.6



HOUSEHOLDS
4,511



AVG HOUSEHOLD
INCOME
\$56,477



OUR COMMUNITIES

INDEPENDENCE

Independence has a strong industrial base, with targeted industries in aerospace, automotive parts engineering and manufacturing, sheet metal fabrication and more. With companies like Textron Aviation (single-engine aircraft and small jet manufacturing); VT Hackney (beverage delivery trailers); Standard Motor Products (automotive parts); Matcor (sheet metal fabrication) and several other nationally known companies, it's no wonder that business is growing in Independence.

Independence has two main industrial parks with available acreage for new business. The Airport Industrial Park is located southwest of the city and is currently home to various businesses including Textron and VSE Aviation. The West Laurel Industrial Park is located on the west side of the city with all infrastructure in place for shovel-ready projects.

The community also boasts a thriving downtown commercial district where several development projects are in the works to accommodate new retail ventures and upper story housing. Storefronts of varying sizes are available for lease or purchase, with build-to-suit options included and a variety of start-up incentives in place.



POPULATION
8,265



MEDIAN AGE
40.2



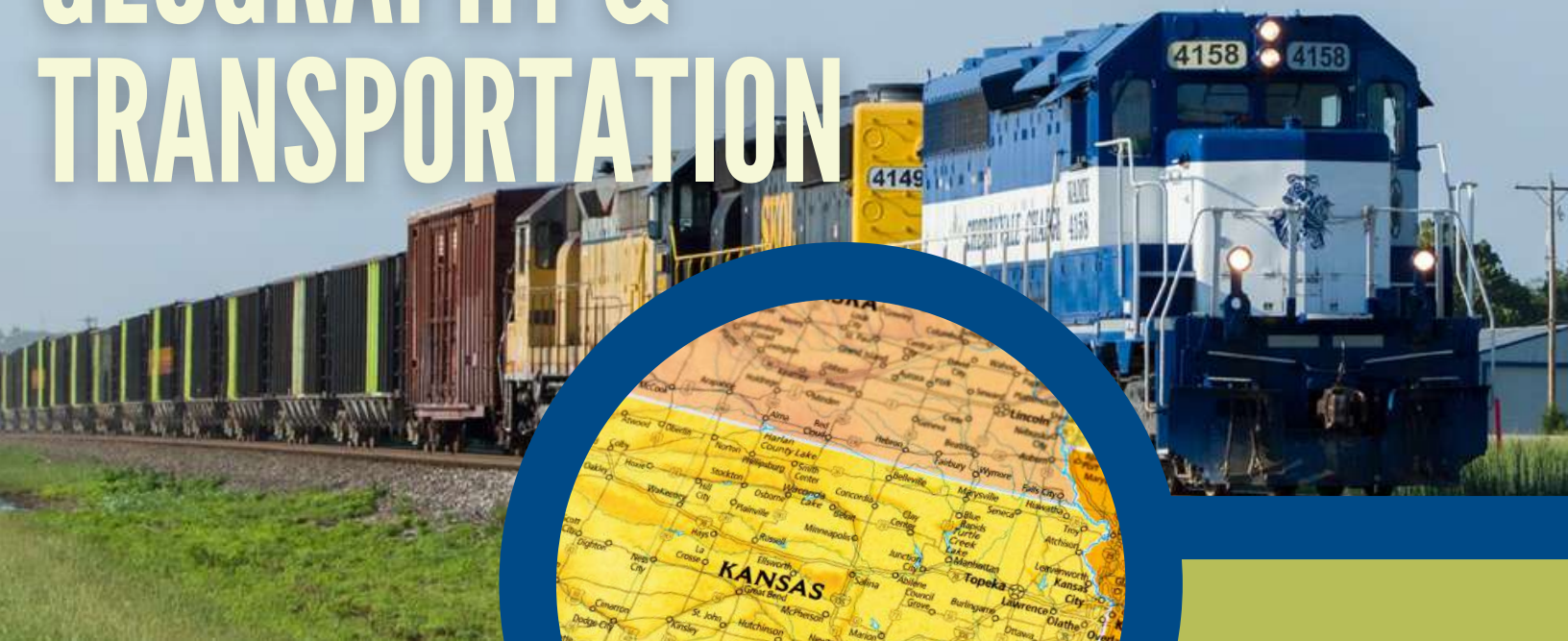
HOUSEHOLDS
4,324



AVG HOUSEHOLD
INCOME
64,579



GEOGRAPHY & TRANSPORTATION



Centrally located in the heart of the United States, Montgomery County is ideally situated for commerce and easily connected to points near and far by rail, air and highway.

Additionally, our county has the unique advantage of enjoying a rural quality of life within a relatively short drive of international airports and metropolitan resources.

- Tulsa, OK / Tulsa International Airport (TUL): 1.5 hours
- Joplin, MO / Joplin Regional Airport (JLN): 1.5 hours
- Wichita, KS / Dwight D. Eisenhower National Airport (ICT): 2 hours
- Kansas City / Kansas City International Airport (MCI): 2.5 hours

The Tulsa Port of Catoosa is one of the largest inland river ports in the United States, located in northeastern Oklahoma. With multimodal transportation options including barge, rail, and truck, the port offers cost-effective shipping solutions for agricultural, industrial, and manufactured goods. For businesses in Montgomery County, this proximity expands freight access, strengthens supply chain opportunities, and enhances regional economic competitiveness.

RAIL

Montgomery County is home to a rail hub for the Southern Kansas & Oklahoma (SKOL) railroad, operated by Watco, one of the country's premier shortline rail companies.

AIR

Montgomery County is served by two municipal airports - Coffeyville and Independence. Both offering flight control, fuel and maintenance services. The high-traffic Independence airport offers a jet-length runway and supports Textron Aviation's flight testing and customer order fulfillment as part of its single-engine plane and small jet manufacturing operation.

HIGHWAYS

The county is traversed by a network of well maintained state and U.S. highways, including U.S. Highways 400, 160, 169 and 75.

WORKFORCE



Companies around the world share a common challenge – the need for qualified talent. Montgomery County has been innovative in the collaboration between educational institutions, our workforce partners like **KANSASWORKS**, Life Skills Academy, and employers to build a pipeline of entrepreneurial, educated and trained workers to meet the needs of local employers.

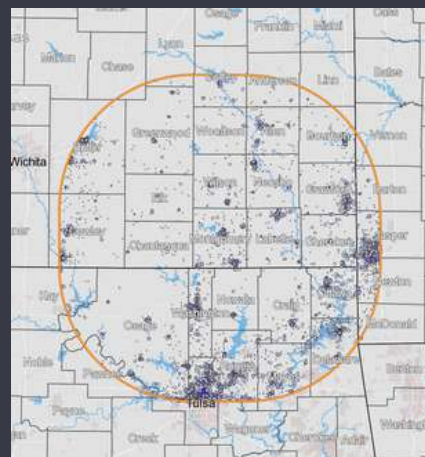
Although we are rural, Montgomery County is a major employment hub for the Southeast Kansas region. You will find a large employment pool in our laborshed, with 382,186 workers within a one-hour commute.

Montgomery County's median wage is \$19.05/hour or \$39,624 as of July of 2026.

In terms of workforce training and education needs, Montgomery County is uniquely blessed with two community colleges offering high-quality curriculum and trades education and willing to provide custom-tailored courses to fit the needs of area employers.

Additionally, the county is centrally located among several Kansas Board of Regents universities offering premier engineering programs, including Wichita State University (2 hours), Pittsburg State University (1 hour), the University of Kansas (2 hours) and Kansas State University (3 hours).

WORKFORCE “HEAT” MAP (60-MILE RADIUS)



ADDITIONAL WAGE & LABOR DATA





COFFEYVILLE COMMUNITY COLLEGE

A variety of career-based education programs are offered at the Coffeyville Technical Campus of Coffeyville Community College. Hands-on education and certification programs are tailored to career-ready students in a variety of industries and occupations, as follows:

- Allied Health CNA/CMA/HHA
- Automotive Service
- Commercial Drivers License - CDL
- Construction Technology
- Electrical Power Technology
- Electrical Technology
- Emergency Medical Technician
- Fire Science
- Information Systems Tech.
- Medical Assistant
- Medical Laboratory Technology
- Practical Nursing
- Registered Nursing
- Paramedic
- Phlebotomy
- Precision Machining Technology
- Welding Technology



INDEPENDENCE COMMUNITY COLLEGE

Independence Community College offers career technical education in the following areas:

- Administrative Office Management
- Allied Health
- Computer Technology
- Cosmetology
- EMS Education
- Early Childhood Education
- Welding

Additionally, the college's campus is home to ICC FabLab, an innovative maker space/entrepreneurship center where creative thinking and entrepreneurial concepts are championed and a wide range of fabrication tools and equipment are made available to students, community members and businesses.



Montgomery County is fortunate to be home to these two accredited and highly acclaimed community colleges, with diverse degree programs of study for both traditional and non-traditional students. Strong community partners, our colleges work closely with local business and industry to assure vocational curriculum aligns with the needs of our major employers.



QUALITY OF LIFE

The 17th largest Kansas county by population, Montgomery County tops the charts in terms of amenities and attributes that make it the ideal location to live, work, play, raise a family and retire.

From art and culture to shopping, dining, entertainment, health care, education, outdoor recreation, safety and security, Montgomery County has the complete package to offer residents of all ages.

Additionally, major new housing developments are in progress across the county to offer upper story and single family homes in a wide range of layouts and price ranges.

- Quality public and private K-12 education
- Two community colleges
- Multiple history and special interest museums
- Hunting, fishing, boating, camping, hiking & biking trails, golf, shooting ranges
- Adult and children's recreation sports
- Cinema, roller skating rink and public swimming pools
- More than 100 churches
- Hospital, dedicated emergency facility, primary and specialty care and top-rated fire, police and emergency medical services.
- Public libraries, senior centers and civic engagement organizations
- Parks and zoos





ARTS, CULTURE, HISTORY & ENTERTAINMENT

Montgomery County is home to the largest annual festival in the state of Kansas. The nine-day **Neewollah** (Halloween spelled backwards) celebration takes place in **Independence** on the last full week of October and features a street carnival, musical performances and food vendors, community theater production, queen's pageant, barbecue contest, run/walk events, marching band competition and THREE parades, among other activities.

Other notable regional events include the annual **Inter-State Fair & Rodeo** in **Coffeyville** (August), featuring Pro-Rodeo Circuit Association (PRCA) events, carnival, food and specialty product vendors, demolition derby and other stadium entertainment performances.

Multiple other community fairs and festivals keep the calendar filled throughout the year across the county, and multiple museums celebrate our region's unique history, lifestyle and culture.

The **Little House on the Prairie Museum** is located in rural Montgomery County near the former home of celebrated American author Laura Ingalls Wilder, whose books about life on the prairie inspired the popular television series of the same name.

The Dalton Defenders Museum in **Coffeyville** pays tribute to the community citizens who took up arms and ended the crime spree of the infamous bank-robbing Dalton Gang.

Family friendly entertainment also abounds year round with our first-run movie cinema, bowling alley, skating rink, parks and zoos.



K-12 EDUCATION

All four major communities in Montgomery County have significantly invested in our county's youth. Our school systems offer high-quality K-12 education in modern facilities with advanced technological capabilities, dynamic curriculum and extensive community engagement opportunities. Both public and parochial school options, as well as pre-K programs are available.



RECREATION OPPORTUNITIES

Our county is home to Elk City Reservoir and adjacent Elk City State Park. One of Kansas' premier fishing and boating lakes, the area also offers inviting camping facilities with comprehensive services. Montgomery County offers a nationally acclaimed hiking/adventure racing trail, bike trails and a variety of other activities for outdoor enthusiasts.

Our county also boasts several public and private traditional greens golf courses, disc golf courses, gravel cycling and mountain biking routes, shooting ranges and wide range of recreational, year-round sports programming for children and adults.

Both Independence and Coffeyville have recently installed outdoor community fitness courts, and a \$12 million sports complex project broke ground in October 2023 and will be completed in phases over the next few years in Independence.



SAFETY, SECURITY & HEALTH CARE

Peace of mind is an invaluable benefit of living in our small, rural county. We take pride in our safe neighborhoods; responsive emergency services; and quality, reliable health care.

We have a full-service acute care hospital in Coffeyville; a dedicated emergency care facility in Independence; primary and specialty care clinics located across the county; and highly trained and capable emergency medical services and firefighters at the ready in every community.

Additionally, our county sheriff's department serves as overwatch for our entire area and works collaboratively with community police departments to provide coordinated law enforcement services and ensure emergency readiness.



INCENTIVES



Businesses investing in Montgomery County have access to a comprehensive and balanced package of financing and tax incentives ranging from tax abatements to job creation grants. The county is also home to designated Federal Opportunity Zones, providing potential tax advantages for qualifying investments and encouraging long-term economic development. Depending on the economic impact a project would have in the county, individual communities partner with Montgomery County to build customized incentive packages that can help cover expenses such as machinery relocation, building development or purchase, personnel costs, start-up expenses, and even working capital.

LOCAL INCENTIVES

TAX ABATEMENTS

Businesses that are constructing new facilities in Montgomery County are eligible for two types of abatements:

- Statutory Economic Development Incentive Tax Abatement (EDX); or
- Industrial Revenue Bonds issued by the city/county to finance the project, providing up to a 10-year property tax abatement.

If the property is currently on the tax rolls, these abatements are also available but the rate of the abatement is based on the economic impact the project would have on the community. The reason for this requirement is to protect our community colleges and school districts, which heavily rely on existing property tax revenue to support the education of Montgomery County students.

CASH INCENTIVES/FORGIVABLE LOANS

Incentives vary depending on the number and salary rate of employees hired. Employees that live in or relocate to Montgomery County can boost these incentives by adding an additional annual incentive based on employee residency. Typically, the city and county will match these terms, which doubles the incentives available to a new industry.

How to Apply:

Montgomery County Action Council (MCAC) can assist companies wanting to access these programs. Our role is to serve as an ombudsman between the units of local government offering incentives and the investing company to achieve a positive result for all involved. For more information on available incentives, contact Melissa Johnson at (620) 331-3830.

STATE INCENTIVES

Kansas offers a diverse economy perfect for your business. Building from an agribusiness base, the state today is thriving and competitive in manufacturing, professional services and wholesale and retail trades. But don't just take our word for it. Ask the folks at CNBC, Forbes, Site Selection and Area Development magazines, all of which have named Kansas a premiere state for business. International companies like Perceptive Software, Hostess, Bayer, Staples, Zurich, Exide, Mars, Teva and Starwood all have a Kansas address because they saw the advantages:

- Competitive financial incentives
- Low operating costs and low cost of living
- Business-friendly policies
- Leaders who know business
- Highly skilled and educated workforce
- Excellent transportation corridors

Strengthened efforts to grow business in Kansas are paying off, and we're seeing a surge in key industries, such as Alternative Energy, Distribution, Bioscience, Advanced Manufacturing and Food Processing. Our state's leadership is innovative and forward thinking, continuing to approve new programs to help promote our state for existing as well as targeted new industries.

The Kansas Department of Commerce offers a diverse portfolio of financial incentives for rural communities and businesses that are looking to locate or expand in Kansas.

Programs include retention of withholding taxes, investment tax credits, sales tax project exemptions and revolving loan funds for local infrastructure projects, as well as loans and/or grants to assist rural communities in improving infrastructure, housing and urgent needs to maintain and grow.

AVAILABLE STATE OF KANSAS INCENTIVES & PROGRAMS INCLUDE:

- **PROPERTY TAX ABATEMENT ASSISTANCE**
- **HIGH PERFORMANCE INCENTIVE PROGRAM (HPIP)**
- **PROMOTING EMPLOYMENT ACROSS KANSAS PROGRAM (PEAK)**
- **MACHINERY & EQUIPMENT DEDUCTION**
- **KANSAS INDUSTRIAL TRAINING (KIT) AND RETRAINING (KIR)**
- **STATE SMALL BUSINESS CREDIT INITIATIVE**
- **WORK OPPORTUNITY TAX CREDIT**
- **ENERGY INCENTIVES**
- **KANSAS ANGELS TAX CREDIT**
- **KANSAS CERTIFIED DEVELOPMENT COMPANIES**
- **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**
- **COMMUNITY SERVICE TAX CREDIT PROGRAM**
- **EMPLOYER PARTNER INCENTIVE**

*Scan here
for important
information on
doing business
in Kansas*



AVAILABLE PROPERTIES

Our strategic location in America's Heartland makes Montgomery County an excellent location to maximize product distribution with easy and affordable access to rail, truck, air and port transportation.

If your business engages in import or export activities, you'll be pleased that Montgomery County is a Foreign Trade Zone (through the Port of Catoosa Foreign Trade Zone 53).

As the commercial and industrial hub of Southeast Kansas, our top regional industries include agriculture, aerospace, fabrication and plastics.

Whether you're looking for an existing facility or a shovel-ready site that will allow immediate development, Montgomery County Action Council (MCAC) provides access to robust information for companies looking to expand or relocate and can help you find the perfect site or location.



- **MANUFACTURING/
HEAVY INDUSTRY**
- **RETAIL SPACE**
- **OFFICE/MULTI-USE
BUILDINGS**
- **SHOVEL-READY
BUILDSITES**





CERTIFIED SITE - INDEPENDENCE | NORTHWEST

225.98 Acres
3111 Cessna Blvd
Independence, KS 67301
Independence Airport Industrial Park
Zoned: Industrial-Light
Lease Rate: \$1,000/acre



CERTIFIED SITE - INDEPENDENCE | SOUTH

129.48 Acres
3111 Cessna Blvd
Independence, KS 67301
Independence Airport Industrial Park
Zoned: Industrial-Light
Lease Rate: \$1,000/acre



CERTIFIED SITE - CHERRYVALE

65.56 Acres
N. Liberty & N. CR 5500
Cherryvale, KS 67335
Cherryvale Industrial Park
Zoned: Industrial-Heavy
Lease Rate: \$400/acre/month



COFFEYVILLE INDUSTRIAL PARK SITE 1

62.5 Acres
2684 County Road 5500
Coffeyville, KS 67337
Coffeyville Industrial Park
Zoned: None, Industrial



COFFEYVILLE INDUSTRIAL PARK SITE 2

28.6 Acres
2684 County Road 5500
Coffeyville, KS 67337
Coffeyville Industrial Park
Zoned: None, Industrial

Additional Industrial Park Sites are pending certification.



CANEY INDUSTRIAL PARK NORTH

59.66 Acres
1513 Hwy 166
Caney, KS 67333
Zoned: Agriculture
Lease Rate: \$2,750/acre/year



AVAILABLE BUILDINGS

Montgomery County offers a wide array of available commercial buildings, from smaller-square-footage white-boxed retail space to multi-use office buildings to larger facilities ready to accommodate manufacturing or light industrial businesses. Scan here to see a full listing of currently available properties.



SITE SELECTION

Our site locator is powered by the LocationOne Information System (LOIS), the nation's leading economic development site selection tool. Scan here to check out our featured listings.



VIRTUAL SPEC BUILDING

if currently available buildings do not fit your needs, Montgomery County is willing to partner with you to construct a facility that suits your business. Scan here to see suggested specifications and use our interactive virtual spec building tool.



RESOURCES



MONTGOMERY COUNTY ACTION COUNCIL

Melissa Johnson, *Executive Director*

www.actioncouncil.com | (620) 331-3830 | director@actioncouncil.com

Montgomery County Action Council (MCAC) is the economic development agency for Montgomery County, Kansas. This organization works collaboratively with local and regional partners to attract new business investment, encourage the expansion of existing industry and small businesses, align workforce education and training with in-demand jobs, locate new markets for Montgomery County products, and plan and mobilize resources for economic development.

CITY OF CANEY

Andrea Sibley, *City Administrator*

www.caneyks.com | (303) 324-2949 | asibley@caneyks.com



CITY OF CHERRYVALE

Karen Davis, *Acting City Administrator/City Clerk*

www.cherryvaleusa.com | (620) 336-2776 | kdavis@cherryvaleusa.com



CITY OF COFFEYVILLE

Ben Brubaker, *City Manager*

www.coffeyville.com | (620) 252-6163 | bbrubaker@coffeyville.com



CITY OF INDEPENDENCE

Kelly Passauer, *City Manager*

www.independenceks.gov | (620) 332-2500 | kellyp@independenceks.gov



CHOOSE MONTGOMERY COUNTY KANSAS



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