

# CONNECTING ENTREPRENEURIAL COMMUNITIES

Kingman Kansas

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BEING AN ENTREPRENEUR  
IN RURAL  
KANSAS

# KINGMAN

37.6458 N, 98.1137W

ELEVATION 1520

67068

Population: 3000 +/-

91st largest city in Kansas

Kingman County Seat

7 Registered Historic Sites

At the intersection of US54/K14

Kingman-Clyde Cessna Airport(9K8)

Served by the K&O Railroad

South Fork Ninnescah River

Branch of the Chisholm Trail



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A photograph of a red brick building. The central feature is a door that has been boarded up with a piece of light-colored plywood. To the left of the door, a sign is mounted on the brick wall that reads "PRIVATE PROPERTY NO TRESPASSING". To the right of the door is a small, square window with a metal frame. Several black wires run vertically down the right side of the wall. A white electrical box is visible on the wall to the right of the door. In the foreground, there is a dark metal railing. Some green weeds and plants are growing at the base of the building, particularly around the door. A small, light-colored rectangular object is mounted on the wall above the door.



IF A PLACE IS WORTH  
MISSING, IT'S WORTH  
REBUILDING





TRUTH FOR MORE THAN OUR  
FAVORITE DINER OR SHOP

This applies to our communities,  
our towns and our neighborhoods.



# PURCHASED FROM OUT OF STATE OWNER

City of Kingman asked about  
my plan and offered any  
assistance in hopes of not  
losing another building





# KNOW YOUR WHY

Passion  
Purpose  
People  
Profession  
Profit



## BEGIN WITH THE END IN MIND

Without disregard for your passion, start with your use case and research options



# KNOW YOUR MARKET

History is Tourism  
Day Trips are Big  
Preservation is In  
Uniqueness Differentiates





## ACCESS ALL AVAILABLE RESOURCES

Analyze your own Capital  
Grants: Start Local First

Expand from There

Your Use Case is your Limitation  
Know your Timeline and ROR needs



# IF YOU BUILD IT THEY WILL COME (BACK)

Momentum

Revitalization is Contagious

Preservation connects Generations





# PLACE IS MORE IMPORTANT THAN POPULATION

Rural can be anything: IRL,  
WFH,online, offline, brick and  
mortar or virtual

# THERE IS ALSO RISK

Vacant 75' x 150' Lot  
Need for Housing

Little Commercial Availability

What are you willing to lose?

What is your timeline?

What is your exit?





## USING MIH GRANTS AND TAX CREDIT WAS THE TIE BREAKER

City of Kingman Economic Development  
South Central Kansas Economic Development

12 New Second Floor Apartments  
3 New Commercial Options  
Opened February 2025 - 70% Occupied



# KANSAS HAS AMAZING HISTORICAL ARCHITECTURE

State and Federal  
Designations Open Doors

Tax Credits for Small Towns  
are Great







ATTRIBUTES FOR SUCCESS IN RURAL

CONFIDENCE

COURAGE

CURIOSITY

CREATIVITY

CAPITAL