

PRIME DEVELOPMENT SITE

3000 PENNSYLVANIA, KANSAS CITY, MO

AUCTION: DEC 11-13, 2017

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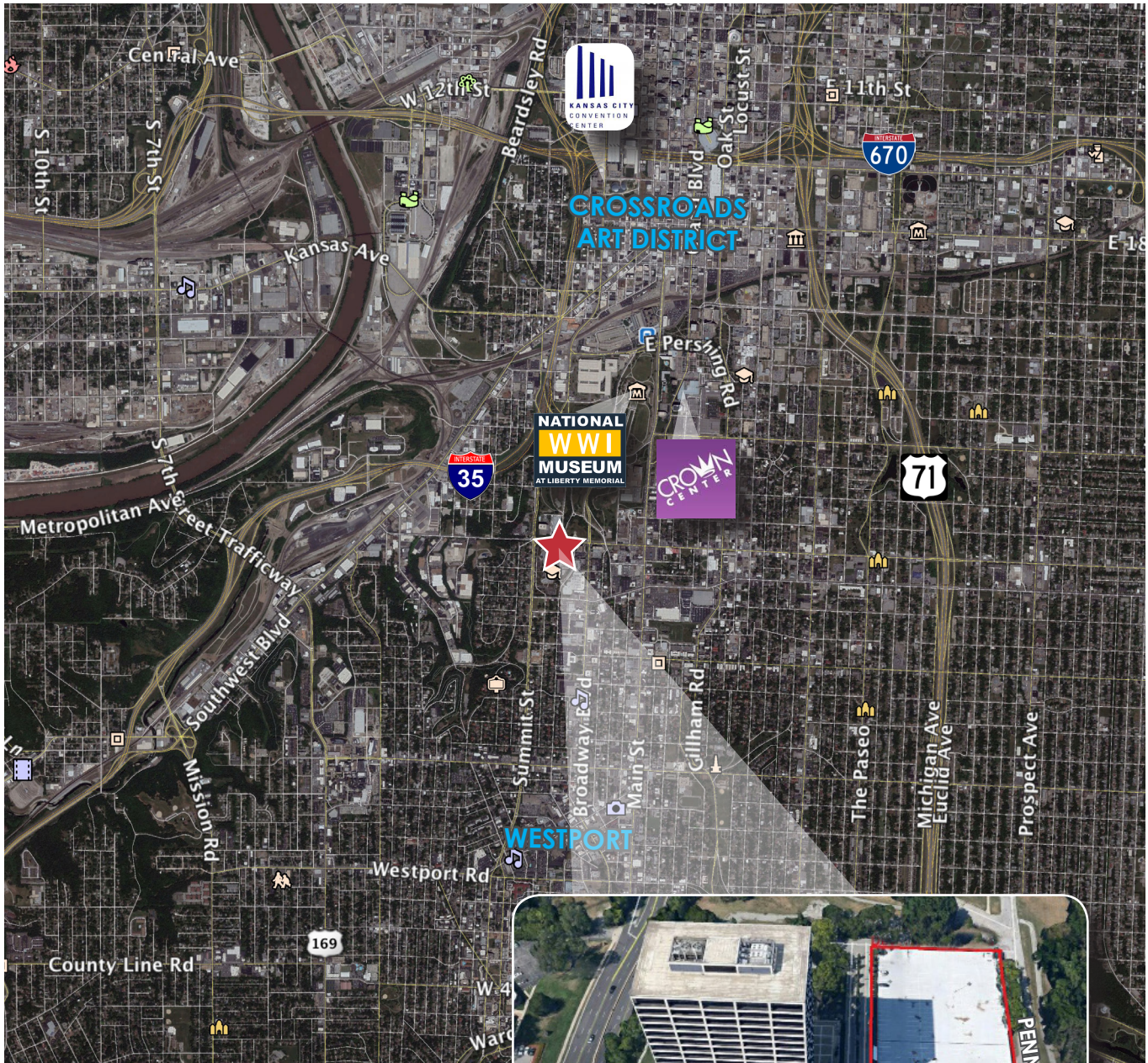
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NEIGHBORHOOD RETAIL



TRAFFIC COUNTS

| | |
|---------|---------------------|
| SW Blvd | 35,010 Vehicles/Day |
| I-35 | 55,184 Vehicles/Day |

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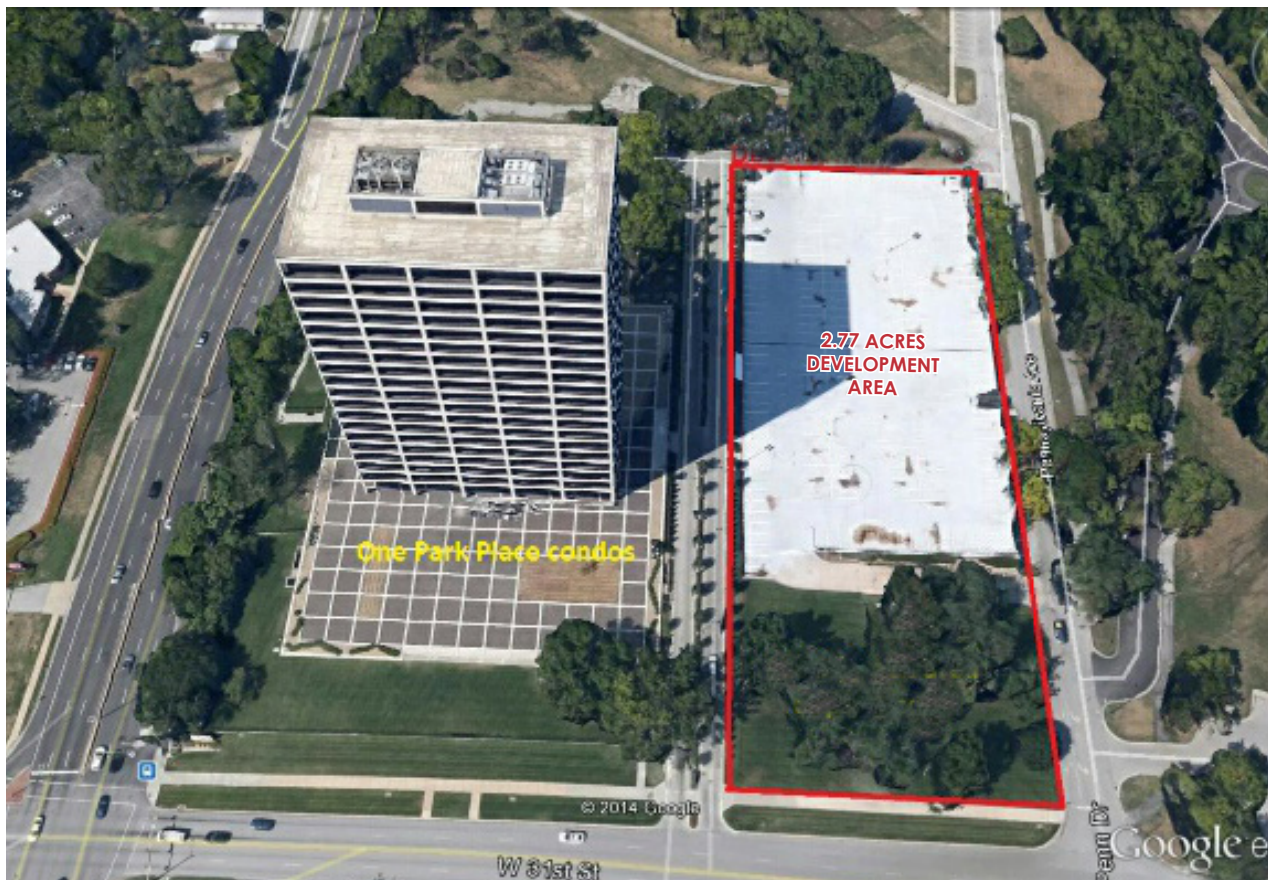


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- » SECTION 1 Executive Summary
- » SECTION 2 Property Photos
- » SECTION 3 Site Plans
- » SECTION 4 Parking Garage Floor Plans



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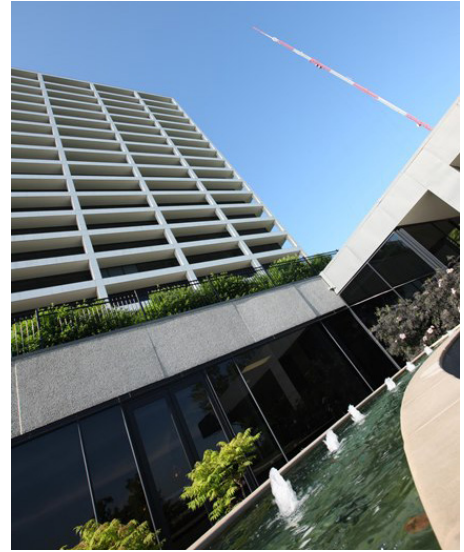
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EXECUTIVE SUMMARY

Located adjacent to One Park Place condominiums (Former BMA Tower) at 31st and Southwest Trafficway, the property consists of existing structured parking with 2.77 acres of surface area fronting 31st Street overlooking the downtown skyline. Expectations are for hotel, apartments, and corporate HQ. Preliminary analysis indicates up to 100,000 square feet of retail/office OR 125+ apartment units and main level retail. Noteworthy is the unprecedented value of 800+/- parking spaces in the existing structure parking facility included in the price!



HIGHLIGHTS

- One of a kind class A development opportunity in Midtown
- 2.77 Acres ready for development
- Includes four levels of existing structured parking (800+/- spaces), One Park Place condo tower residents have perpetual easement on the entire level B
- Spectacular views of downtown; Near many amenities in the Crossroads, Downtown, Midtown and Plaza
- Opportunity for hotel site, multi-family, or office corporate headquarters building
- Adjacent to 177 acre Penn Valley Park, which includes dog park, skate park, exercise trails, tennis courts and more

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PHOTOS



SECTION 2

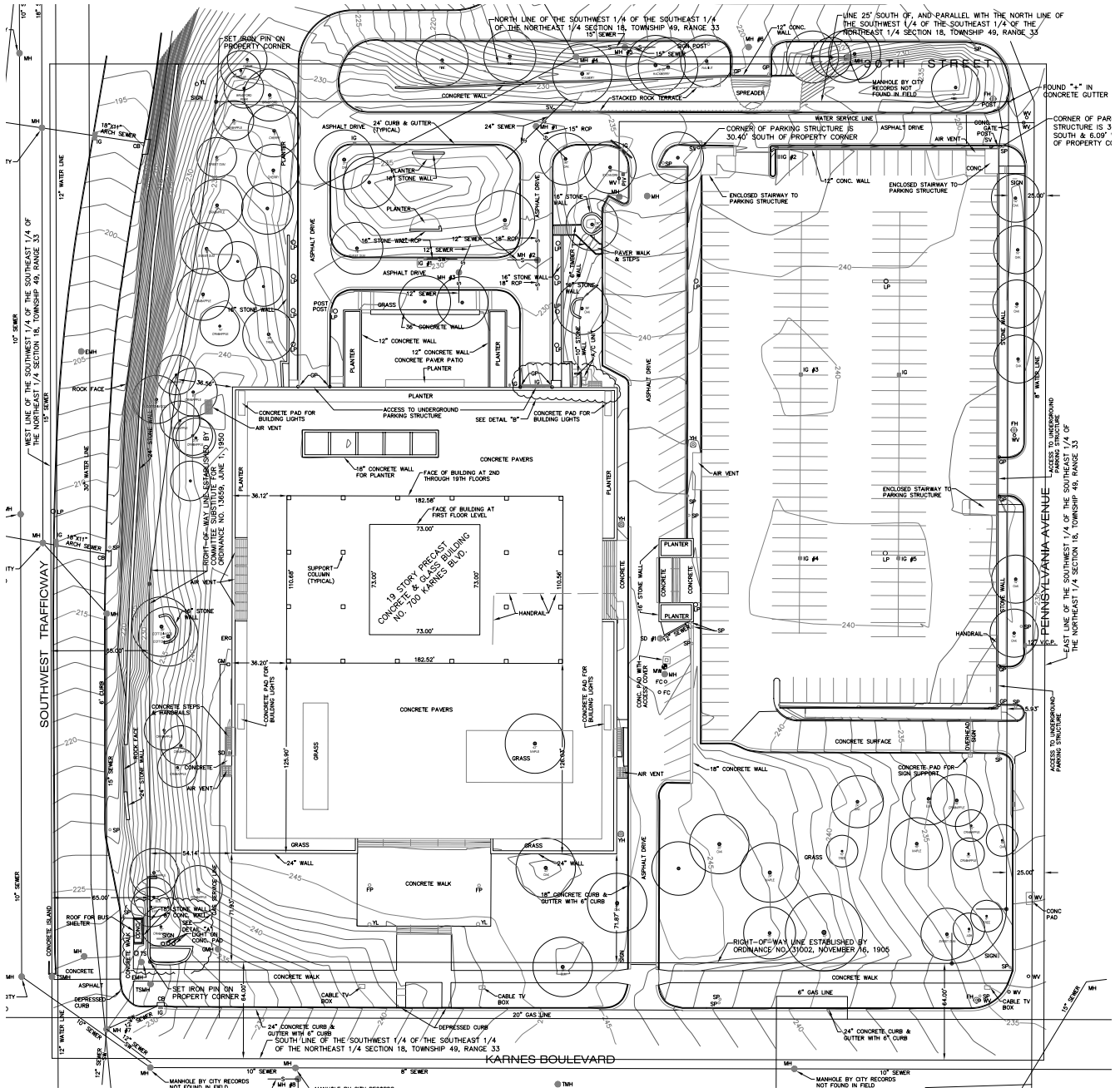
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SITE PLANS

SECTION 3

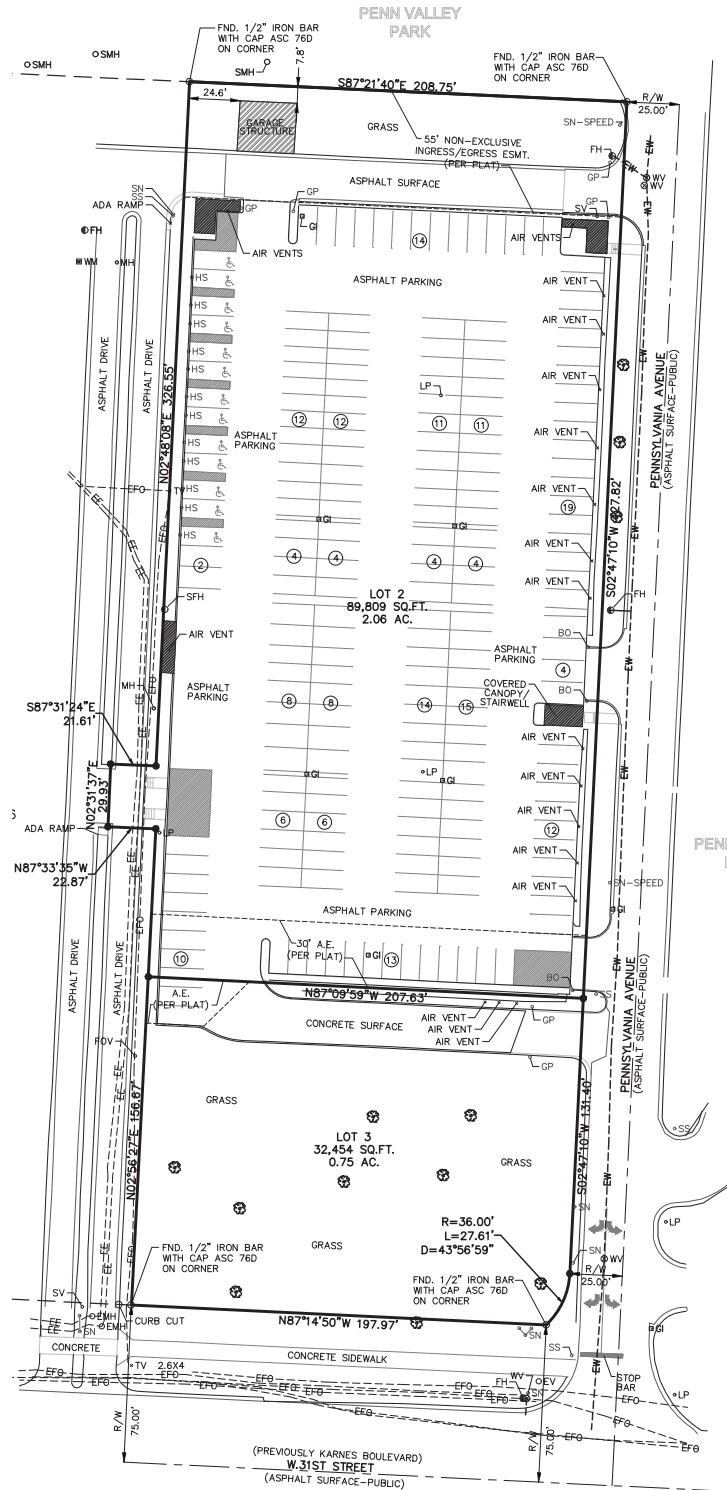


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SURVEY



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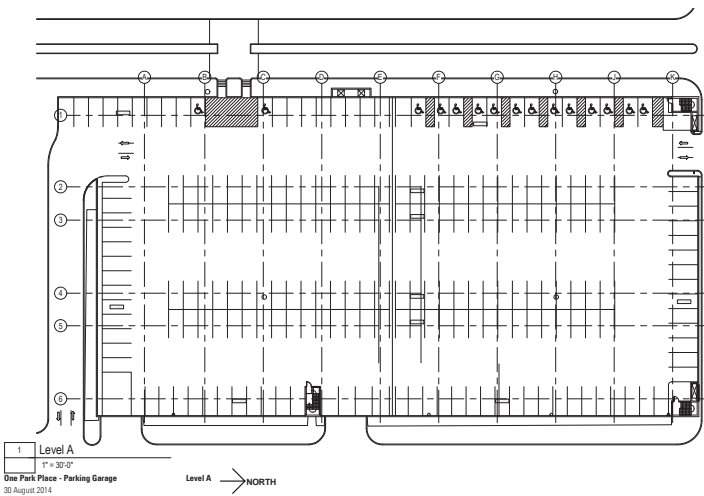


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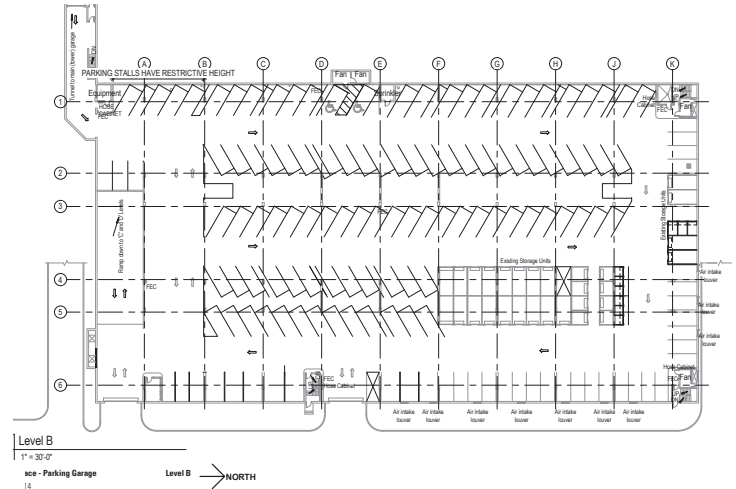
PARKING GARAGE FLOOR PLANS

* Level B is dedicated to 1 Park Place residents with easement

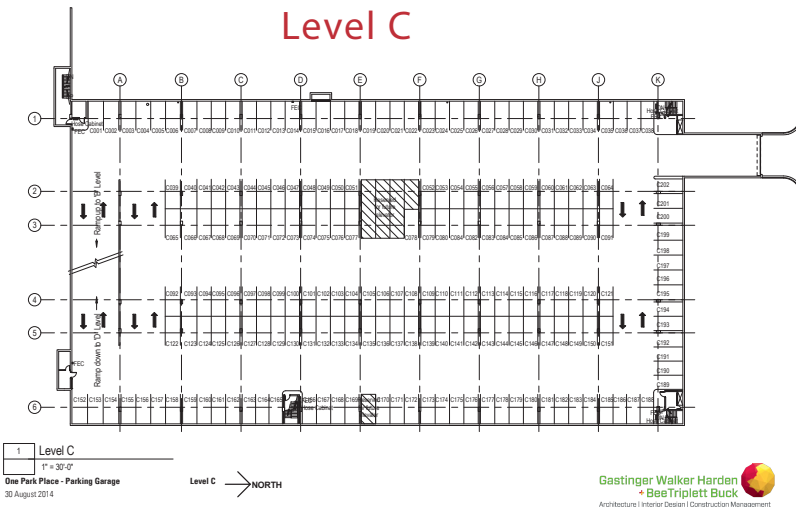
Level A



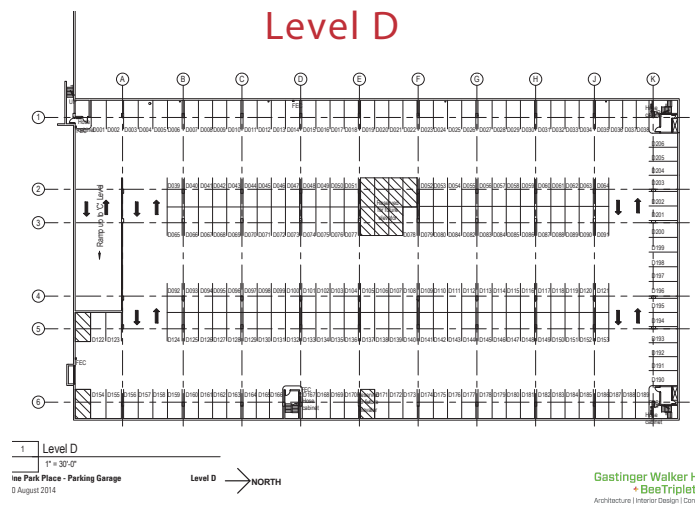
Level B



Level C



Level D



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