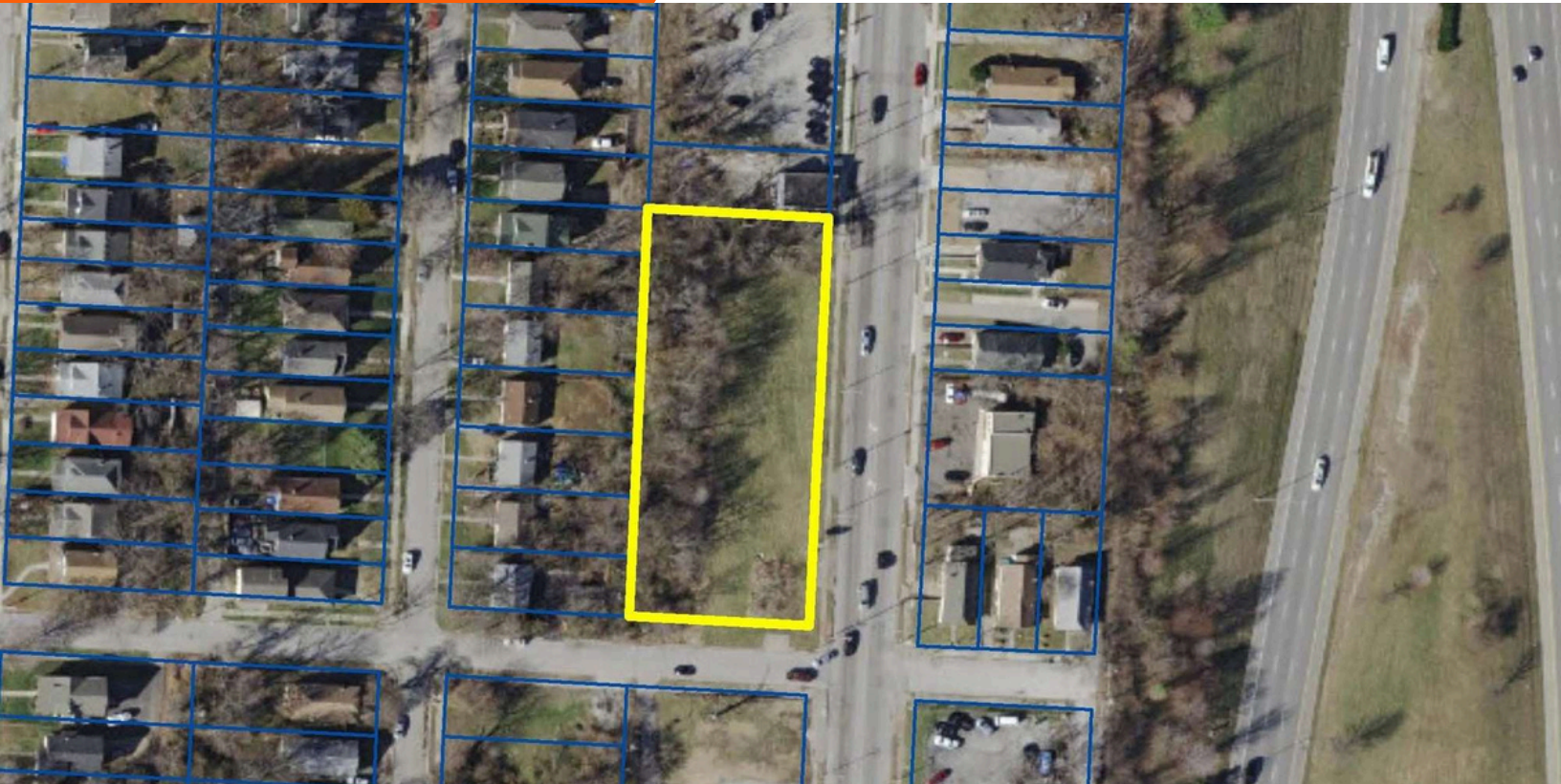


## MIXED-USE DEVELOPMENT LAND

5130 Prospect Avenue, Kansas City, MO 64130

HOSPITALITY | MFU | OFFICE | RETAIL | SFR  
FOR SALE / LEASE



### PROPERTY DESCRIPTION

Suitable uses for this 0.93± acre parcel include small lot single-family homes, duplexes, townhomes, low-rise multi-family housing, and mixed-use projects with neighborhood-scale retail or office spaces. The site allows a density of up to 17.4 units per acre and is equipped with access to water, sewer, gas, and overhead power utilities, along with attractive development incentives.

### PROPERTY HIGHLIGHTS

- Near NEW SouthPointe at 63rd Street Retail/Hotel Development Project
- Direct access to US 71 Highway and the MAX bus rapid transit line.
- Eligible for incentives, Urban Renewal Area (URA) tax abatement, and Missouri WORKS income tax benefits.
- Retail frontage of 304' on Prospect Avenue and 134' on East 52nd Street, with 4 curb cuts for easy access.
- Proximity to neighborhood-serving organizations, including the Salvation Army, Myers Dental Clinic, and KC G.I.F.T.

### OFFERING SUMMARY

Sale Price:	\$148,000
Lease Rate:	\$1,200.00 per month (Absolute NNN)
Available SF:	40,446 SF
Lot Size:	0.929 Acres

### Susan Scott

Sr. Vice President

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### Kesi Milligan

Broker-Associate

816.519.2000

kesi@selectsitesllc.com

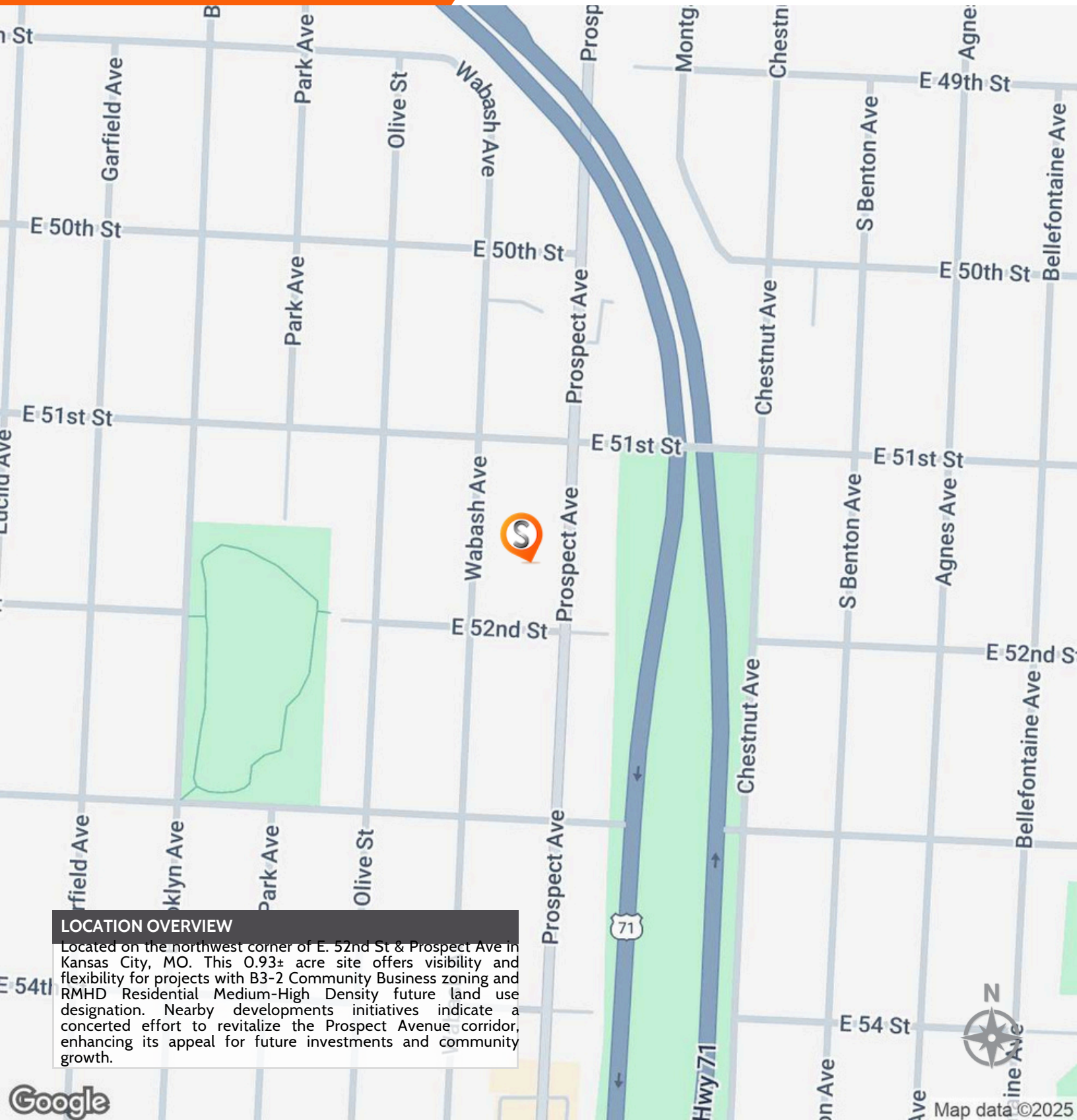


The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

# MIXED-USE DEVELOPMENT LAND

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## LOCATION OVERVIEW

Located on the northwest corner of E 52nd St & Prospect Ave in Kansas City, MO. This 0.93± acre site offers visibility and flexibility for projects with B3-2 Community Business zoning and RMHD Residential Medium-High Density future land use designation. Nearby developments initiatives indicate a concerted effort to revitalize the Prospect Avenue corridor, enhancing its appeal for future investments and community growth.

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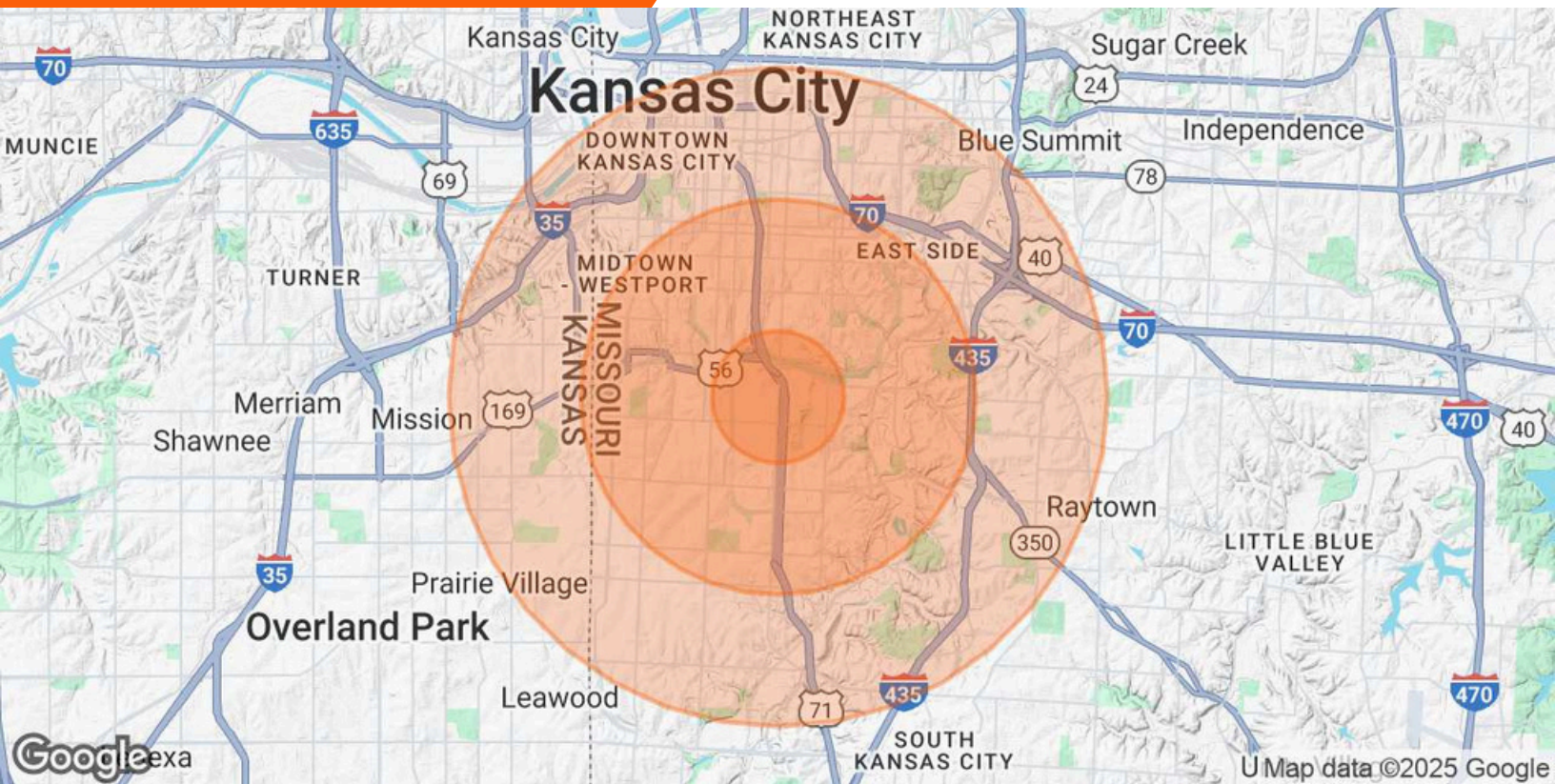




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,003	102,872	245,623
Average Age	38	39	39
Average Age (Male)	37	39	38
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,361	48,519	112,636
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$59,500	\$92,320	\$92,171
Average House Value	\$176,616	\$310,016	\$312,093

Demographics data derived from AlphaMap

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