



OFFERING OF THE
WEST BOTTOMS PORTFOLIO
KANSAS CITY, MISSOURI



FOR SALE



OFFERING OF THE WEST BOTTOMS PORTFOLIO KANSAS CITY, MISSOURI

Cushman & Wakefield has been engaged to sell an assemblage of approximately 360,000 square feet of historic warehouse buildings in Kansas City's up-and-coming West Bottoms. This offering—consisting of three of the most architecturally significant buildings in the area—is a once-in-a-lifetime offering of historic landmarks in the West Bottoms. The size of this offering, and the locational concentration of the buildings, provides the critical mass and scale necessary to create a unique and controllable urban redevelopment district.

These buildings are located on the south side of the iconic 12th Street viaduct, which directly connects the West Bottoms to Kansas City's Central Business District. The lower level of this double-decker bridge has outstanding potential for festivals, art fairs and other community events. And 12th Street serves as the primary gateway to the West Bottoms.

Additionally, this location has outstanding access from I-35 and I-670. Most significantly, the properties are located immediately south of Somera Road's transformational new \$525 million mixed-use redevelopment (now under construction), which will ultimately include over 1,100 apartments, 40 hotel rooms, 100,000 SF of retail, and 168,00 SF of office space.

As downtown Kansas City's resurgence kicks into overdrive and development parcels become increasingly difficult to find, the West Bottoms is emerging as downtown Kansas City's next great development opportunity.

- Downtown Kansas City's population has tripled over the last 15 years and is projected to reach 35,000 by 2025
- Millennials make up 43% of downtown's residential population. Of these, 50.2% have a Bachelor's Degree or higher, compared to the metropolitan average of 36%

- Downtown's daytime population is over 180,000 people
- Central location: Downtown is within a 30-minute drive of:
 - » 2.3 million total population
 - » 1.1 million labor force
 - » 25 colleges and universities

Kansas City began in the West Bottoms. Originally settled by French fur traders, the area exploded after the Civil War when cowboys celebrated in local saloons after completing cattle drives from Texas. With the growth of the railroads, the West Bottoms became home to the largest stockyard operation in the country. Meat-packing and manufacturing businesses flourished, building a host of massive brick and timber structures that are ripe for redevelopment today.

With urban sprawl and the trend toward horizontal development, the warehouses of the West Bottoms became functionally obsolete and over time most were vacated by large industrial users. We are now witnessing large-scale adaptive reuses of these beautiful old buildings as well as new ground-up construction nearby. This offering, however, represents a rare opportunity for a developer to capitalize on the exciting new dynamics of the surging West Bottoms.

In addition to the buildings' historic charm, they could be eligible for state and federal historic tax credits and other local development incentives.

West Bottoms—back to where it all began





FOR SALE

**STUDEBAKER / STOWE HARDWARE BUILDING
1300 W. 13TH STREET**

**JOHN DEERE WAREHOUSE (SOUTH HALF)
1420 W. 13TH STREET**

**CENTRAL BAG BUILDING
1323 W. 13TH STREET**

MULBERRY STREET



An aerial photograph of an urban area, likely in St. Louis, Missouri, showing a mix of industrial and commercial buildings. A large, multi-story brick building is prominent in the center. To the left, a bridge spans a river, with the text '22TH STREET' visible on its side. To the right, another street is labeled 'SANTA FE STREET'. The area is characterized by a dense arrangement of buildings, some with flat roofs and others with more complex structures. A river flows through the scene, and a bridge crosses it. The overall scene depicts a city undergoing redevelopment.

\$525M SOMERAROAD REDEVELOPMENT PROJECT

22TH STREET

SANTA FE STREET



THREE

HISTORIC BUILDINGS
CONSTRUCTED BETWEEN
1898 AND 1903



360,000

SQUARE FEET
OF TOTAL BUILDING AREA



OUTSTA

OPPORTUNI
MIXED-USE REDE



ENDING

TY FOR
DEVELOPMENT



\$800M

IN NEW DEVELOPMENT
ACTIVITY NEARBY
IN WEST BOTTOMS



INCENTIVES

STATE AND FEDERAL
HISTORIC TAX CREDITS &
OTHER INCENTIVES AVAILABLE



WEST BOTTOMS
STUDEBAKER / STOWE HARDWARE BUILDING
1300 W. 13TH STREET



STUDEBAKER / STOWE HARDWARE BUILDING

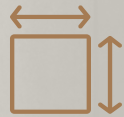
1300 W. 13TH STREET

Built in 1903 for Studebaker Brothers Manufacturing, a leading manufacturer of wagons, buggies and carriages prior to entering the automobile industry, then occupied by Stowe Hardware and Supply in 1918. Designed by Root and Siemens Architects, the building is architecturally significant with unusual stylized moldings flanking the arched entryway. The eighth floor cornice is supported by brackets which display “S” for Studebaker (and later Stowe). The rooftop reportedly had a test track when occupied by Studebaker.

The 9-story building features beautiful sand-blasted timber and brick interior with outstanding windows and some of the best views in the West Bottoms. This landmark structure is the tallest building in the West Bottoms and has excellent potential for a rooftop amenity.



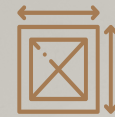
YEAR BUILT
1903



TOTAL BUILDING AREA
±167,000 SF



FLOOR PLATES
±14,742 SF



BASEMENT
±14,742 SF



ELEVATORS
Two (2) large freight
One (1) passenger





CENTRAL BAG BUILDING

1323 W. 13TH STREET

Originally built in 1898 for the Parlin and Orendorff Company, a manufacturer of plows and other agricultural equipment, this 6-story masonry building was occupied for many years by the Central Bag Company. In recent years the ground level space has operated as a retail store.

The interior of the building has been sand-blasted, revealing its beautiful brick and timber structure. Key architectural elements include a centrally recessed entrance, large bay windows on the 2nd floor and excellent fenestration on all floors, as well as a beautiful cornice above the 6th floor. The original 2nd floor offices are loaded with beautiful woodwork and other decorative features.



YEAR BUILT
1898



TOTAL BUILDING AREA
±105,000 SF



FLOOR PLATES
±15,000 SF



BASEMENT
±15,000 SF



LAND AREA
±15,000 SF
(0.352 acres)



ELEVATORS
Two (2) large
freight elevators



CENTRAL
BAG CO

WEST BOTTOMS

CENTRAL BAG BUILDING

1323 W. 13TH STREET

816-442-4200
816-225-1426



WEST BOTTOMS

JOHN DEERE WAREHOUSE
1420 W. 13TH TERRACE

JOHN DEERE WAREHOUSE

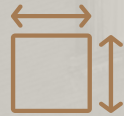
(SOUTH HALF) 1420 W. 13TH TERRACE

The John Deere Company built this 6-story warehouse structure in 1898 as an addition to their adjacent building at 1401 W. 13th Street (currently “The Beast” haunted house) which was built in 1890. The building was designed by Root & Siemens Architects and was used for warehousing, offices and sales for their full line of agricultural equipment and implements.

This high-profile building has excellent exposure and visibility from I-670. Its large windows and decorative brick exterior offer great views to the east, west and south. The entire first floor consists of several loading docks, offering outstanding potential for creative office, restaurant/entertainment, or continued use as retail space.



YEAR BUILT
1898



TOTAL BUILDING AREA
±91,000 SF



FLOOR PLATES
±13,000 SF



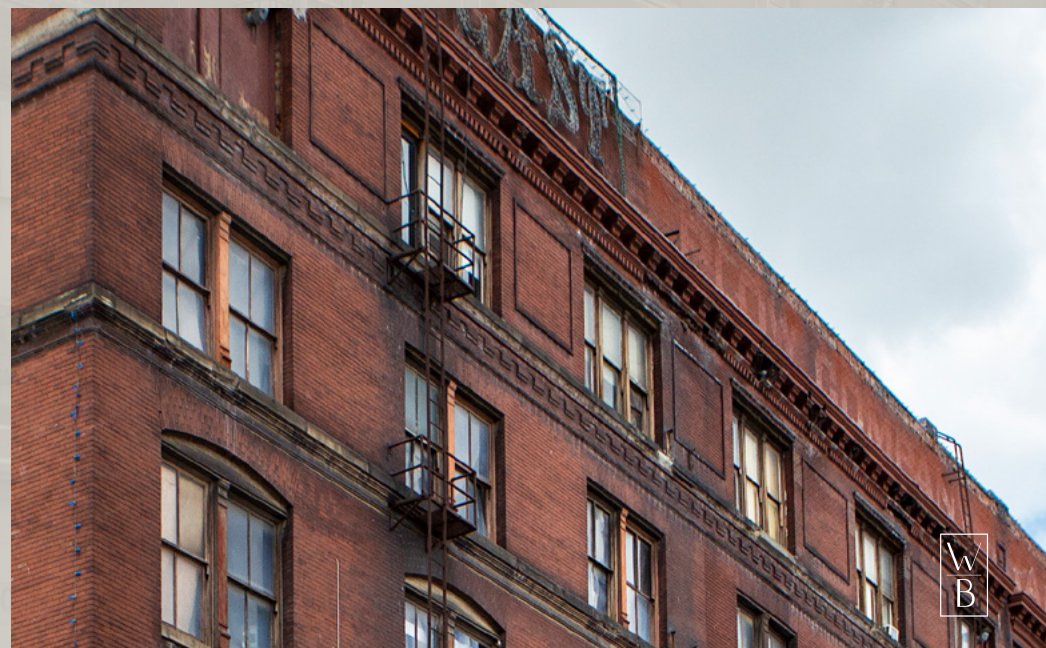
BASEMENT
±13,000 SF

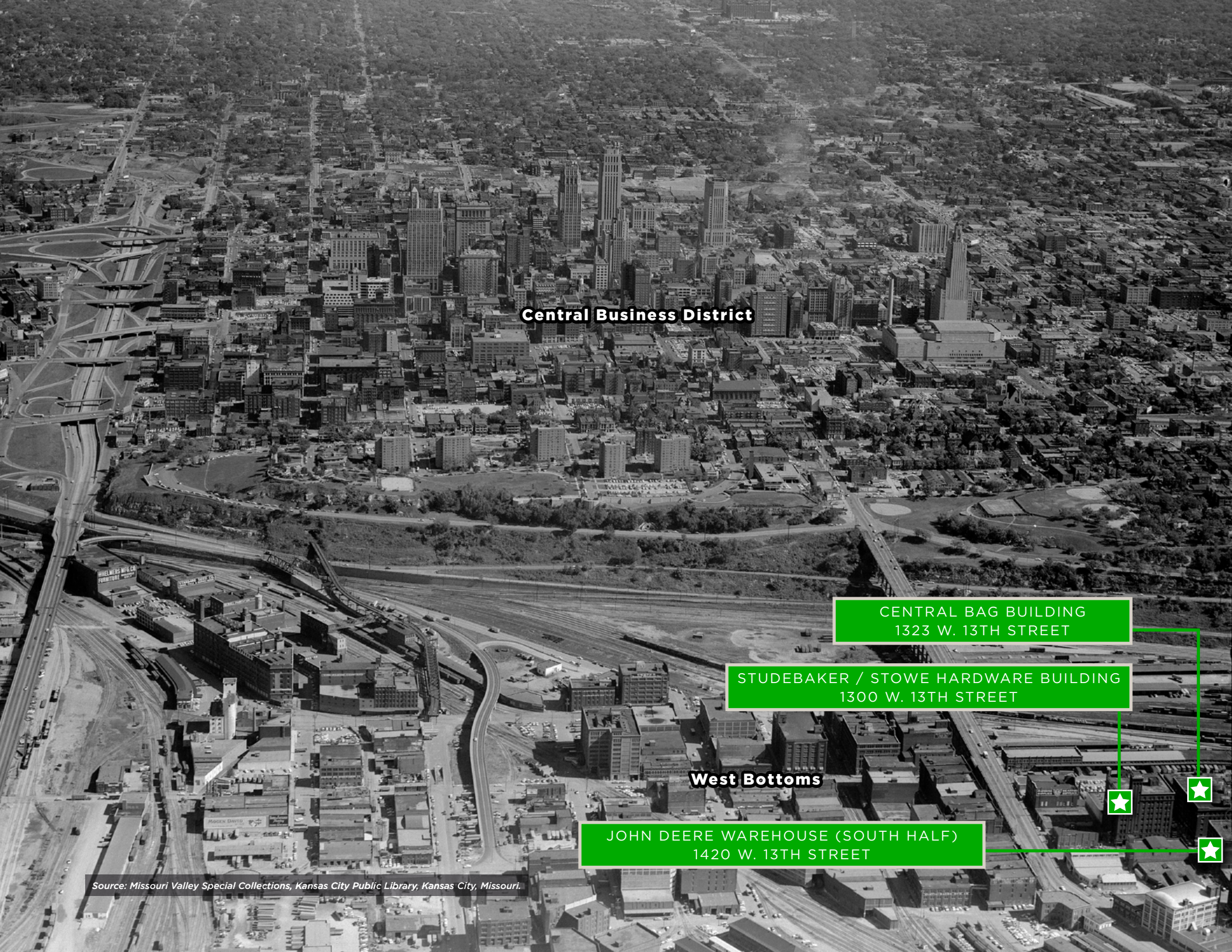


LAND AREA
±13,000 SF
(0.48 Acres)



ELEVATORS
One (1) large
freight elevator





Central Business District

CENTRAL BAG BUILDING
1323 W. 13TH STREET

STUDEBAKER / STOWE HARDWARE BUILDING
1300 W. 13TH STREET

West Bottoms

JOHN DEERE WAREHOUSE (SOUTH HALF)
1420 W. 13TH STREET



OUR RICH HISTORY

The West Bottoms was originally referred to as the “French Bottoms”

It was the site of trade between French trappers and Kansas Indians. The area was established by the trappers as an area of commerce. The West Bottoms became the receiving point for goods offloaded from steamships traveling upstream on the Missouri river due in part to the western immigration and trade with Mexico over the Santa Fe Trail. The importance of the area increased with the advent of the railroad. The stockyards (established in 1871) then chose to develop there because of the livestock that came in from the Southwest over the rails. A whole city grew around the stockyards. The Union Depot was built on Union Street where hotels, bars and restaurants flourished. Over 90 percent of the value in Kansas City lay in the West Bottoms. A devastating flood in 1903 ended the investment in housing, schools and churches. However, the agricultural, meat packing, freight and industrial investments continued to grow. By then the rule of thumb was clearly established that the economic vitality of the city was determined by the economic progress of the West Bottoms.

In 1974, the City and the American Royal acquired a large portion of the stockyards and constructed Kemper Arena to accommodate sporting events and the American Royal agricultural show, which brought thousands of visitors to the area for decades. Kemper Arena was the site of the 1976 Republican National Convention where Gerald Ford was nominated for President. In 1988, the Kansas Jayhawks won the NCAA basketball championship there. In the 1990s, the American Royal Barbecue Contest – the largest of its kind in the world – began in the area around Kemper Arena.

All photos courtesy of the Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.



CHARLES B. WHEELER
EXECUTIVE AIRPORT

MISSOURI RIVER

RIVER MARKET
DISTRICT

CENTRAL
BUSINESS DISTRICT

POWER & LIGHT
ENTERTAINMENT
DISTRICT

T-MOBILE
CENTER

KAUFFMAN
PERFORMING ARTS
CENTER

KC CONVENTION
CENTER

WEST BOTTOMS
PORTFOLIO*



WOODSWEATHER ROAD

CENTRAL AVENUE

ST LOUIS AVENUE

MULBERRY STREET

12TH STREET

LIBERTY STREET





Somera Road Project Rendering

WEST BOTTOMS TODAY

The West Bottom's turn of the century building stock and architecture create an extraordinary setting as downtown Kansas City's most dynamic neighborhood. A vibrant arts and entertainment scene has evolved in the West Bottoms over the last two decades. Beginning with Full Moon Production's award winning haunted attractions and distinctive event venues, and followed by the First Friday antique market, artists, and acclaimed restaurants, the West Bottoms continues to appeal to a wider audience every year.

Full Moon Productions has been the creative engine behind some of the most celebrated haunted houses in the United States, including The Beast, The Edge of Hell, and Macabre Cinema. These iconic attractions are nationally recognized for their scale, immersive production design, and industry leading creativity. Over the years they have earned widespread acclaim from national media outlets and have consistently ranked as America's top haunted houses. Their presence has helped define the cultural identity of the West Bottoms, drawing hundreds of thousands of visitors annually and anchoring the district's evolution into a true destination neighborhood.

A VIBRANT NEIGHBORHOOD



FESTIVAL OF THE FULL MOON – ABOUT THE WEST BOTTOMS HISTORIC ENTERTAINMENT DISTRICT

The West Bottoms Historic Entertainment District, located just off the 12th Street Bridge, has 22 warehouses in a thirteen-block area with approximately 600 vendors and more than 30 stores and restaurants. Its large, multistory buildings have histories dating back more than 130 years. These repurposed, vast spaces form the largest indoor vintage entertainment district year-round. The West Bottoms is the destination for interior decorators, designers, collectors, and consumers making unique, quality finds for home, décor, style, and gift options with history and patina that cannot be replicated. westbottoms.com

Now the largest year-round antique and vintage festival in the United States, offering monthly themes, immersive entertainment, food trucks, live music, wine walks and holiday flair, including the annual tree lighting.

FULL MOON PRODUCTIONS – 51 YEARS IN OPERATION

Full Moon Productions, creator of The Beast, Edge of Hell, and Macabre Cinema, is one of the nation's leaders in haunted attraction and entertainment development. Since 1975, Full Moon has pioneered the art of fear, blending theatrical craft, immersive storytelling, and cutting-edge technology to redefine what a haunted house can be. With decades of experience in live entertainment, the team reinvents its attractions each season—adding new scenes, transforming old ones, and integrating advanced effects—to deliver a one-of-a-kind sensory experience that keeps thrillseekers coming back year after year.



FULL MOON ESCAPE

From the creators of Kansas City's most legendary haunted houses comes a new kind of thrill. Full Moon Escape, a year-round immersive experience that Kansas City and gamers around the country can't stop talking about.

Press Release Example for
November 2025 - Festival of the Full Moon

RUMELY TRACTOR HISTORIC EVENT SPACE

Rumely Tractor Historic Event Space is located in Kansas City's 12th Street Bridge district of the Historic West Bottoms. Built in the 1880s, this building was once operated by the Advance-Rumely Thresher Company, from which the building has retained its unique name.

The Rumely Tractor Historic Event Space is the product of two years of extensive restoration, during which time no expense was spared to preserve the history and authenticity of its landmark site. The result is a seamless combination of historic architecture with modern convenience and enduring elegance.

The storied past of the Rumely is reflected today in the original tin ceiling, wood flooring, columns and antique fixtures, which have been restored to their former glory and complemented by all the amenities one would want in a modern venue. The Rumely Tractor Event Space truly evokes a feeling of timelessness stemming from its rich history that is reminiscent of the industrial boom of the 1800s while maintaining the modern elegance relevant today.



HISTORIC WEST BOTTOMS WELCOMES THE SEASON OF GRATITUDE WITH “BLESSINGS IN THE BOTTOMS” FIRST FRIDAY WEEKEND NOVEMBER 7-9

KANSAS CITY, MISSOURI – The Historic West Bottoms invites Kansas Citians to kick off the holiday season with gratitude, charm, and a touch of vintage magic during “Blessings in the Bottoms,” November 7-9, as part of the Festival of the Full Moon First Friday Weekends.

Spanning 13 blocks of historic warehouses and vintage shops, the district transforms into a haven for holiday inspiration—where rare antiques, reimagined décor, and one-of-a-kind gifts spark the joy of Thanksgiving gatherings and the magic of Christmas. Visitors can enjoy free, live music from pianist Terence O’Malley, whose bluesy, boogie-woogie, and stride-style melodies set the mood near Chef J’s BBQ, where the line often forms early for some of Kansas City’s most sought-after smoked meats that sell out fast. Alongside the music, local food trucks, festive drinks, and community cheer fill the cobblestone streets all weekend long.

“Blessings in the Bottoms is about celebrating how far we’ve come—as a district, as a community, and as small businesses,” said Amber Arnett-Bequeaith, Vice President of Full Moon Productions and spokesperson for the Historic West Bottoms District. “We’re so grateful for everyone who shops, supports, and shares in the story of this neighborhood. Every purchase helps keep the lights on in these historic buildings and the heart of Kansas City beating strong.”

WEEKEND HIGHLIGHTS



SHOP

Multi-story vintage stores and boutiques
Open Friday through Sunday

Friday-Saturday: 9 AM-6 PM

Sunday: 12-4 PM

Find rare antiques, repurposed furniture,
holiday décor, and gifts with history.

FEATURED SHOPS INCLUDE:

- [All Keyed Up Piano Shop](#)
- [Bella Patina](#)
- [Chef J BBQ](#)
- [Fountain City Winery](#)
- [Full Moon Escape Games](#)
- [Good JuJu](#)
- [Java Garage](#)
- [Rex Vintage](#)
- [Robins Nest](#)
- [Triple T's Barbecue](#)
- [Serendipity](#)
- [Treasures on 13th](#)
- [Ugly Glass Co](#)
- [West Bottoms Bicycles](#)
- [Charmed House](#)
- [Larks Entertainment](#)



LIVE MUSIC

On Saturday, enjoy a special outdoor piano performance by Terence O'Malley from **12-3 PM at 13th & Hickory**. Known for his blues, boogie-woogie, and stride piano style, O'Malley brings the soulful sound of Kansas City to the cobblestone streets — the perfect soundtrack to a day of vintage shopping and seasonal joy.



HAUNTED FINALE

Before the holiday glow truly sets in, thrill-seekers can experience the final haunting weekend of Edge of Hell, Macabre Cinema, and Beast haunted attractions
Open October 30-November 1
for their last nights of the season.

Looking Ahead: Bows in the Bottoms The next First Friday Weekend, December 5-7, ushers in "Bows in the Bottoms" with extended shopping weekends through Christmas and the Old-Fashioned Christmas Tree Lighting Ceremony on December 5 at 6 PM that will include entertainment and seasonal treats.



FOOD & FESTIVITIES

Refuel at Chef J BBQ, The Full Moon Bar near The Beast, Java Garage, Bella Patina's 3rd Floor Painted Rooster Café, and West Bottoms Whiskey. Indulge in sweet and savory bites from the Wine & Dine Food Trucks and celebrate the weekend with a local pour in hand.



ESCAPE THE ORDINARY

The Full Moon Escape Games will be open all weekend with new challenges and extended hours:

Friday: 12-10:30 PM

Saturday: 10:30 AM-10:30 PM

Sunday: 10:30 AM-9:30 PM

About the West Bottoms Historic Entertainment District

The West Bottoms Historic Entertainment District, located just off the 12th Street Bridge, has 22 warehouses in a thirteen-block area with approximately 600 vendors and more than 30 stores and restaurants. Its large, multistory buildings have histories dating back more than 130 years. These repurposed, vast spaces form the largest indoor vintage entertainment district year-round. The West Bottoms is the destination for interior decorators, designers, collectors, and consumers making unique, quality finds for home, décor, style, and gift options with history and patina that cannot be replicated. westbottoms.com



WEST BOTTOMS: A TRANSFORMING NEIGHBORHOOD

In the last few years, there has been an influx of new residents moving to the West Bottoms as multifamily developers have added over 900-apartment units to the neighborhood. Some of Kansas City's finest restaurants including Voltaire, and an updated Golden Ox have made the West Bottoms a KC dining destination. Kansas City's trendiest nightlife and live-music venues such as In The Lowest Ferns, The Ship (recently expanded), and Barraca have transformed the West Bottoms into the hottest neighborhood in the city. Local institutions such as Blip Coffee draw visitors in the morning while Amigoni Winery, West Bottoms Whiskey Co., and Stockyards Brewing Co. attract the crowds for happy hour. In 2023 the West Bottoms' Chef J BBQ was ranked as Kansas City's #1 BBQ restaurant by Kansas City Magazine. The recently redeveloped Hy-Vee Arena (\$39M project) has become a youth sports and recreational league mecca. Set to open in early 2026, the \$12M Rock Island Bridge redevelopment project (as featured in Travel + Leisure Magazine) will offer a one-of-a-kind dining and entertainment destination.

The booming culinary and entertainment scene and the \$100s of millions of projects underway are creating an exceptional downtown neighborhood. The portfolio's location at the prominent intersection of 13th & Hickory is the densest block in the West Bottoms and has spectacular potential for additional redevelopment. These three iconic buildings are the crown jewels of the West Bottoms and offer an unrivaled opportunity to acquire the finest remaining assets in a rapidly rising neighborhood.

WEST BOTTOMS: A TRANSFORMING NEIGHBORHOOD



WEST BOTTOM FLATS

\$123M 439-unit apartment redevelopment project plus retail.

911 Wyoming St and properties stretching from 912 Liberty St-1527 W 9th St & 1529 W 9th St.



ROCK ISLAND BRIDGE

\$12M redevelopment entertainment district (opening early 2026).



SOMERAROAD PROJECT

\$525 million+ project to bring more than 1,100 apartments, 40 hotel rooms, 100,000 square feet of retail, 168,000 square feet of office space to about 17 acres, and about a dozen buildings (Project is Under Construction).

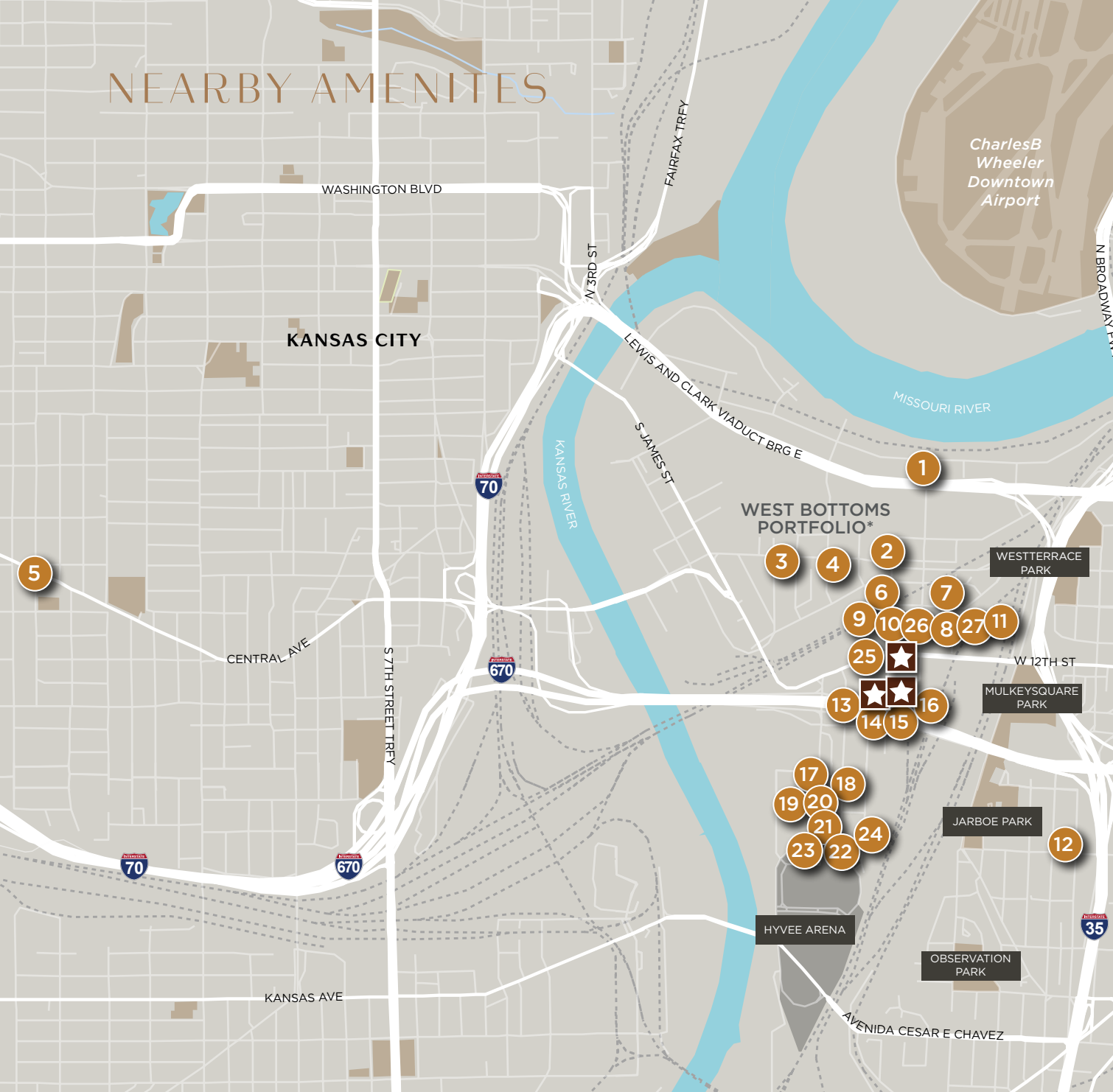
Phase 1 is expected to open in late 2026.



THE YARDS I & II APARTMENTS

\$100M 456-unit apartment project (Phase 2 recently completed).

NEARBY AMENITIES



1. Blip Roasters
2. Wellness Warehouse KC
3. Laila Lounge
4. Larks Shuffleboard
5. Santa Fe Painting
6. Charmed House Interiors
7. The Ship
8. Rumley Historic Event Space
9. Fountain City Winery
10. In the Lowest Ferns
11. West Bottoms Bicycles
12. Fetch Vintage Clothing Store
13. Tomatillo Mexican Grill
14. Chef J BBQ
15. Java Garage LLC
16. West Bottoms Whiskey Co.
17. Amigoni Urban Winery
18. The Campground
19. Golden Ox
20. Pole Worx Fitness
21. Lucky Boys
22. Voltarie
23. Fortunati Pizza
24. Freight House Fitness
25. The Beast Haunted House
26. The Edge of Hell Haunted House
27. The Macabre Cinema Haunted House

DEVELOPMENT INCENTIVES AVAILABLE FOR THE WEST BOTTOMS PORTFOLIO

The West Bottoms is well positioned to leverage a variety of federal, state, and local incentive programs to offset renovation and redevelopment costs. Buyers should consider pursuing the following tools:

HISTORIC PRESERVATION TAX CREDITS

- Federal Program: Provides a 20% income tax credit on qualified rehabilitation expenditures for certified historic structures.
- Missouri State Program: Offers a 25% state income tax credit on eligible rehabilitation costs.
- Application: The West Bottoms' age and prominence make it a strong candidate.
 - Together, federal and state credits can cover up to 45% of qualifying renovation expenses. Credits may be syndicated or sold to generate immediate equity.

PORT KC INCENTIVES

- Property Tax Exemption: Port KC can provide long-term abatements (commonly 20–25 years) with flexible step-down structures, often at higher percentages than other agencies.
- Sales Tax Exemption: Full exemption on construction materials.
- Benefit: In recent years, Port KC has become Kansas City's most active and developer-friendly incentives agency, backing residential, mixed-use, and adaptive reuse projects.
 - For The West Bottoms, Port KC's ability to layer generous abatements with a streamlined approval process makes it a leading option.
 - More detail on Port KC page (next page)

PLANNED INDUSTRIAL EXPANSION AUTHORITY (PIEA)

- Property Tax Abatement: Up to 25 years of abatement.
- Sales Tax Exemption: Exemption on construction materials.
- Benefit: Substantially reduces both upfront construction costs and long-term operating expenses.

TAX INCREMENT FINANCING (TIF)

- How It Works: TIF captures the incremental increase in real estate taxes (and in some cases sales taxes) generated by the redevelopment and redirects those revenues to reimburse eligible project costs.

TRANSPORTATION INCENTIVES

- Strategic Location: The West Bottoms sits along 31st Street, a major Kansas City transportation corridor, creating eligibility for infrastructure-related incentives or grants.
- Potential Sources: Federal and state transportation programs, Complete Streets funding, and Kansas City's Public Improvements Advisory Committee (PIAC).

INCENTIVES

In addition to pursuing state and national Historic Tax Credits, a developer working with Port KC can receive powerful development incentives for The West Bottoms Portfolio.

In recent years, Port KC has emerged as Kansas City's most active incentives agency, consistently offering some of the most competitive tax abatement packages in the region. With the ability to approve long term abatements (often 20 to 25 years) with flexible stair-stepped structures and sales tax exemptions on construction materials, Port KC has become a popular partner for developers seeking meaningful cost relief and financial certainty. Its streamlined process, developer-friendly approach, and track record of backing transformative projects across the city have positioned Port KC as the leading driver of incentivized development in Kansas City.



SOMERAROAD WEST BOTTOMS PROJECT (AWARDED 2024)

Developer: SomeraRoad. Incentives provided by Planned Industrial Expansion Authority (PIEA)

Property Tax Abatement:
20 Years Total
90% for first 10 years
75% for the remaining 10 years.

From there, projects in the next three phases will receive 15-year abatements, at 70% for 10 years and 30% for the next five. That comes out to an estimated \$50.8 million in abatements.

Sales Tax Exemption: \$13.5 Million in sales tax exemptions on construction materials

Total Incentives: Approximately \$64.3 Million in abatements/expansions plus:

The City Council approved a community improvement district (CID) and a tax increment financing (TIF) plan amendment. The measures will redirect different taxes to support \$45.8 million in public infrastructure and green space that will support the project and the surrounding neighborhood.



LEWER PLAZA APARTMENTS (AWARDED 2025)

Developer: EPC Real Estate
Incentives Provided by Port KC

Property Tax Exemption:
20 years total
85% exemption for the first 10 years
80% exemption for the next 5 years
75% exemption for the final 5 years

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately \$14.3 million over the 20-year term



ALADDIN HOTEL APARTMENTS (AWARDED 2024)

Developer: Molzer Development
Incentives Provided by Port KC

Property Tax Exemption:
25 years total
100% exemption for the first 10 years
75% exemption for the remaining 15 years
0% exemption for the final 5 years (ending the incentive, with predictable tax schedule)

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately \$6.6 million over the 25-year term



THE REFINERY (AWARDED 2025)

Developer: Copaken Brooks
Incentives Provided by Port KC

Property Tax Exemption:
18 years total
90% exemption for the first 5 years
75% exemption for years 6-10
50% exemption for years 11-15
25% exemption for the final 3 years

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately \$4.85 million over the 18-year term

WHY KANSAS CITY?

#8

Hottest Real Estate Market
(Zillow, 2025)

#12

Hottest Job Market in the United States
(WSJ, 2024)

#1

Kansas City Emerging Data Center Market in the World
(Cushman & Wakefield, 2024)

TOP
#10

Kansas City Best Place to Visit in the World
(WSJ, 2024)

- Rising national metro area:
 - 18% population growth rate for the Kansas City metro area since 2010, vs 3.1% for the Midwest
 - Panasonic \$4B battery plant and Meta's \$800M hyper-scale data center project
 - World Cup 2026 Host City
- Downtown has fastest growing population in the metro

KC NATIONAL ACCOLADES

Kansas City is the 3rd Fastest Growing Large Metro in the Midwest
- US Census Bureau, 2025

The 10 Top Housing Hot Spots for 2025
- National Association of Realtors®, 2025

6 KC Chefs & Bartenders Named as 2025 James Beard Semifinalists
- James Beard Awards, 2025

Kansas City is a Top 25 Travel Destination in the World
- BBC, 2025

Kansas City International Airport Ranks in Top 10 on Travel + Leisure U.S. Airport List - Travel + Leisure, July 2024

Kansas City is #6 in the U.S. for Momentum of Tech Job Growth
- Wall Street Journal, 2023

DOWNTOWN DEVELOPMENT



DOWNTOWN IS ON THE RISE

\$9.2B

Development completed or under construction in Downtown KC since 2005

\$3.1B

Development planned for Downtown KC in next couple years

113,531

Downtown employees



An aerial photograph of downtown Kansas City, Missouri, showing a dense cluster of brick buildings with arched windows and flat roofs. In the background, a large stadium and a baseball field are visible. The image is overlaid with a semi-transparent light brown rectangle containing text.

KANSAS CITY URBAN REVITALIZATION

OVERVIEW OF OUR VIBRANT URBAN CORE

The Kansas City metro area moves towards 2026 with a powerful wave of momentum driving more people, more jobs, and more activity towards the urban core. After reaching a nadir of residential population of around 10,000 in 2000 as a result of decades of suburban flight, the central business district has roared back to life in a remarkable comeback. Over the last two decades, downtown has drawn over \$9 billion in new development investments. By 2025, the downtown residential population will reach 35,000 and is expected to surpass 40,000 residents by the end of the decade.

What started out as a combination of major investment in and around the Power & Light District -- along with steady, organic revival in the Crossroads Arts District -- has turned into a full-fledged renaissance. Kansas City has enthusiastically embraced the “reurbanization of America”, as people increasingly prefer walkable and culturally diverse environments.

The new downtown streetcar line, which opened in 2016, has been an overwhelming success. Streetcar ridership is nearly three times the projected amount, leading to huge gains in retail sales, property values and density along the route. Since the Streetcar was announced, roughly \$2 billion of transit-oriented development has taken place along



the 2.2-mile route. Major extensions to the streetcar system—to the Missouri River on the north and to the Plaza and UMKC on the south—will be fully operational by spring 2026.

Downtown has reclaimed its place as the hub of activity in Kansas City, particularly for the younger generation. It is the gathering place of choice for celebrating sporting events, concerts, art festivals and other cultural activities.

With a population of 2.3 million, the Kansas City MSA remains one of the highest educated areas in the country, with 35.7% of the population age 25 and older holding a bachelor's degree or higher compared to a national average of 30.9%. According to the Council for Community and Economic Research, the Cost Of Living Index for Kansas City is 94.5, while for Housing the Cost Of Living Index is only 80.8.

In two short decades, downtown has emerged as the most dynamic residential submarket in Kansas City. The urban repopulation is now leading to a remarkable recovery in the downtown office market, along with a boom in hotel development, bars, restaurants and entertainment. Kansas City's appetite for walkable, high-density mixed-use development is strong and getting stronger.



WEST BOTTOMS PORTFOLIO

KANSAS CITY, MISSOURI

GIB KERR, CCIM

Managing Director

+1 816 412 0212

gib.kerr@cushwake.com

LEONARD POPPLEWELL

Director

+1 913 709 3623

leonard.popplewell@cushwake.com



ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.