

Land for Sale

3.37± Acres in the Stockyards District
Located in the West Bottoms

1400-1430 Genessee Street
Kansas City, Missouri



Missouri Division of Employment Security
Missouri Division of Workers Compensation
Missouri Health & Senior Services Department

Mark One Electric
250 Employees

3.37±
Acres

73,742 VPD

W. 14th Street

Genessee Street

Wyoming Street

Butler Way



Property Profile

Located within Kansas City's state-designated Enhanced Enterprise Zone (EEZ) #1



Property Highlights

- 3.37± acres for sale
- Located in the rapidly evolving Stockyards District
- Located within a possible Planned Industrial Expansion Authority (PIEA) District allowing for up to 25 years tax abatement
- Excellent access and visibility to I-670 which has more than 73,700 vehicles per day
- Multiple development concepts available: mixed-use, multifamily, office, or hospitality
- Current zoning: M3-5 & Urban Development (UR)
- Walking distance to many restaurants and entertainment options including Amigoni Urban Winery, Golden Ox, The Campground, Voltaire, Fountain City Winery, The Ship, and Charmed House Interiors
- Close proximity to Rock Island Bridge - America's first entertainment district over a river - slated to open Spring 2024

Demographics



Total Population

1 mile	4,984
3 mile	88,277
5 mile	235,364



Population Growth

1 mile	4.2%
3 mile	5.5%
5 mile	2.6%



Number of Households

1 mile	2,810
3 mile	41,208
5 mile	102,717



Household Growth

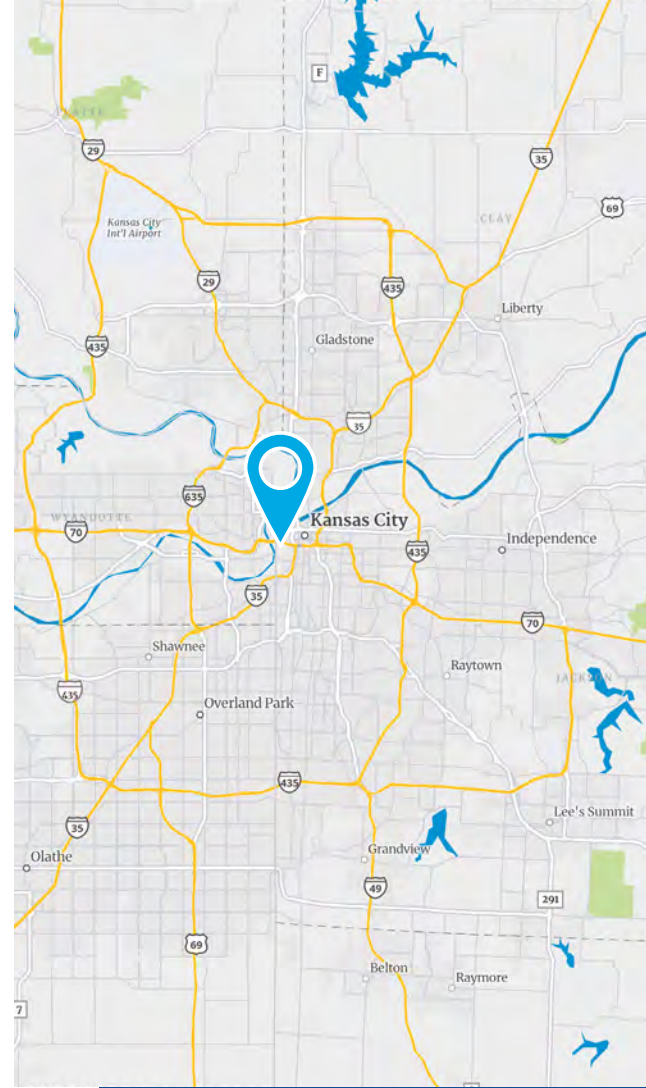
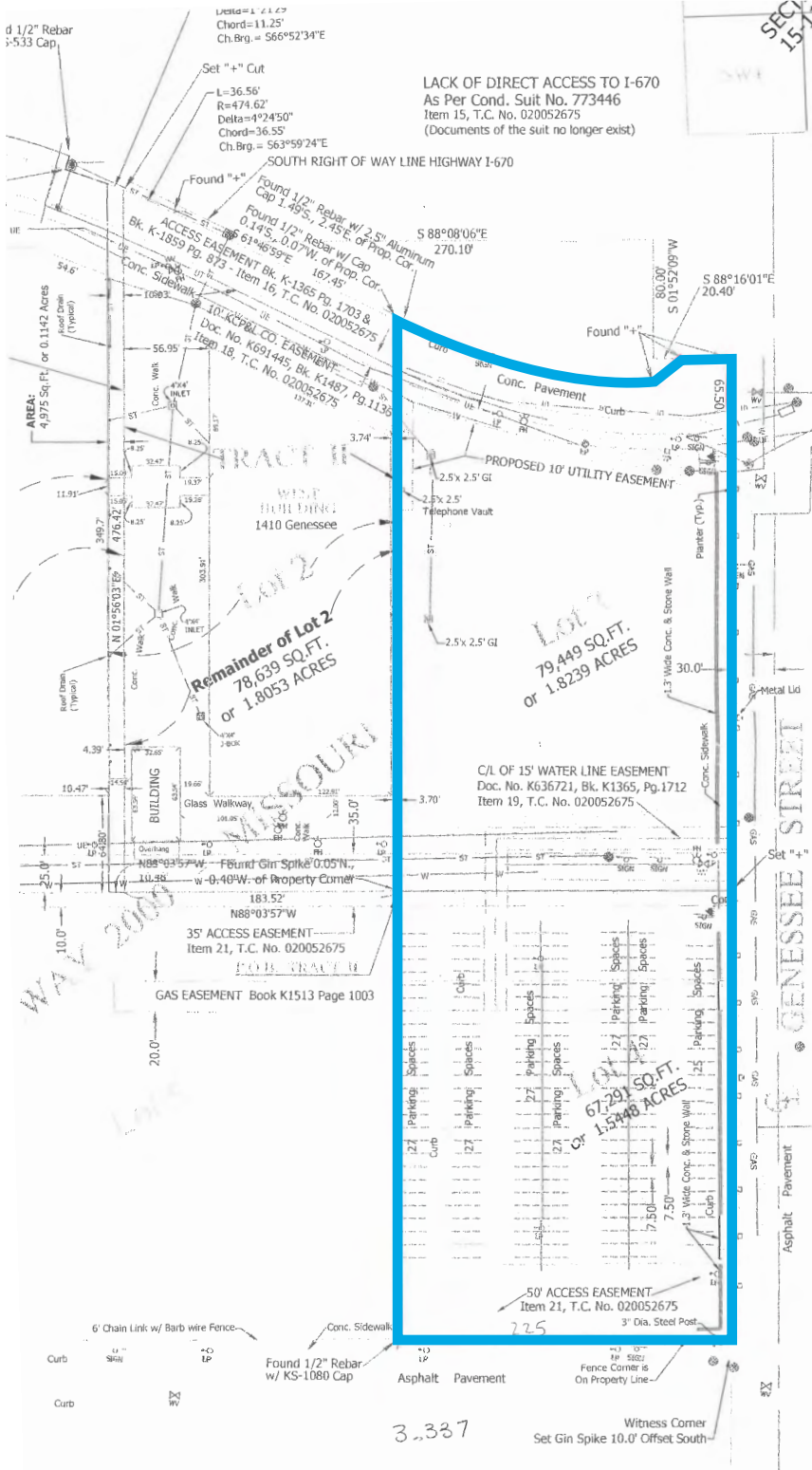
1 mile	6.6%
3 mile	7.9%
5 mile	4.5%



Household Income (Avg.)

1 mile	\$92,689
3 mile	\$77,303
5 mile	\$77,351

For Sale



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