

2821 NE VIVION RD

KANSAS CITY, MO



HIGH VISIBILITY INFILL REDEVELOPMENT OPPORTUNITY

NEWMARK
ZIMMER

FOR SALE

— 16.44 ACRES

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GUIDED PROPERTY TOURS

Property inspections will be made only by appointment and arranged through Newmark Zimmer. Inquiries should be directed to:

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EXECUTIVE SUMMARY

Newmark Zimmer Midwest Capital Markets is pleased to present the opportunity to acquire 2821-2835 NE Vivion Rd, Kansas City, Missouri 64116 (The Property), located in Kansas City's fast-growing Northland. The Property consists of a 16.44-acre lot. Located at the intersection of NE Antioch Rd and NE Vivion Rd, the infill site offers great visibility and access. The Properties Urban Redevelopment District zoning offers an excellent opportunity for mixed-use redevelopment. Proposed development could include multifamily, medical office or retail.



PROPERTY HIGHLIGHTS & SUMMARY



GREAT INTERSTATE ACCESS
& VISIBILITY



16.44 ACRES



EXCELLENT REDEVELOPMENT
OPPORTUNITY



HIGH GROWTH AREA



DESIRABLE INFILL LOCATION



LOCATED IN A QUALIFIED
CENSUS TRACT (QCT)

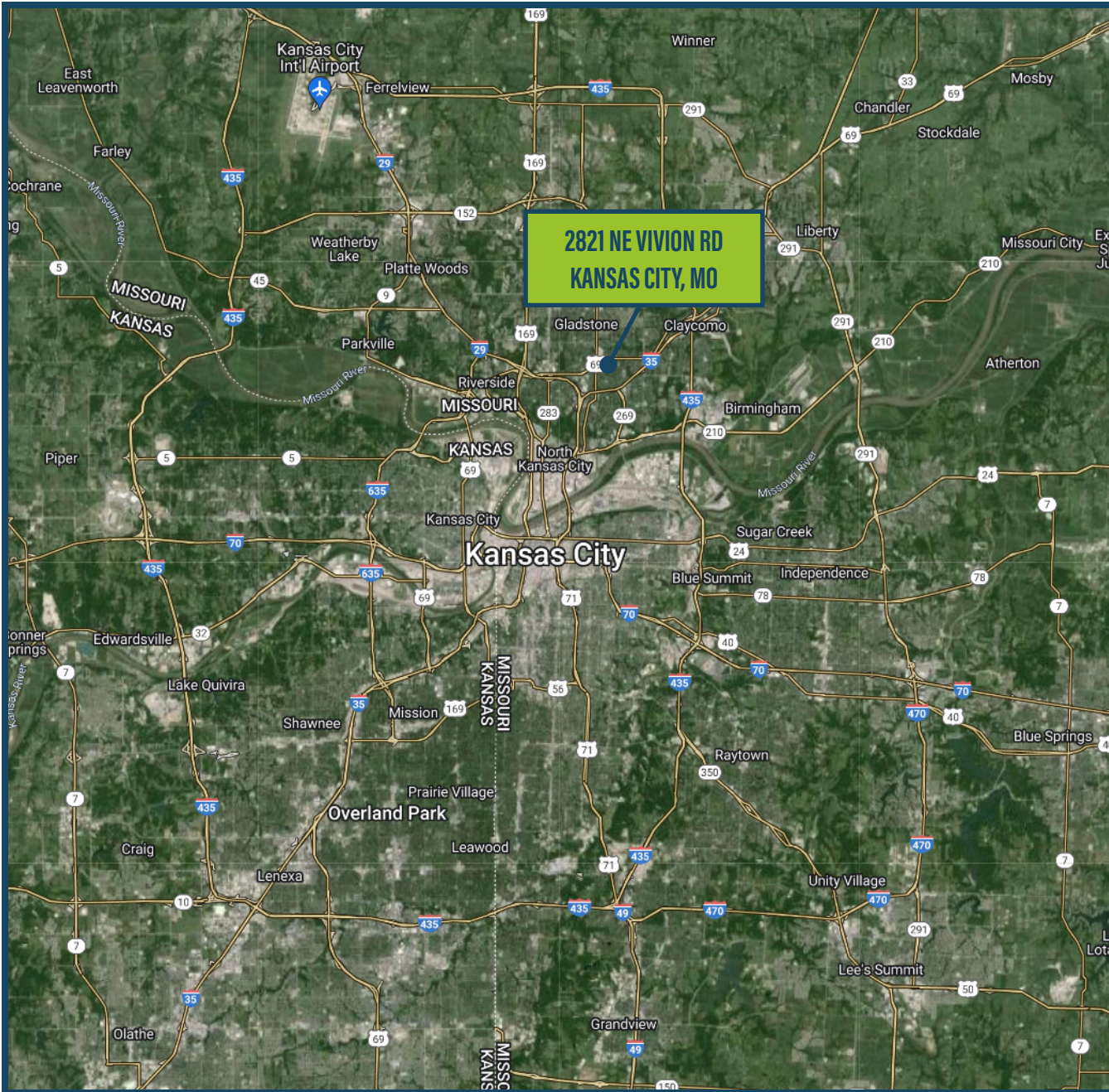


POTENTIAL FOR MULTIFAMILY,
MEDICAL OFFICE, OR RETAIL
DEVELOPMENT

Property Address	2821 NE Vivion Road
City, State	Kansas City, MO 64116
County	Clay
Total Lot Size	16.44 Acres
Zoning	UR
Parcel Number	CL1471700020020001



PROPERTY LOCATION



2821 NE VIVION ROAD



10 MINUTES TO
DOWNTOWN KANSAS CITY



15 MINUTES TO KANSAS CITY
INTERNATIONAL AIRPORT

PROPERTY LOCATION



KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.2 million people. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.2 million is up 20% since 2000, and is expected to add an additional 100,000 residents by 2025. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

KC RATINGS/RANKINGS

#1 City to Work Remotely (2022) | Iceland Air

#Best Airport in the United States (2023) | Travel Awaits

#3 Best-Paying City for Recent College Grads (2021) | Self

Best Cities to Live in America (2021) | Niche

Top 10 Best Places to Visit in 2024 | Wall Street Journal

23 Best Places to Go in the U.S. in 2023 | Traveler

Great American City for Creatives (2022) | Thrillist

Best in Travel 2024 | Lonely Planet

#2 City to Watch for Rental Activity in 2024 | Rent Café

52 Places to Go in 2024 | The New York Times



600 NE 46TH STREET

KANSAS CITY BIG WINS

KC CURRENT STADIUM

In 2024, the Kansas City Current opened the CPKC stadium. The \$117M stadium seats 11,500 and is the first professional women's sport stadium in the world. CPKC Stadium at Berkley Riverfront Park will be the anchor of the ongoing riverfront development project undertaken by Port KC. In this stadium, KC Current not only signals its commitment to its athletes and fans, but its commitment to Kansas City.

GOOGLE \$1B DATA CENTER

Google will locate a new data center in Kansas City, investing \$1 billion and supporting up to 1,300 jobs. The data center, the company's first in Missouri, will accompany contributions from Google to the region's workforce and energy infrastructure. "We have reached an important inflection point for tech innovation like AI, and data centers are the backbone of this progress," said Monique Picou, Global Vice President of Cloud Supply Chain and Operations at Google. "Our announcement today is a testament to the resources, talent and welcoming spirit of the Kansas City community. Together, Kansas City and Google will help power America's digital future and we are excited to contribute to the bright future of the region."



KANSAS CITY BIG WINS

KANSAS CITY STREETCAR EXPANSION

The current Ride KC Streetcar was a \$102 million investment in Kansas City's transportation and infrastructure completed in 2016. Running from the River Market on the north end to Union Station and Crown Center on the south, The Streetcar connects all the downtown neighborhoods with 16 platform stops and 2 miles of track. 98% of businesses on the route have indicated a positive impact on business, and there has been a 40% increase in residential density within 3 blocks of the route. Construction is currently underway for a \$350 million dollar expansion of the KC Streetcar. The extension will expand the route 3.5 miles north-south and add 8 stops, extending north to the Missouri River and south to the Country Club Plaza, and the University of Missouri – Kansas City.



\$487M MATTEL THEME PARK DEVELOPMENT

Mattel, Inc., through a licensing partnership with Epic Resort Destinations, announced plans for a second Mattel Adventure Park location in an all-new entertainment resort destination located in Bonner Springs, Kansas. The all-new, family-friendly themed entertainment destination is set to open in 2026, with plans to break ground in 2024. The development will bring iconic brands such as Hot Wheels, Barbie, and Thomas & Friends to life.

KANSAS CITY BIG WINS



2026 WORLD CUP HOST CITY

Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs. Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.572 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$620 million in incremental economic activity as a result of World Cup matches according to a study.

\$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL

Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.





KANSAS CITY BIG WINS

META HYPERSCALE DATA CENTER

Facebook's parent company Meta Platforms, Inc., is investing more than \$800 million in building a nearly 1-million square foot hyperscale data center on 375 acres at Golden Plains Technology Park in northern Kansas City. The facility is currently under construction and is expected to open in 2024. The company announced its Kansas City location will become one of the world's most sustainable data centers, adding renewable energy to the region's local grid and achieving net-zero carbon emissions. Meta has acquired an additional 508 acres at the park, leaving potential for further investment.

PANASONIC \$4B EV BATTERY PLANT

Panasonic has selected De Soto, Kansas for the site of its \$4 billion EV battery plant. The 3 million-square-foot manufacturing plant in De Soto will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant, along Kansas 10 in Johnson County. There is space at the parcel to enable Panasonic to expand production operations. Panasonic formally broke ground in 2022 with the first positions set to open in mid-2023 and mass production set to begin in 2025. The plant is set to manufacture lithium-ion 2170 batteries for Tesla, as well as expand into batteries for various customers. More than 4,000 people will be employed at the Panasonic plant and the project is estimated to deliver \$2.5 billion in annual economic benefit to Kansas.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.



KANSAS CITY ENTERTAINMENT AND TOURISM

24.5M

ANNUAL VISITORS

\$5.3B

ANNUAL TOURISM ECONOMIC IMPACT

11M

ANNUAL MCI AIRPORT PASSENGERS



Among a healthy business environment, Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series. The Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII, and Super Bowl LVIII. Kansas City Current women's soccer team has built a \$115 million 11,500-seat stadium in Downtown's Berkley Riverfront. The stadium will be the first professional women's soccer stadium in the country.

KANSAS CITY ECONOMY

Kansas City has a 3.5% Unemployment Rate, over a percent lower than the national average of 4.6%. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.

COST OF LIVING COMPARISON

City	Composite Index	Groceries	Housing	Transportation	Healthcare
Atlanta, GA	102.6	99.5	107.8	99.6	104.6
Chicago, IL	123.9	104.8	161.7	118.1	97.6
Columbus, OH	90.8	96.0	84.8	93.0	92.3
Kansas City, MO	94.1	91.1	95.1	83.0	91.2
Los Angeles, CA	146.6	112.6	225.5	132.9	110.1
Minneapolis, MN	104.7	101.9	100.7	105.6	100.8
Denver, CO	114.7	94.9	136.7	105.4	103.7

Source: ACCRA Cost of Living Index, 1Q 2021

MAJOR EMPLOYERS

Oracle
The University of KS Health
Garmin
American Century

St. Luke's Health
H&R Block
Hallmark Cards Inc.
Honeywell

Burns & McDonnell
Children's Mercy
Commerce Bank
Black & Veatch

MARKET DEMOGRAPHICS



37.7

Median Age
(U.S. 38)



2.2 M

Kansas City
MSA Population



\$70,215

Median Household Income
(10% above national
median)



92.8%

High School Graduate
of Higher (US 88.6%)



2.5

Average
Household Size



37.7%

Bachelor's Degree or
Higher (US 33.1%)

AREA DEMOGRAPHICS

		1 MILE	3 MILE	5 MILE
POPULATION	2010 Population	9,068	72,092	124,421
	2024 Population	10,190	80,531	143,269
	2029 Population	10,437	82,327	147,454
	2020 Median Age	39.0	37.1	36.7
HOUSEHOLDS	2010 Households	4,035	31,111	52,235
	2024 Households	4,432	35,123	61,219
	2029 Households	4,568	36,288	63,771
	2024 Average Household Size	2.30	2.28	2.33
INCOME	2024 Median Household Income	\$62,414	\$62,892	\$69,774
	2029 Median Household Income	\$74,909	\$73,442	\$80,049
	2024 Average Household Income	\$82,633	\$83,799	\$90,352
	2029 Average Household Income	\$96,670	\$96,091	\$103,356
HOUSING	2010 Total Housing Units	4,362	33,895	56,909
	2020 Total Housing Units	4,491	35,820	61,919
	2024 Total Housing Units	4,606	36,873	64,603
	2029 Total Housing Units	4,733	37,992	67,116

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