

FOR SALE



45TH & BELLEVIEW PORTFOLIO

4435-4451 BELLEVIEW AVE, KANSAS CITY, MO 64111

AUDREY NAVARRO

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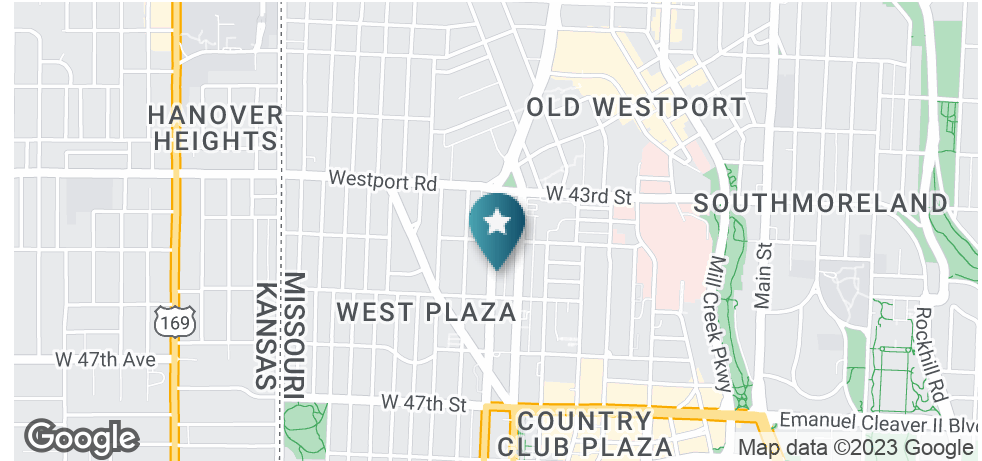
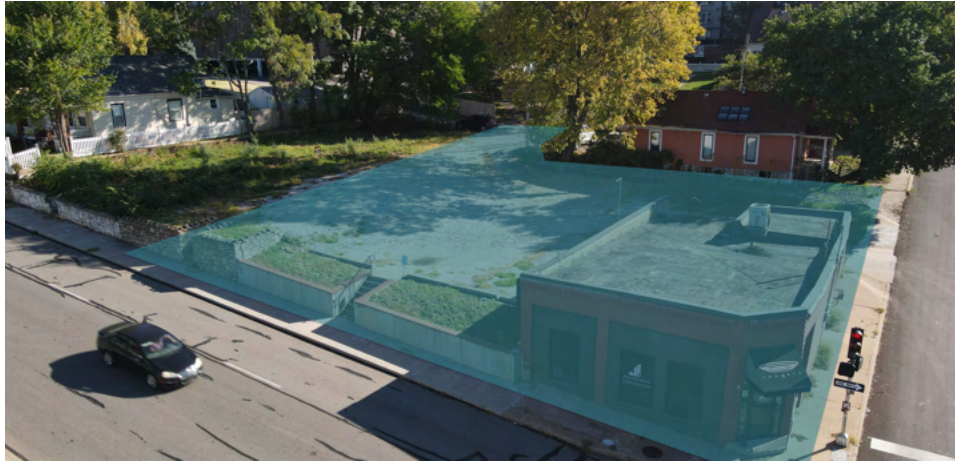
CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.774.4250 CLEMONSLIFE.COM

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OFFERING SUMMARY

PORTFOLIO SALE PRICE: \$1,000,000

4445-4451 BELLEVIEW 1,650 SF NRA

Site Area 11,615 SF / 0.27 Ac

Year Built 1957 / 2008

Zoning R-1.5 & B-1.1

4435 BELLEVIEW --

Site Area 4,863 SF / 0.11 Ac

Zoning R-1.5

PROPERTY OVERVIEW

VERSATILE INFILL DEVELOPMENT SITE: The portfolio is comprised of two parcels. Parcel 1 has a total site area of 11,616 SF and is perfectly positioned at the nexus of several of Kansas City's most revered submarkets: Historic Westport Entertainment District, West Plaza and the Country Club Plaza. There is a small building currently used as an office (interim use), but best utilized as part of a larger project. Parcel 2 has a total site area of 4,862 SF and is also zoned R-1.1. Both parcels benefit from frontage along Belleview Avenue and can feasibly accommodate numerous uses that are permitted in the zoning district. Both parcels will be a 15 minute walk from a stop on Kansas City's soon-to-be-completed streetcar extension line (2025).

PROPERTY HIGHLIGHTS

- Prime Corner Location at High Traffic Belleview Avenue and 45th Street
- Walkable to the Country Club Plaza, Westport & West Plaza Neighborhood
- 110 FT of Frontage on Belleview Avenue & 100 FT on 45th Street
- Near the Country Club Plaza & Westport Entertainment District
- Convenient Metro Access Via Belleview & Madison Commuter Thoroughfares

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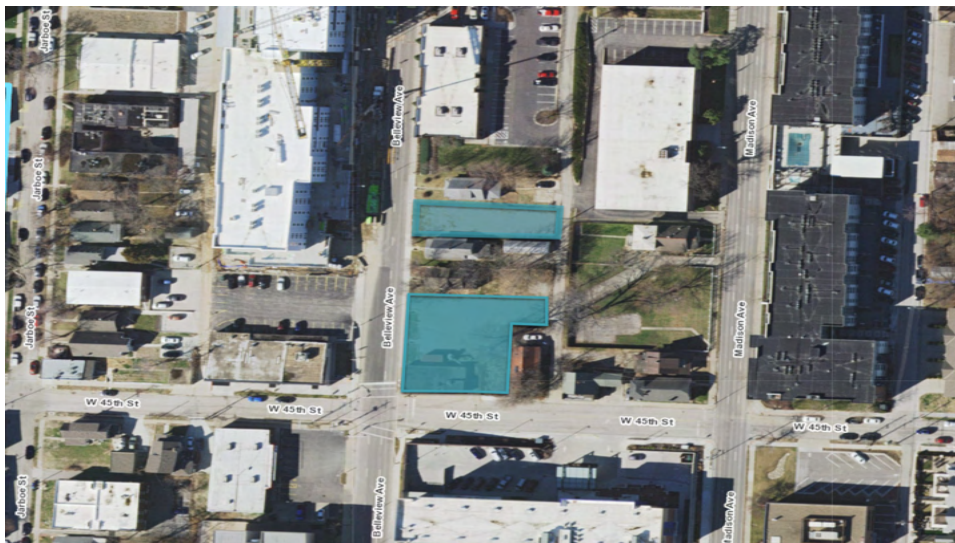
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THE EPITOME OF WALKABILITY

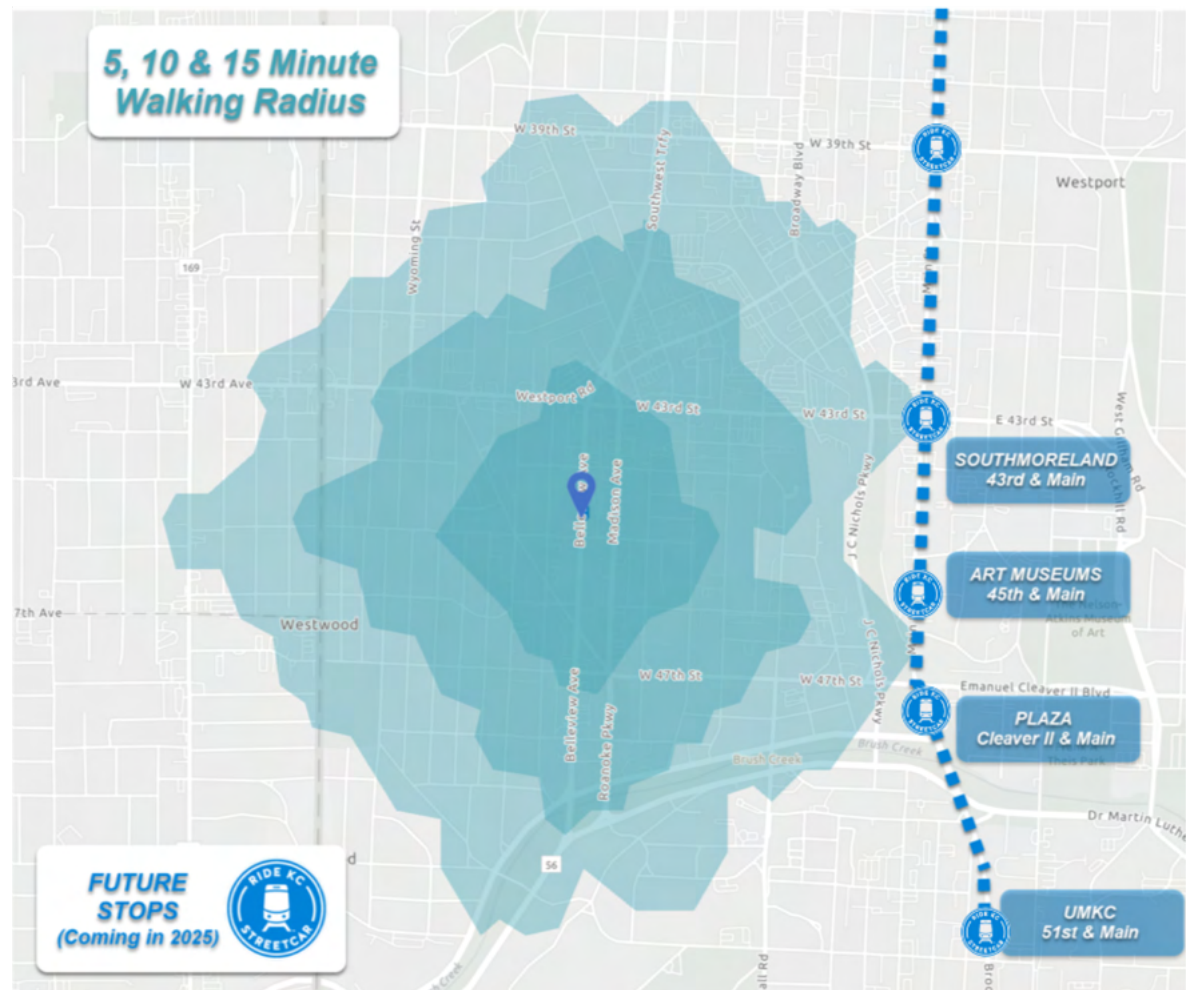
Nationally, residents are flocking to housing options that make it possible to live without dependence on a car for mobility and survival. Transit Oriented Development (TOD) is the exciting fast-growing trend in creating vibrant, livable, sustainable communities around high quality train systems.

Streetcars in Kansas City were the primary public transit mode during the late 19th and early 20th centuries, like most North American cities. Kansas City, Missouri once had one of the most extensive streetcar systems in North America, but the last of its 25 streetcar routes was shut down in 1957.

Kansas City's streetcar extension will span Main Street with a southern terminus at 51st & Main. With the Southmoreland streetcar stop within a 15-minute walk, the location of 45th & Belleview aligns with many key characteristics that TOD developers are after.



After decades of expansion and development in the environs and the economic stability of its immediate neighbors, the completion of the streetcar extension in 2025 will enhance demand and attract residents seeking a lifestyle free from automotive dependence.



COUNTRY CLUB PLAZA

One of the country's oldest outdoor shopping and entertainment districts, the Country Club Plaza, is also a highly popular place to live. The architecture resembles that of Kansas City's sister city, Seville, Spain with fountains, hand-painted mosaic tiles, and custom ironwork. Hundreds of condominiums and apartments, as well as some single-family homes, are available at the perimeters of the shopping/entertainment area. The Country Club Plaza is the highest rent district in the Metro and is home to many national luxury retailers.



Country Club Plaza Key Demographics



63,690
Population



63,859
Daytime Population



34%
Bachelor Degree
or Higher



\$242,136
Median Home
Value

Kansas City Key Demographics



2.2 Million
Population



474,110
Daytime Population



37.5%
Bachelor Degree
or Higher



\$240,254
Median Home
Value

COUNTRY CLUB PLAZA



MAJOR CORPORATIONS IN THE AREA



American Century
Investments®

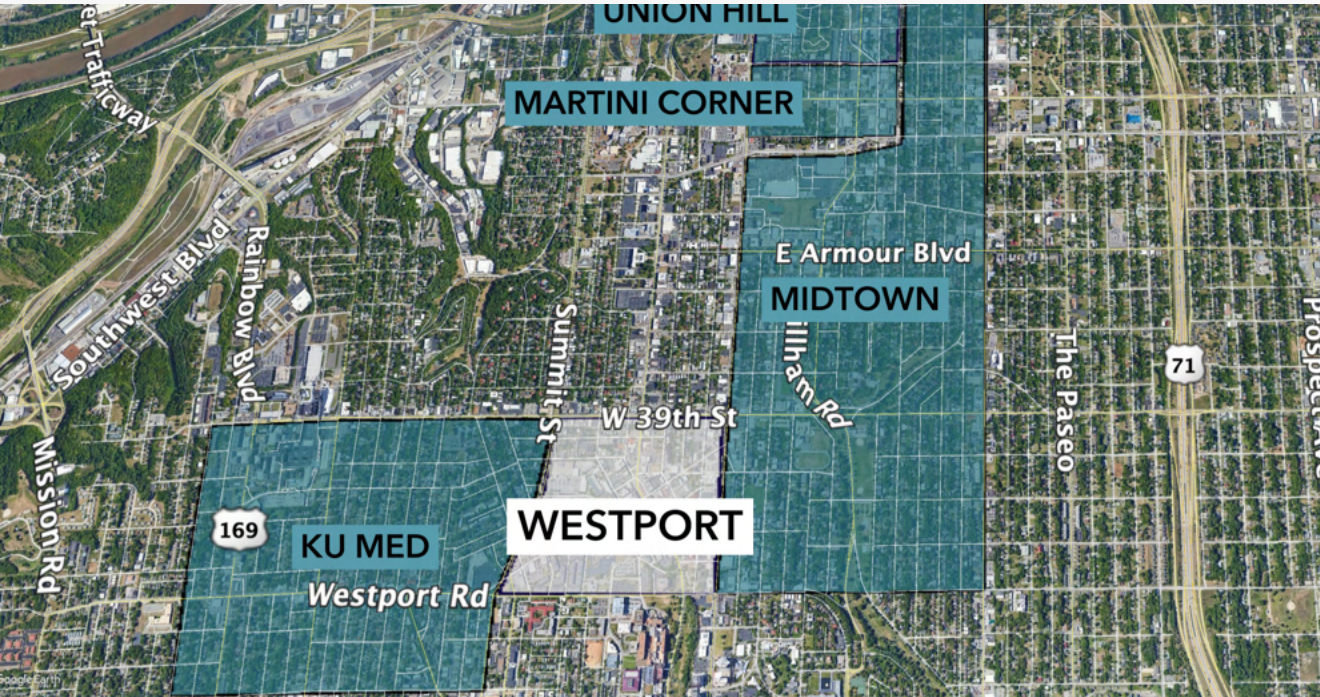


EWING MARION
KAUFFMAN
FOUNDATION



WESTPORT

Westport is one of the oldest neighborhoods in Kansas City, located between Main Street and the SW Trafficway. The neighborhood is known for its blend of coffee shops, tasty eateries, trendy boutiques and popular nighttime hot spots. By day Westport buzzes with residents and tourists, by night it comes to life as the restaurants and bars fill up. The real estate in this bustling Kansas City neighborhood consists of sprawling homes, apartment buildings. Bungalows and plenty of large houses converted into apartments. Perfect for creative adults, its walking distance to Kansas City Art Institute, Nelson Art Museum and Kemper Art Museum.



Westport Key Demographics



59,443
Population



82,269
Daytime Population



36%
Bachelor Degree
or Higher



\$208,094
Median Home
Value

Kansas City Key Demographics



2.2 Million
Population



474,110
Daytime Population



37.5%
Bachelor Degree
or Higher



\$240,254
Median Home
Value

WESTPORT



MAJOR CORPORATIONS IN THE AREA



KANSAS CITY LIFE



American Century
Investments®



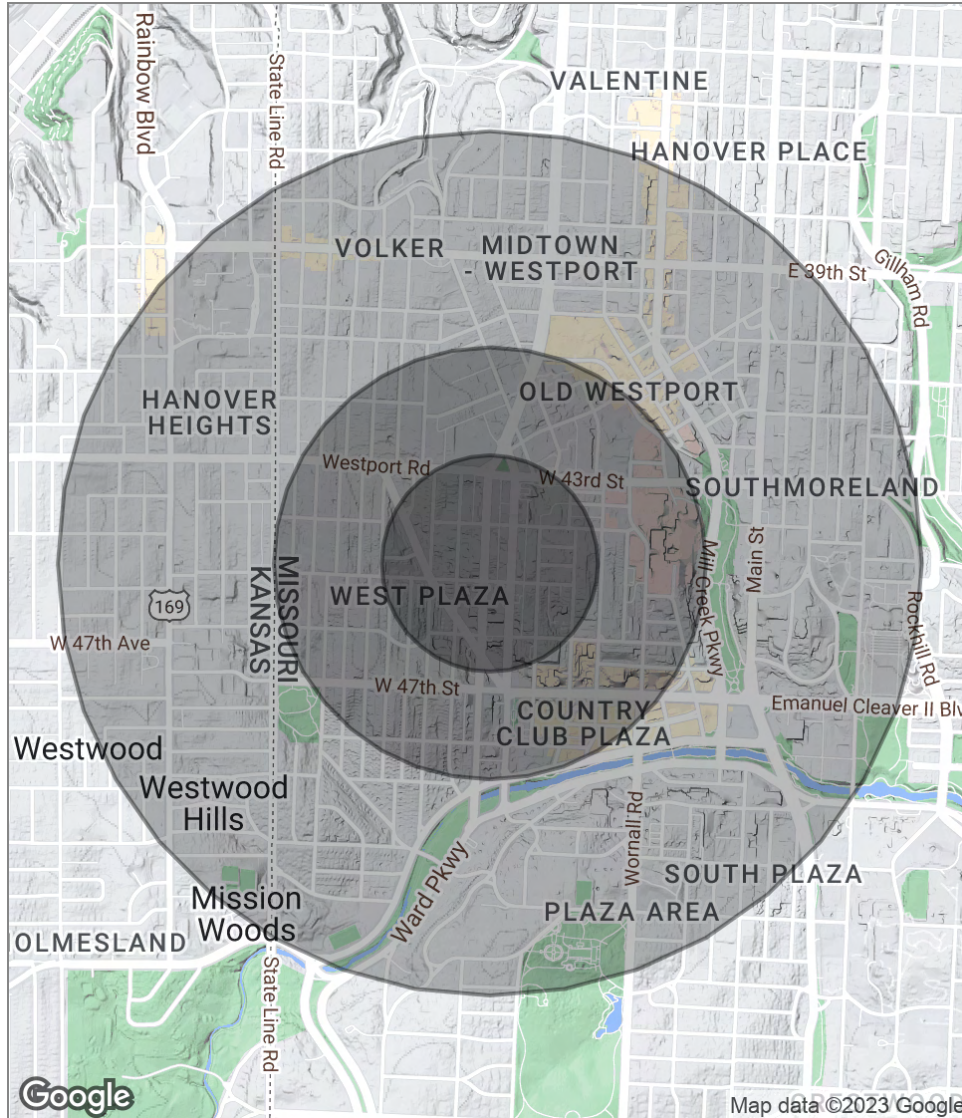
Photos courtesy of Visit KC

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	2,381	6,954	21,473
Median age	33.1	34.5	35.2
Median age (Male)	33.6	35.1	35.8
Median age (Female)	34.0	33.8	35.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,628	4,800	14,501
# of persons per HH	1.5	1.4	1.5
Average HH income	\$77,545	\$78,370	\$75,622
Average house value	\$203,752	\$212,967	\$249,593

* Demographic data derived from 2020 ACS - US Census

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