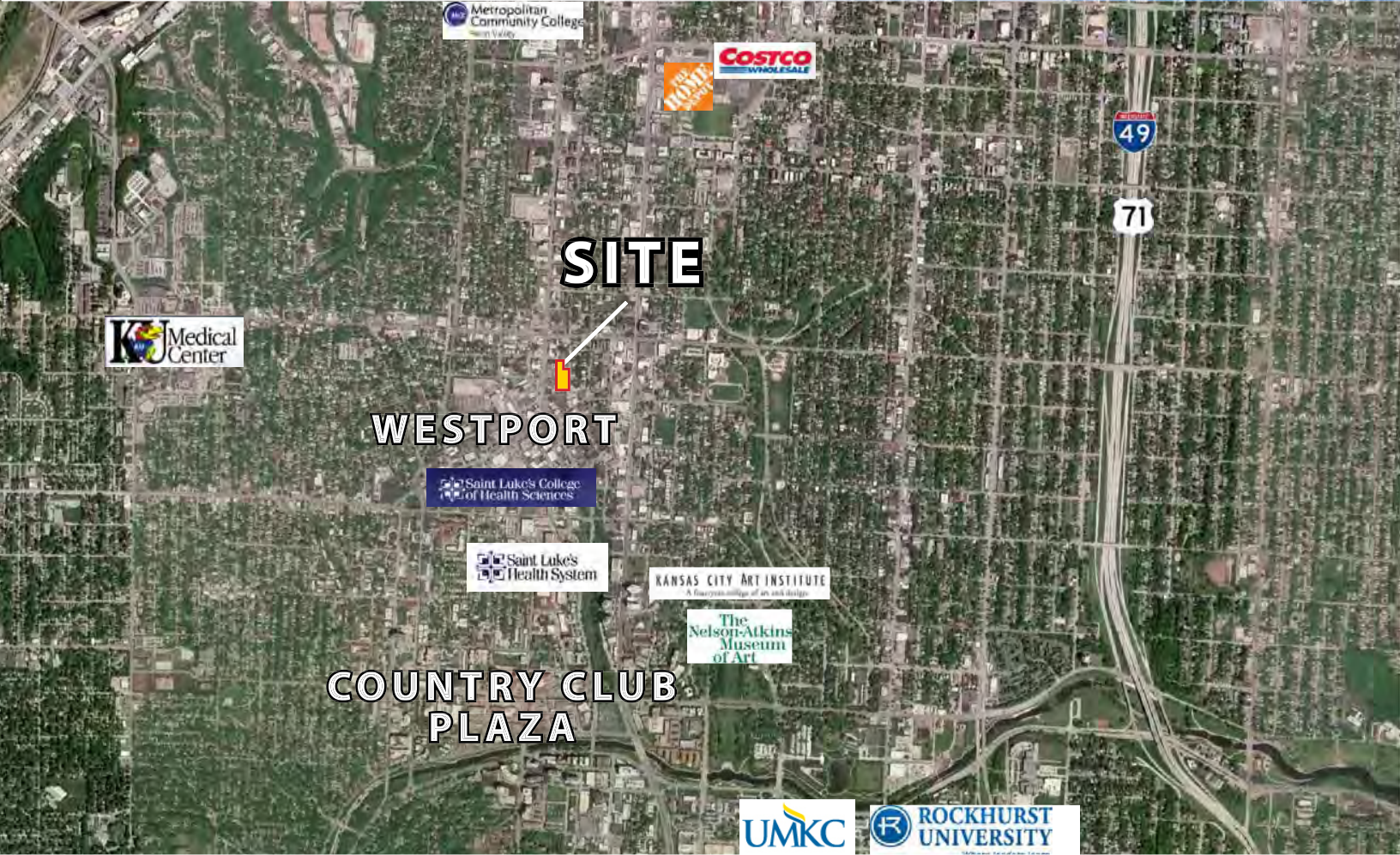




Infill Development Site in Westport Entertainment District
3934-3954 Central & 309 W. 39th St, Kansas City, Missouri



SALE PRICE: \$3,650,000 | 1.57 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	22,211	113,465	270,990
Avg. Household Income	\$97,694	\$105,243	\$97,527

- Infill Development Site in the Heart of Kansas City, MO-zoned UR (Urban Redevelopment District)
- Possible Hotel - Apartments - Retail - Mixed-Use
- Prime Central location with great access and parking
- The site is approved for tax abatement
- Neighbors with the Country Club Plaza, Kansas City Art Institute, UMKC, Rockhurst University, St. Luke's Medical Center, KU Medical Center, and Nelson Atkins Museum

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:
MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agent

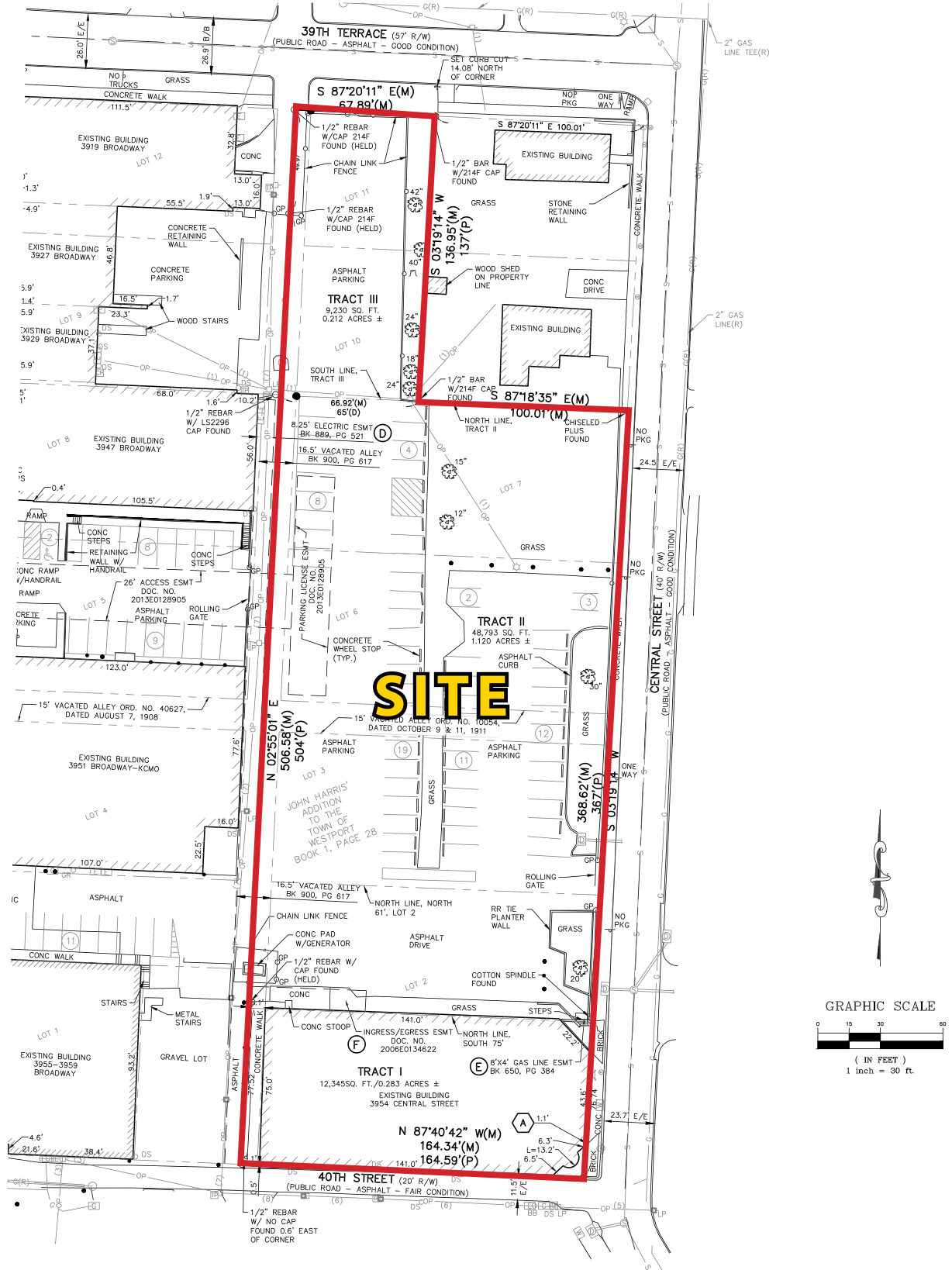


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

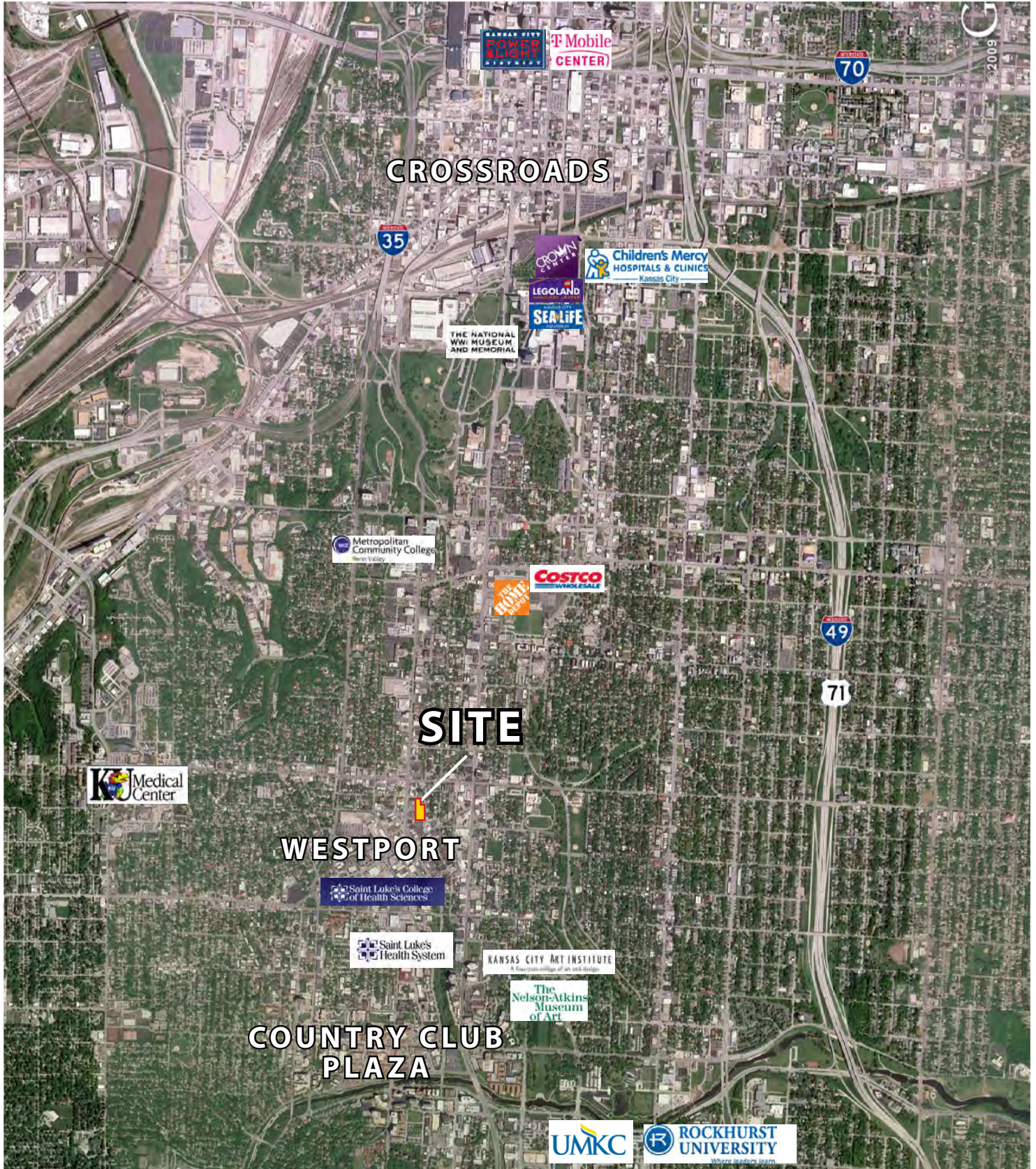
PLAT MAP

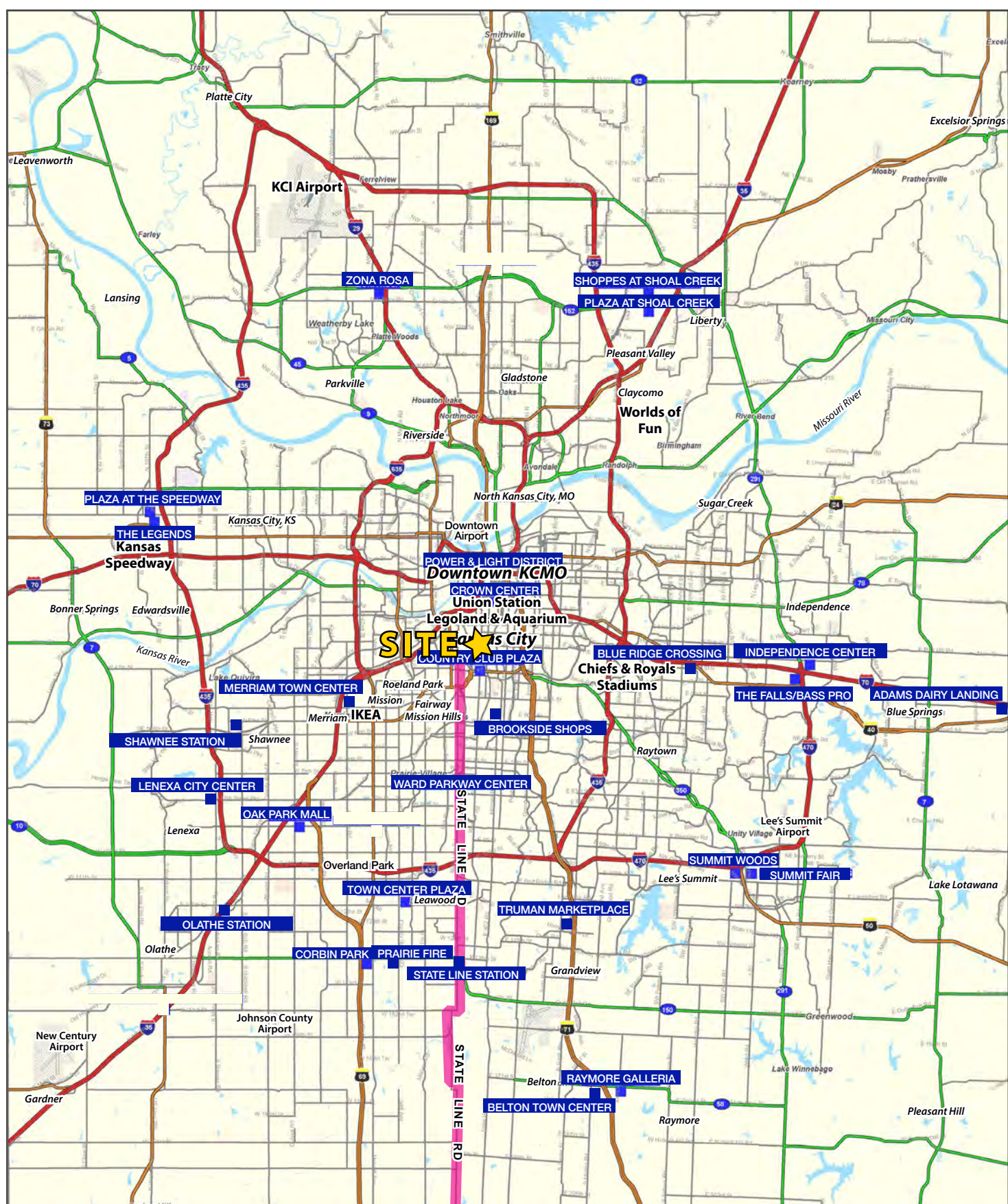


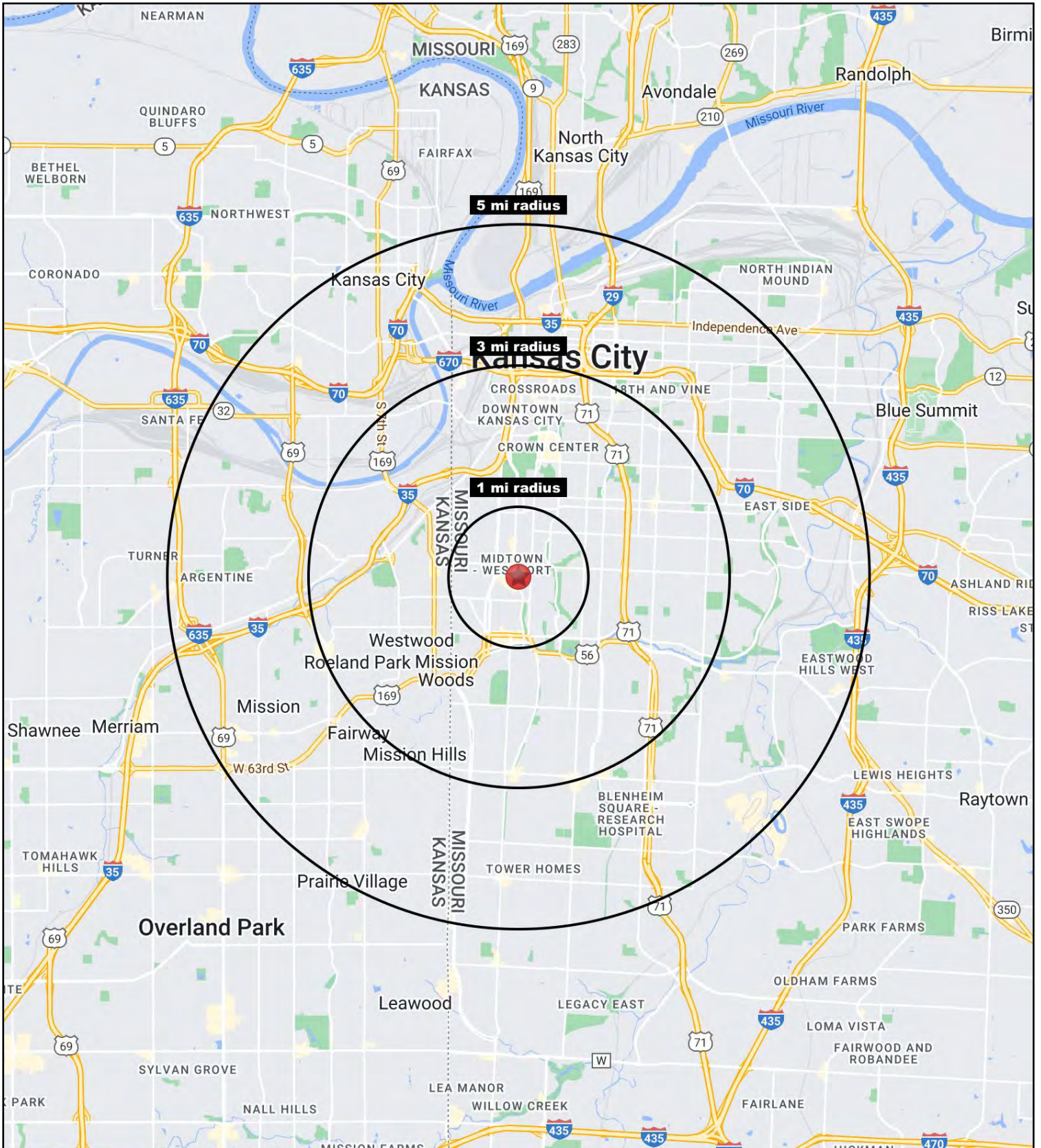
SITE PLAN



AERIAL





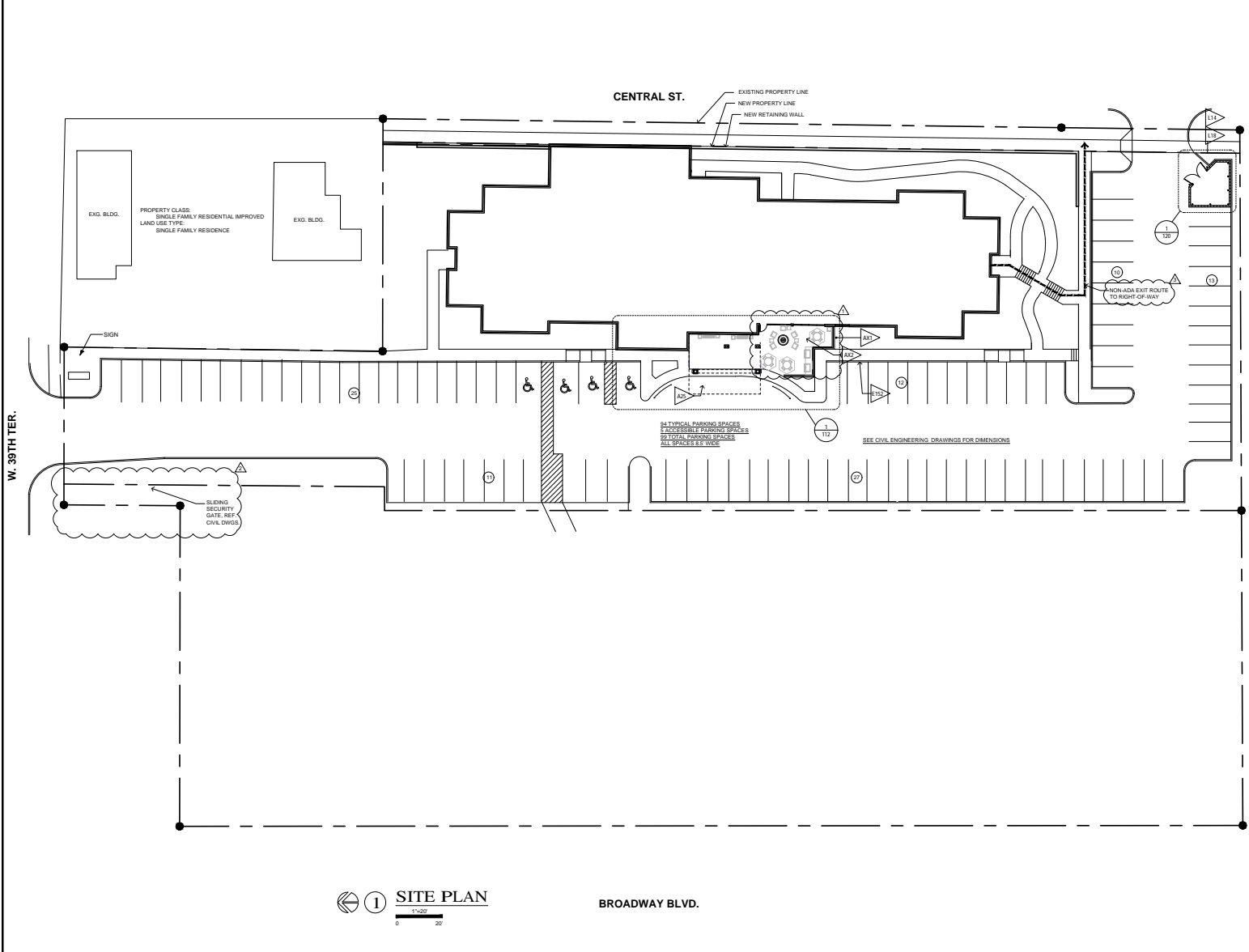




WESTPORT/PLAZA DEVELOPMENT SITE

3934-3954 Central & 309 W. 39th St, Kansas City, MO

APPROVED PLANS



① SITE PLAN
1"=20'

BROADWAY BLVD.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE FOR EFFICIENCY. NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURAL

- A3 DUMPSTER ENCLOSURE. DO NOT BLOCK OVERHEAD FUNCTIONING OF TRUCK
- A25 EDGE OF PORTE COCHERE CANOPY ABOVE
- AX1 CONC. RETAINING WALL. T.O. WALL @ 100'-0"
- AX2 OUTDOOR FURNITURE. BY OWNER. INCLUDES PATIO TABLES, UMBRELLAS, MOVABLE GRILLS, BENCHES, AND TRASH RECEPTACLES

LANDSCAPING

- L3 PARKING LIGHT FIXTURE ALONG PERIMETER OF PARKING LOT TO BE CENTERED ON PARKING STRIPS TO PROTECT FROM VEHICLE OVERHANGING DAMAGE
- L14 PROVIDE NOSE BBS WITHIN 5' OF DUMPSTER ENCLOSURE
- L18 SCREEN DUMPSTER ENCLOSURE WITH LARGE EVERGREEN SHRUBS OR TREES

CIVIL

- C1 6" THICK CONCRETE APRON WITH 10-10 W.W.F.
- C8 SLOPED SIDEWALK FOR ACCESSIBLE PARKING
- C9 QUANTITY OF PARKING SPACES TO BE IN ACCORDANCE WITH LOCAL STANDARDS AND LOCAL CODES

ENGINEERING

- E48 LIGHT BOLLARDS. LOCATE IN GROUND 8" FROM SIDEWALK (CENTER TO EDGE) PROVIDE CONCRETE FOUNDATION W/ 800# PERMANENT REINFORCEMENTS
- E12 INSTALL (1) 2" CONDUIT TO THE NEAREST ELECTRICAL ROOM AND (1) 2" CONDUIT TO THE NEAREST EBY CLOSET FROM THE LOCATION WHERE THE ELECTRIC CAR CHARGERS ARE PROPOSED TO BE INSTALLED NOW OR IN THE FUTURE.

SPANGENBERG PHILLIPS TOE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
W www.spangenbergtoe.com

TOWNEPLACE SUITES PROJECT #9280704
3850 CENTRAL STREET, KANSAS CITY, MISSOURI, 64111

DATE: 21 OCT 2018

▲ CITY COMM2 24 OCT 2018
 ▲ CITY COMM1 14 SEP 2018
 ▲ MARRIOTT COMM. 27 AUG 2018
 PERMIT 18 JUN 2018

TOWNEPLACE SUITES MARRIOTT
SITE AND LANDSCAPE PLAN

A100





WESTPORT/PLAZA DEVELOPMENT SITE

3934-3954 Central & 309 W. 39th St, Kansas City, MO

APPROVED PLANS



① **COLORED ELEVATION**
3/32"=1'-0"
0 5 10

SPT
 SPANGENBERG PHILLIPS TICE
 ARCHITECTURE
121 N. Mead, Ste 201, Wichita, KS 67202
www.sptarchitecture.com

TOWNEPLACE SUITES
 PROJECT #92280704

3850 CENTRAL STREET, KANSAS CITY, MISSOURI, 64111



PERMIT 18 JUN 2018

TOWNEPLACE SUITES
 MARRIOTT
 RENDERED ELEVATION

A210





WESTPORT/PLAZA DEVELOPMENT SITE

3934-3954 Central & 309 W. 39th St, Kansas City, MO

40th Street & Central Street Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,211	113,465	270,990
2028 Projected Population	22,946	115,405	275,155
2020 Census Population	22,277	112,905	270,538
2010 Census Population	21,475	106,357	255,600
Projected Annual Growth 2023 to 2028	0.7%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.5%
2023 Median Age	34.3	35.9	35.4
Households			
2023 Estimated Households	13,332	54,222	121,092
2028 Projected Households	13,563	54,543	121,825
2020 Census Households	13,185	53,396	119,557
2010 Census Households	12,441	49,697	110,519
Projected Annual Growth 2023 to 2028	0.3%	0.1%	0.1%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.7%
Race and Ethnicity			
2023 Estimated White	73.6%	56.5%	53.5%
2023 Estimated Black or African American	14.2%	28.2%	27.2%
2023 Estimated Asian or Pacific Islander	3.4%	4.1%	3.7%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2023 Estimated Other Races	8.4%	10.7%	15.0%
2023 Estimated Hispanic	8.6%	11.5%	17.0%
Income			
2023 Estimated Average Household Income	\$97,694	\$105,243	\$97,527
2023 Estimated Median Household Income	\$69,693	\$75,493	\$72,247
2023 Estimated Per Capita Income	\$58,869	\$50,581	\$43,896
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.7%	4.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	5.3%	6.6%
2023 Estimated High School Graduate	15.0%	21.9%	23.7%
2023 Estimated Some College	13.1%	17.3%	18.0%
2023 Estimated Associates Degree Only	5.4%	5.6%	5.9%
2023 Estimated Bachelors Degree Only	36.3%	27.4%	24.3%
2023 Estimated Graduate Degree	25.3%	19.8%	16.8%
Business			
2023 Estimated Total Businesses	2,485	8,065	15,620
2023 Estimated Total Employees	30,180	103,437	196,231
2023 Estimated Employee Population per Business	12.1	12.8	12.6
2023 Estimated Residential Population per Business	8.9	14.1	17.3

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