

FOR SALE

SWOPE PLAZA ESTATES

3000 E 49TH STREET , KANSAS CITY, MO 64130



QUINN HAHS

ASSOCIATE

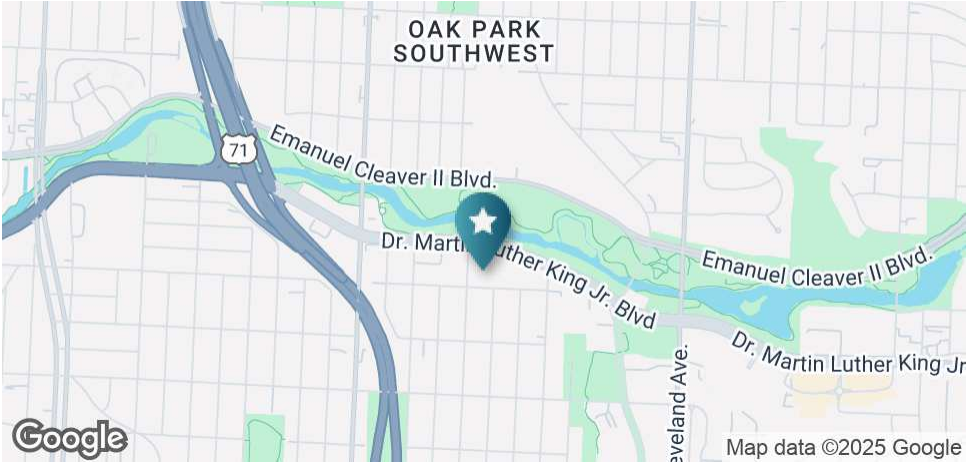
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OFFERING SUMMARY

Sale Price:	Subject to Offer
Number Of Units:	63
Lot Size:	2.3 Acres
Year Built:	1960
Building Size:	42,512
Zoning:	R-1.5

PROPERTY OVERVIEW

Clemons Real Estate is pleased to present Swope Plaza Estates, a 63-unit multifamily redevelopment opportunity located along Martin Luther King Jr. Blvd at the southeast corner of Brush Creek and Highway 71 in Kansas City. The property is currently vacant and under construction, with all units framed, roughed-in, and several partially finished — offering a clean slate for investors to complete and stabilize.

Each unit is a 650 SF one-bedroom layout, ideal for efficient lease-up and streamlined operations. The garden-style design minimizes shared space and reduces future maintenance, while the utility structure features individually metered electric and RUBS for water and trash.

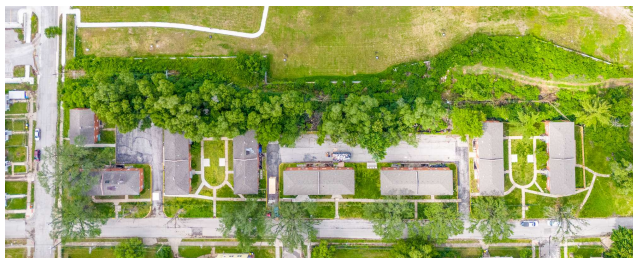
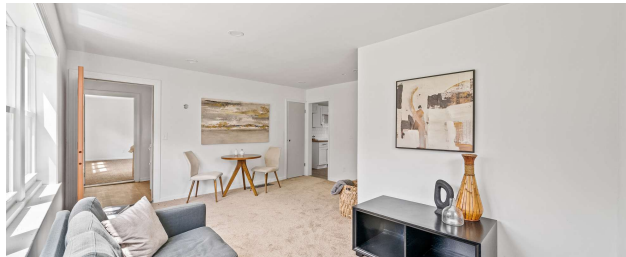
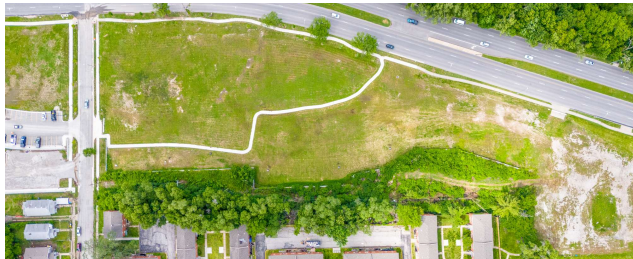
With a projected \$406,238 in stabilized NOI and the potential to expand to 69 total units, Swope Plaza Estates presents a rare opportunity to acquire immediate scale, implement efficient operations, and realize strong in-place upside in a reinvesting submarket.

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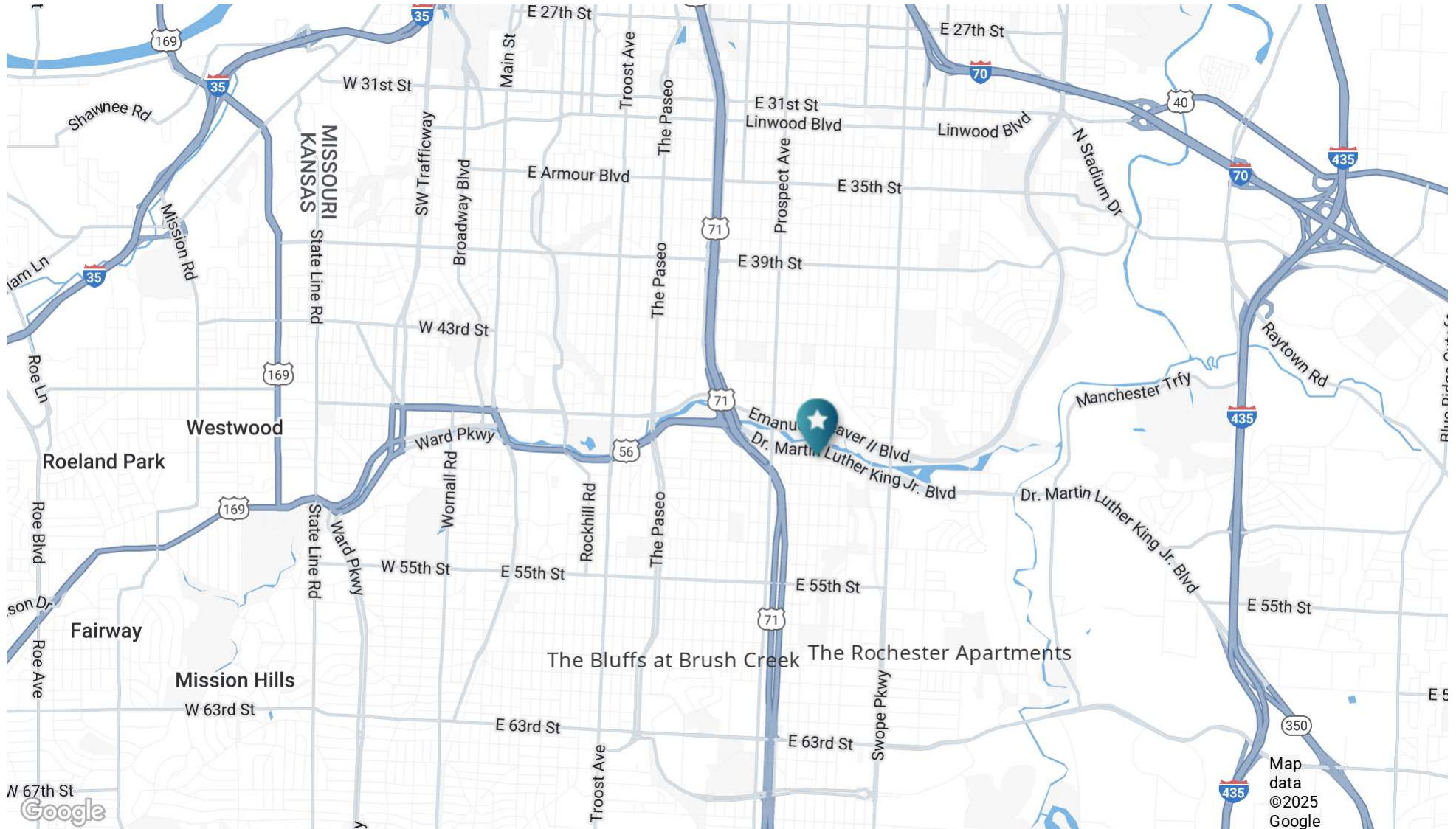
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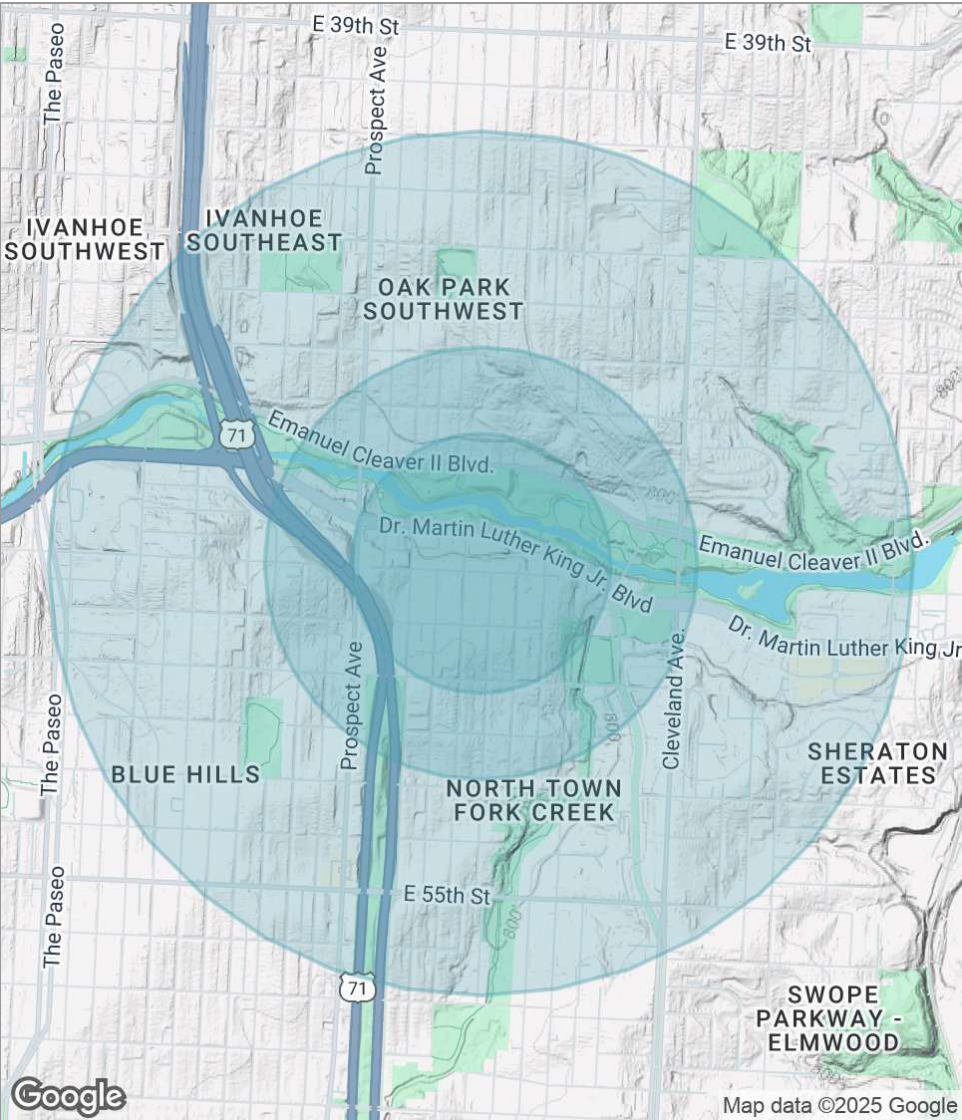
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	842	2,495	10,132
Median age	44	42	41
Median age (Male)	42	41	39
Median age (Female)	45	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	340	1,122	4,464
# of persons per HH	2.5	2.2	2.3
Average HH income	\$46,849	\$47,618	\$51,352
Average house value	\$366,174	\$225,697	\$159,182

* Demographic data derived from 2020 ACS - US Census

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