

FOR SALE

9TH & WYANDOTTE

909 WYANDOTTE STREET,
KANSAS CITY, MO 64105

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PROPERTY SUMMARY

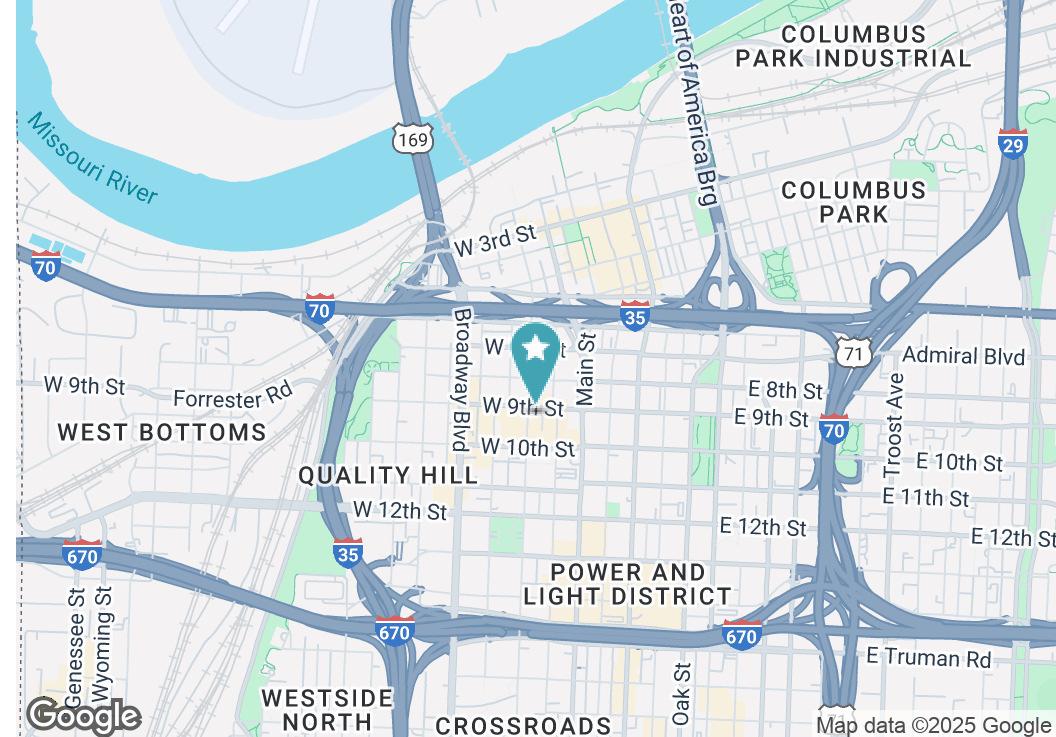


PROPERTY DESCRIPTION

909 Wyandotte is a premier 20,905 SF development site in the heart of Kansas City's Library District. Zoned DC-15, it supports high-density residential, mixed-use, or commercial development. Just two blocks from the expanded KC Streetcar line, the site offers unmatched access to every major downtown district. Surrounded by dining, entertainment, and employment hubs, it sits at the center of Kansas City's urban momentum. With flexible zoning, walkable amenities, and strong transit connectivity, 909 Wyandotte presents a rare opportunity to deliver a marquee project in one of the city's most vibrant neighborhoods.

PROPERTY HIGHLIGHTS

- Prime Library District infill site, walkable to streetcar and downtown amenities
- DC-15 zoning allows for high-density residential, commercial, and mixed-use development
- Surrounded by office, entertainment, and lifestyle anchors in the urban core
- Excellent transit connectivity via the newly extended KC Streetcar line
- Potential to Reuse existing parking podium in place, reducing development



Offering Summary

Sale Price:	\$2,100,000
Lot Size:	20,904 SF
Zoning:	DC-15
Future Land Use:	Downtown Core
Parcel 1:	29-220-30-14-01-0-00-000 (13680 SF)
Parcel 2:	29-220-30-14-02-0-00-000 (7226 SF)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	10,072	37,414	99,392
Total Population	16,789	80,650	230,336
Average HH Income	\$88,206	\$68,581	\$68,359



909 WYANDOTTE CONCEPTUAL RENDERINGS



DEVELOPMENT POTENTIAL

A conceptual massing study illustrates one possible development scenario: a 15-story tower with 179 residential units, 3,000 SF of ground-floor retail, and two levels of structured parking. This concept incorporates a mix of 1- and 2-bedroom units, averaging ~800 SF each, with 91 garage stalls already designed into the base—reducing sitework and accelerating project timelines.

This plan represents just one approach. With DC-15 zoning and a 15:1 FAR, developers have wide latitude to pursue residential, hotel, office, or mixed-use concepts. The site's flexible entitlement and strategic location make it a standout candidate for high-impact urban development.

MASSING STUDY HIGHLIGHT

- 15-story conceptual design with 179 residential units
- 3,000 SF of activated ground-floor retail
- Two levels of structured parking totaling 91 stalls
- Unit mix of 1BR and 2BR apartments, averaging ~800 SF
- Approx. 168,000 SF of residential space with efficient floorplates
- Existing podium foundation reduces construction timeline and cost



909 WYANDOTTE CONCEPTUAL RENDERINGS





SURROUNDING BUSINESSES





SURROUNDING DEVELOPMENT





WELCOME TO KC

Power & Light District

In the heart of Downtown Kansas City lies the Power & Light District. This multi-use development includes nine blocks, over 50 eclectic shops, restaurants, bars, and entertainment venues.

Kauffman Center for the Performing Arts

This prestigious art center is a nationally recognized architectural icon. The Kauffman hosts diverse performances from the local Kansas City Symphony and Ballet to Lyric Opera.

Country Club Plaza

Often referred to simply as "The Plaza", offers more than 150 shops and restaurants in a historic outdoor, upscale brands retail setting with architecture inspired by Kansas City's sister city Seville, Spain.

Crown Center

One of the nation's first mixed-use redevelopments this center is called a "city within a city". Crown center offers over 50 retailers and restaurants with multiple entertainment options such as Sea Life Aquarium, Legoland, and other event spaces.

Starlight Theater

One-of-a-kind historic outdoor theatre with Broadway musicals, comedy sketches, Off-Broadway shows, and concerts perfect for any visitor or resident of Kansas City.

Photos courtesy of Visit KC

WORLD CLASS MUSEUMS

Kansas City is a cultural hub of the Midwest. It features one of the largest collections of national museums in the country.



Negro League Baseball Museum



Liberty Memorial & National World War I Museum



American Jazz Museum



The Money Museum
(Located at The Federal Reserve Bank)



Union Station



The Nelson-Atkins Museum of Art



The National Archives at Kansas City

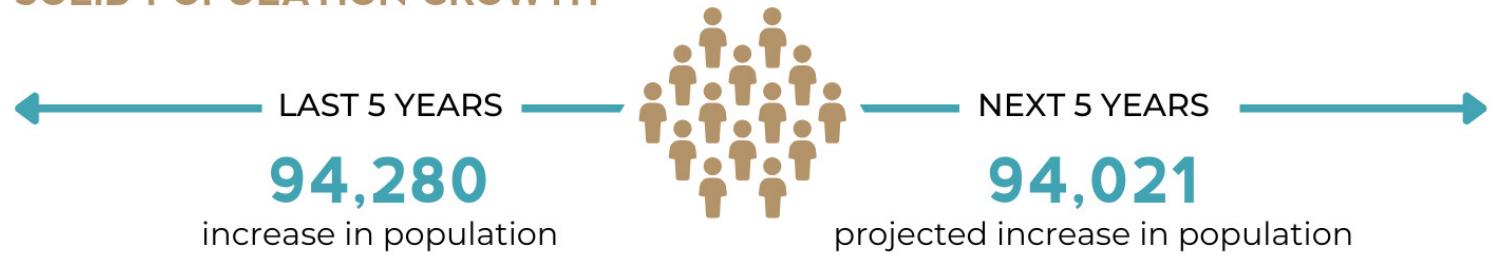


Kemper Museum of Contemporary Art

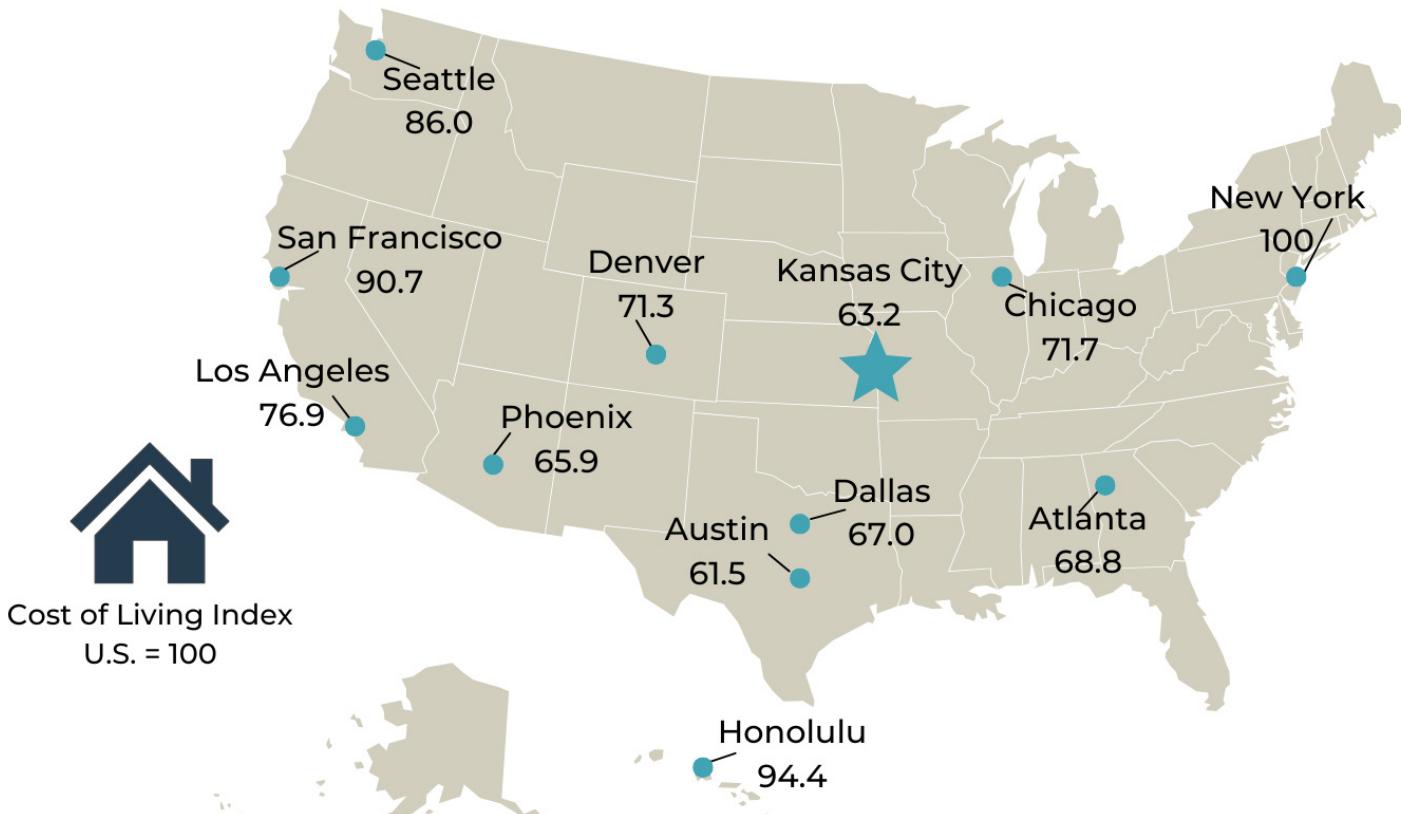


WHY KANSAS CITY

SOLID POPULATION GROWTH



LOW COST OF LIVING



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.



An exceptional transportation network featuring 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport completed in 2023 brings more tourism to Kansas City.



Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.



KC STREETCAR

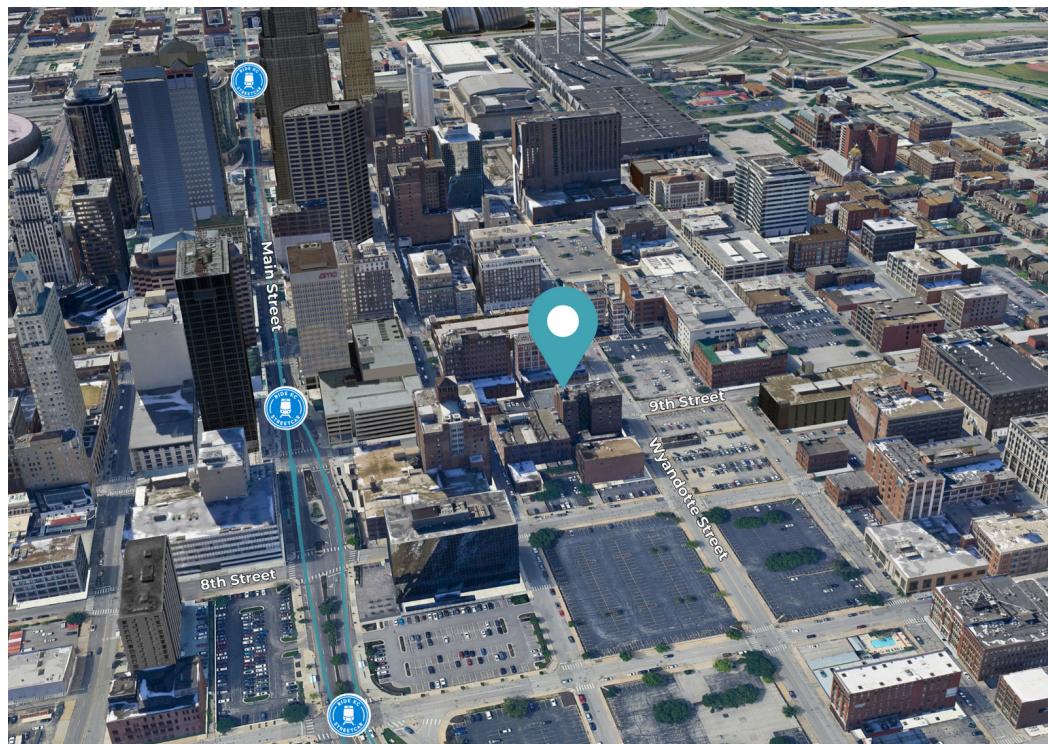


KANSAS CITY STREETCAR

The KC Streetcar has played a pivotal role in Kansas City's urban transformation, driving over \$4 billion in completed development with another \$1.2 billion underway. The line connects nearly all major downtown districts, supporting a growing base of residents, workers, and visitors while enhancing accessibility and value for nearby properties.

With more than 10 million visits annually and tens of thousands of daily users, the streetcar has become a magnet for development—fueling tenant demand, justifying greater density, and creating vibrant, walkable communities. Properties near the line consistently outperform due to enhanced mobility and lifestyle appeal.

For 909 Wyandotte—just two blocks from the line—this translates into meaningful upside. The site sits in the heart of the downtown core, benefiting from connectivity, foot traffic, and a transit-driven development ecosystem.





MARKET OVERVIEW

CENTRAL BUSINESS DISTRICT

Downtown Kansas City's Central Business and Financial District serves as the heartbeat of the region's economy—home to major corporate headquarters, government offices, law firms, banks, and high-rise residential towers. With over 200,000 daytime workers and increasing residential density, the district offers a prime environment for office, retail, and hospitality investment.

Recent years have seen billions in public and private development—from the KC Streetcar expansion and Convention Center upgrades to new hotels, mixed-use projects, and the nearby South Loop Link park initiative. With unmatched transit access, walkability, and visibility, the Central Business District remains Kansas City's most connected and opportunity-rich commercial market.

CBD DEMOGRAPHICS

 **40,248**
Population

 **260,289**
Daytime Population

 **\$259,321**
Median Home Value

 **52%**
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS

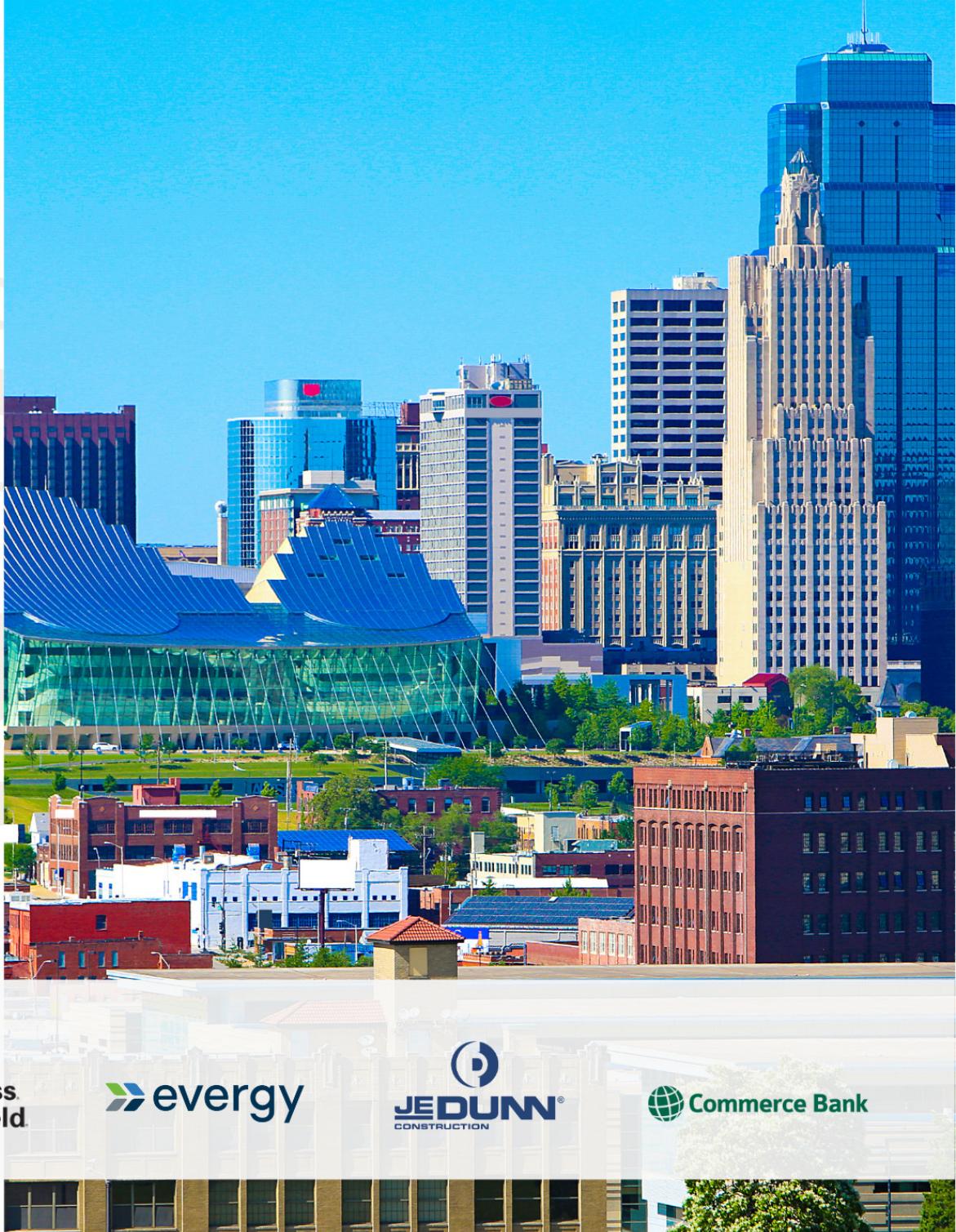
 **2.2 M**
Population

 **474,110**
Daytime Population

 **\$240,254**
Median Home Value

 **37.2%**
Bachelors Degree or Higher

MAJOR CORPORATIONS IN THE AREA



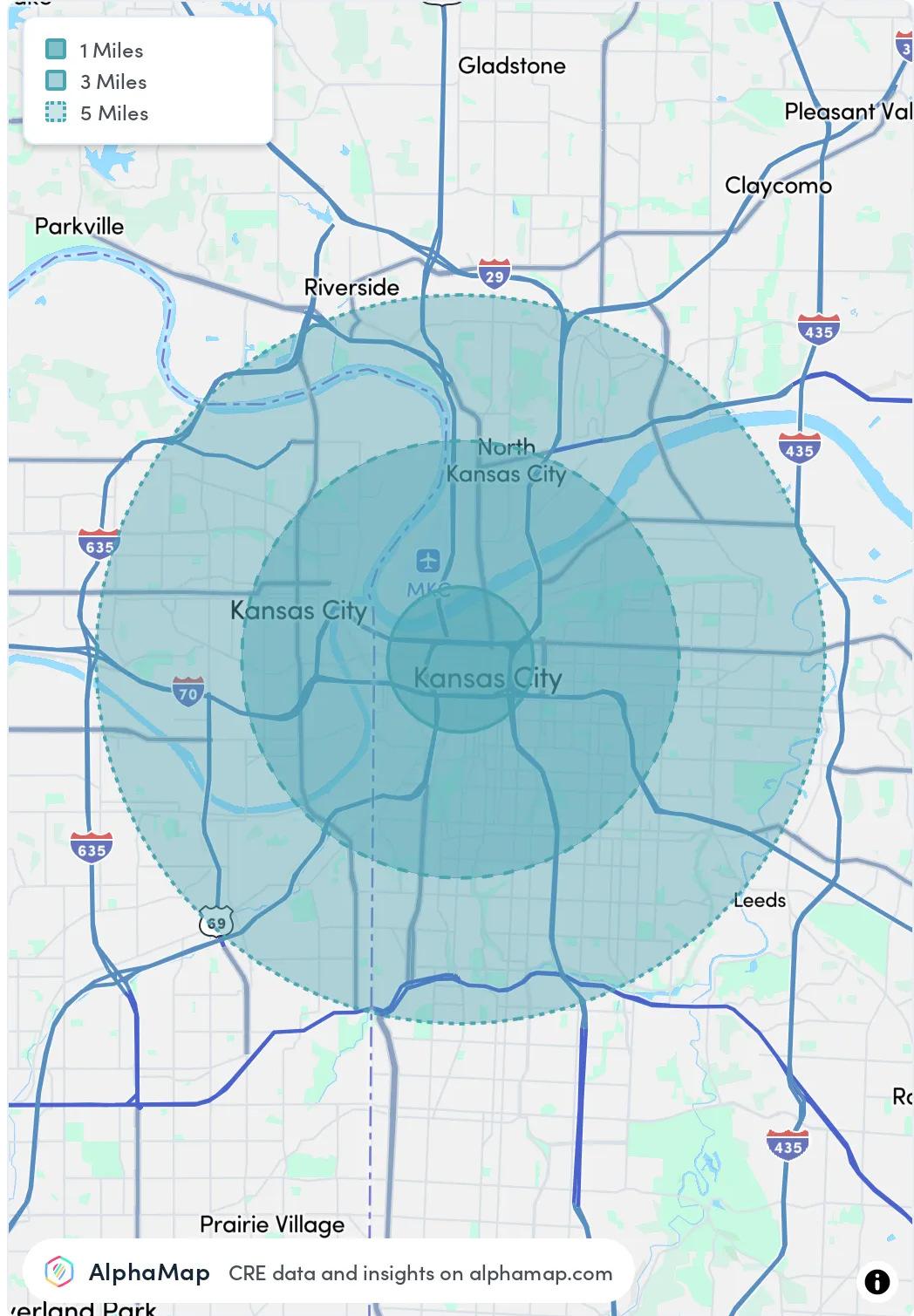


AREA ANALYTICS

Population	1 Mile	3 Miles	5 Miles
Total Population	16,789	80,650	230,336
Average Age	37	36	37
Average Age (Male)	37	36	36
Average Age (Female)	36	36	37

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	10,072	37,414	99,392
Persons per HH	1.7	2.2	2.3
Average HH Income	\$88,206	\$68,581	\$68,359
Average House Value	\$303,144	\$265,656	\$227,251
Per Capita Income	\$51,885	\$31,173	\$29,721

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com



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