



# 600 NE 46TH ST

KANSAS CITY, MO

HIGH VISIBILITY OWNER USER OR REDEVELOPMENT OPPORTUNITY

**NEWMARK**  
ZIMMER

**FOR SALE**  
— 5.72 ACRES



# CONTENTS

03 | EXECUTIVE  
SUMMARY

05 | PROPERTY  
OVERVIEW

12 | AREA  
OVERVIEW

## GUIDED PROPERTY TOURS

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

**Michael L. VanBuskirk, SIOR, CCIM, CRE**

*Vice Chairman, Principal  
Investment Sales & Capital Markets*  
t 816-512-1010  
mvanbuskirk@nzimmer.com

**Chris Robertson, CCIM**

*Executive Managing Director, Principal  
Investment Sales & Capital Markets*  
t 816-512-1014  
crobertson@nzimmer.com

**Raegen Kersey, CCIM**

*Senior Financial Analyst  
Investment Sales & Capital Markets*  
t 816-512-1005  
rkersey@nzimmer.com



# EXECUTIVE SUMMARY

Newmark Zimmer Midwest Capital Markets is pleased to present the opportunity to acquire 600 NE 46th St, Kansas City, Missouri 64116 (The Property), located in Kansas City's fast-growing Northland. The Property consists of a 61,685 SF church and a 5.72-acre lot with  $\pm$ 314 parking spaces. Priced attractively at \$4,500,000 (\$73/SF), the property offers a compelling basis in a high-growth location. Located at the intersection of I-29 and North Oak Trafficway, the property offers great visibility and access. The Property is zoned R-6 and offers an excellent opportunity for occupancy or redevelopment as a church, school, office, or commercial use.





# PROPERTY HIGHLIGHTS



GREAT INTERSTATE ACCESS & VISIBILITY



5.72 ACRES



EXCELLENT OWNER USER OR  
REDEVELOPMENT OPPORTUNITY



AFFLUENT/HIGH GROWTH AREA



DESIRABLE INFILL LOCATION





# PROPERTY SUMMARY

Property Address	600 NE 46th St
City, State	Kansas City, MO 64116
County	Clay
Rentable Square Feet	±61,685 SF
Year Built / Renovated	1963/2005
Total Lot Size	5.72 Acres
Parking Spaces	314
Parking Ratio	5.09/1,000
Zoning	R-6
Occupancy at Sale	0%
Parcel Number	74-14-00-00-00-00-01-01-00-00-00



600 NE 46TH STREET





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





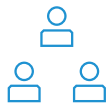
# PROPERTY LOCATION



10 MINUTES TO  
DOWNTOWN KANSAS CITY



15 MINUTES TO KANSAS CITY  
INTERNATIONAL AIRPORT



## 2025 TOTAL POPULATION

1 Mile	10,196
3 Mile	71,911
5 Mile	153,883



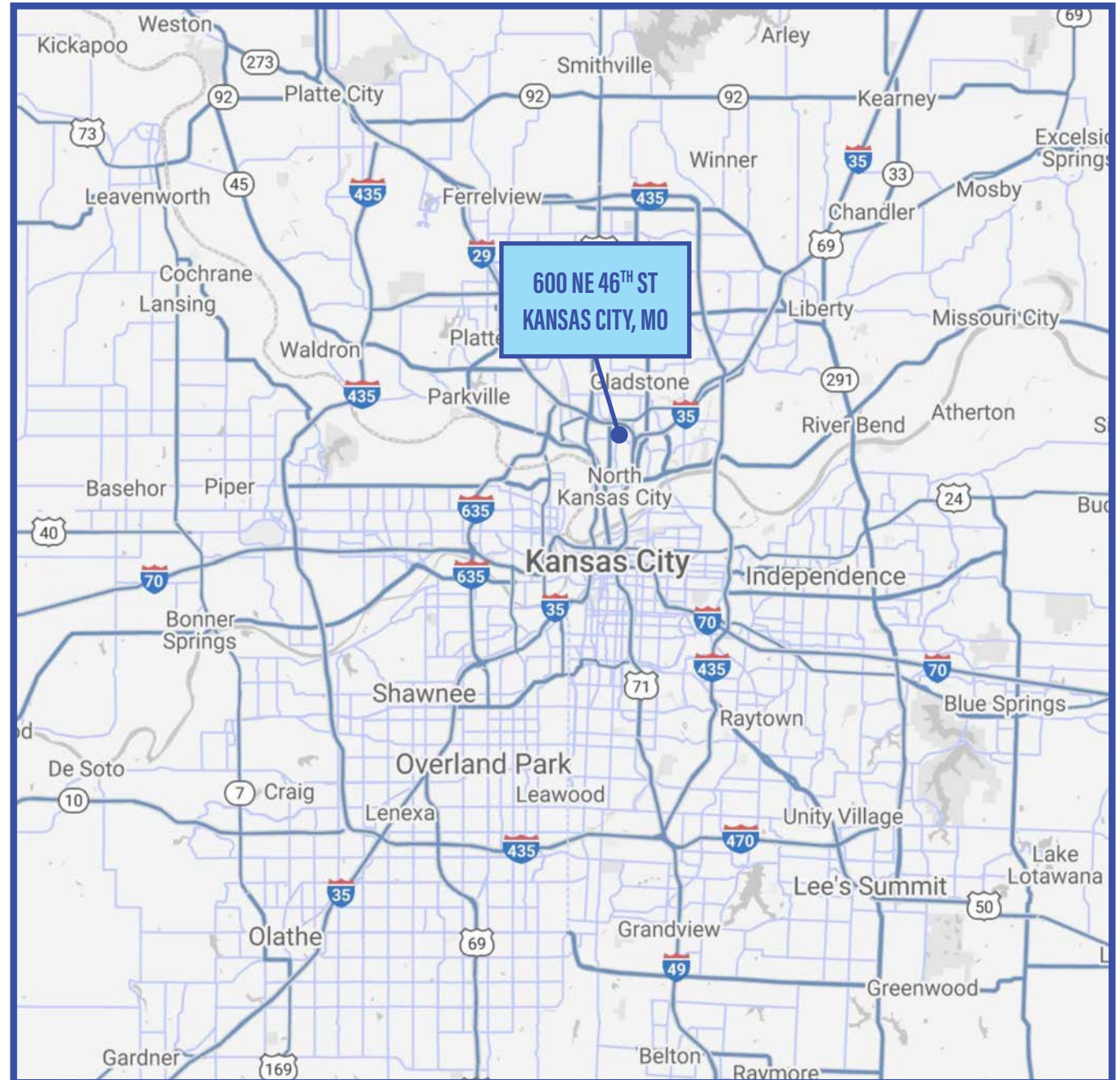
## 2025 TOTAL HOUSEHOLDS

1 Mile	4,385
3 Mile	32,367
5 Mile	67,184



## 2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$96,951
3 Mile	\$91,616
5 Mile	\$95,824





# 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 2.7 million according to KCADC. 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. 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.





# KANSAS CITY RANKINGS



**#1 City to Work Remotely**  
*Iceland Air, 2022*



**Best Airport in the United States**  
*Travel Awaits, 2023*



**#3 Best-Paying City for Recent College Grads**  
*Self, 2021*



**Best Cities to Live in America**  
*Niche, 2021*



**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**  
*Thrillist, 2022*



**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*





# KANSAS CITY BIG WINS

## \$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.

**BEST  
AIRPORTS  
IN THE U.S.**

TRAVEL &  
LEISURE



## 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

## PANASONIC \$4B EV BATTERY PLANT

In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. 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 the Kansas City region.

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.

## META DATA CENTER GOLDEN PLAINS TECHNOLOGY PARK

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 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.

*Largest economic development  
project in the history of Kansas*

**Panasonic**





# 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.

The KC Current, along with Palmer Square Real Estate Management and Marquee Development, recently broke ground on a \$200 million expansion along the riverfront. The development will include 429 multi-family homes, 48,000 square feet of retail and more than two acres of riverfront gathering space, including a town square and riverfront promenade.



## 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 \$652 million in incremental economic activity as a result of World Cup matches according to a study.

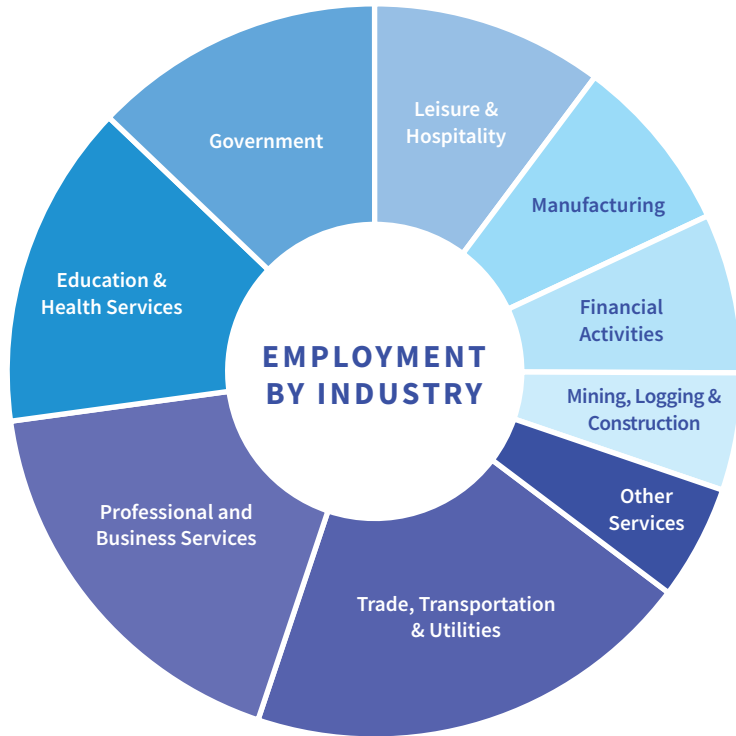
**\$652  
MILLION**  
ESTIMATED  
ECONOMIC  
IMPACT





# KANSAS CITY ECONOMY

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.



## MAJOR EMPLOYERS



**2.7M**

KANSAS CITY MSA  
POPULATION



**\$328,700**

MEDIAN HOME  
SALE PRICE



**\$75,280**

MEDIAN HOUSEHOLD INCOME  
(10% ABOVE NATIONAL MEDIAN)



**37.6**

MEDIAN AGE  
(U.S. 38)





**\$104.7 Million**  
Impact on Payroll  
due to the Additions



**16 COMPANIES**  
Attracted to the Greater  
Kansas City Area in 2024



**\$1.8 Billion**  
Capital Invested in 2024



**1,498**  
New Jobs in 2024

## ATTRACTING BUSINESS TO KANSAS CITY

In 2024 Kansas City attracted 16 new companies to the region, driving \$1.8 billion in capital investment, 1,498 new jobs, \$104.7 million in wages and 2.3 million square feet of new space.

COST OF LIVING COMPARISON	
CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
Kansas City, MO	91.1
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

Source: The Council for Community and Economic Research, Annual Average 2024

## FISERV OPENS REGIONAL HUB IN OVERLAND PARK

Fiserv, a global financial technology company, is establishing a new regional hub in Overland Park, Kansas, near Kansas City. The hub is expected to create 2,000 jobs and have a projected \$6.5 billion economic impact over the next decade.





# KANSAS CITY ENTERTAINMENT AND TOURISM

28.4M

ANNUAL VISITORS

\$6.7B

ANNUAL TOURISM ECONOMIC IMPACT

12.5M

ANNUAL MCI AIRPORT PASSENGERS

Source: Visit KC

600 NE 46TH STREET



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, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.



# 600 NE 46TH ST

KANSAS CITY, MO

## FOR SALE

5.72 ACRES

*Contact:*

**Michael L. VanBuskirk, SIOR, CCIM, CRE**

*Vice Chairman, Principal  
Investment Sales & Capital Markets*

t 816-512-1010

mvanbuskirk@nzimmer.com

**Chris Robertson, CCIM**

*Executive Managing Director, Principal  
Investment Sales & Capital Markets*

t 816-512-1014

crobertson@nzimmer.com

**Raegen Kersey, CCIM**

*Senior Financial Analyst  
Investment Sales & Capital Markets*

t 816-512-1005

rkersey@nzimmer.com

1220 Washington Street  
Suite 300  
Kansas City, MO 64105

[nrmrkzimmer.com](http://nrmrkzimmer.com)

**NEWMARK**  
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.