

FOR SALE



# MULTIFAMILY LAND NEAR COUNTRY CLUB PLAZA

32 E 46TH ST, KANSAS CITY, MO 64113

**HOLLY MILLS, MAI, CCIM**  
DIRECTOR OF BROKERAGE  
816.774.4250  
holly.mills@clemonsrealestate.com

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com



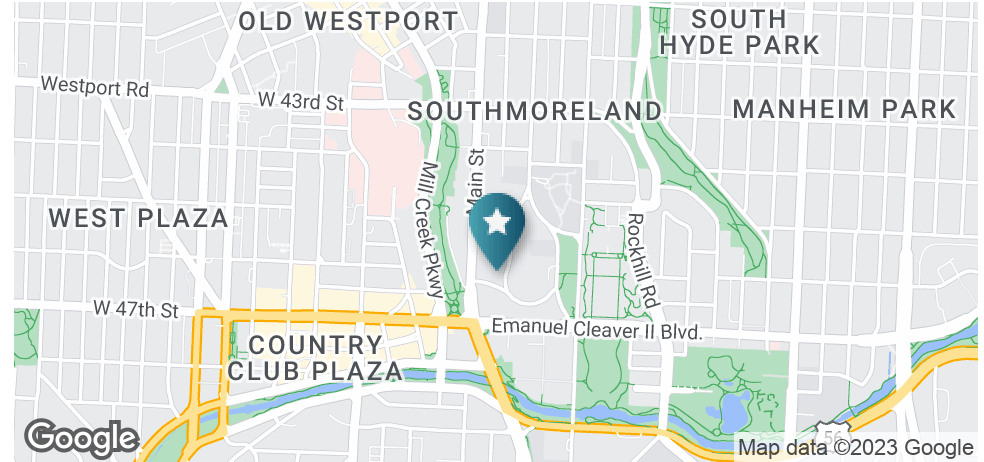


# MULTIFAMILY LAND NEAR COUNTRY CLUB PLAZA

32 E 46TH ST, KANSAS CITY, MO 64113



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



## OFFERING SUMMARY

Sale Price:	\$4,000,000
PRICE/SF:	\$66.50
SIZE (ACRES):	1.38
UTILITIES:	All Available
ZONING:	R-0.5
SUBMARKET:	Country Club Plaza
2022 TAXES:	\$89,457.15

## PROPERTY OVERVIEW

MULTIFAMILY INFILL OPPORTUNITY This 1.38 acre parcel is perfectly suited for apartment development and poised for high demand from tenants seeking a "sense of place" and walkability. The property is one block from the Southmoreland Station Stop of the Main Street Extension of the streetcar line (scheduled for completion in 2025). The elevation of the property is conducive to structures that will provide iconic views of Kansas City's renowned Country Club Plaza.

## PROPERTY HIGHLIGHTS

- KANSAS CITY'S MOST DESIRABLE SUBMARKET
- STREETCAR EXTENSION (2025) WITHIN 1 BLOCK
- ULTRA POPULAR SOUTHMORELAND AREA
- HIGH OCCUPANCY IN ARTS DISTRICT APARTMENT PROPERTIES
- BLOCKS FROM KANSAS CITY ART INSTITUTE CAMPUS & < 1 MILE FROM UMKC
- KC'S CULTURAL EPICENTER WITH ART GALLERIES, RETAIL SHOPS, RESTAURANTS & TROLLEY TRAIL

# FOR SALE

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

**HOLLY MILLS, MAI, CCIM**  
DIRECTOR OF BROKERAGE  
816.774.4250  
holly.mills@clemonsrealestate.com

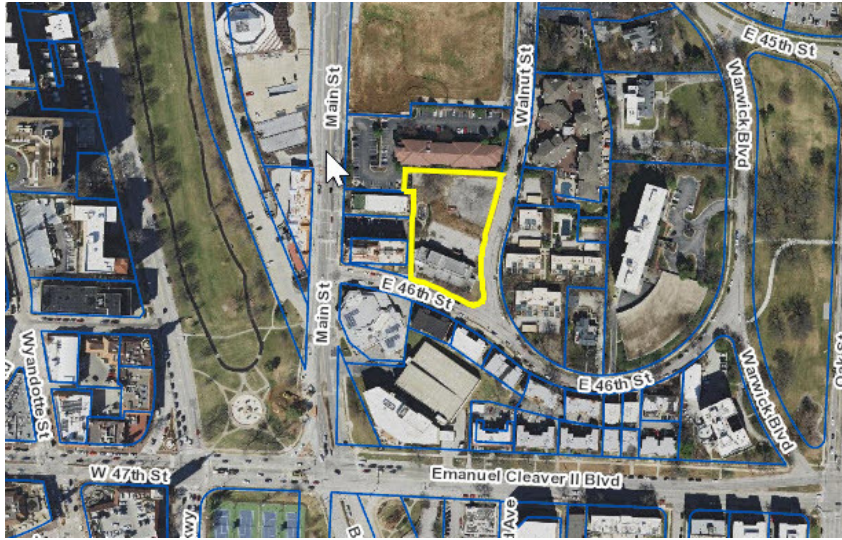
Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

# MULTIFAMILY LAND NEAR COUNTRY CLUB PLAZA

32 E 46TH ST, KANSAS CITY, MO 64113



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



## UNBEATABLE ACCESS TO COMMERCE & HIGHER EDUCATION

The Country Club Plaza (the Plaza) is one of the Midwest's most notable urban mixed-use districts and is the cultural heart of the Kansas City region. One of the first mixed use developments in the country over 100 years ago, the Plaza combines retail, dining, and cultural amenities. The Plaza is also a significant metro employment hub with over 3.4 million square feet of Kansas City's most expensive office space and a diverse and constantly growing corporate roster.

The Kansas City Art Institute is one block to the east and University of Missouri-Kansas City (UMKC), a major public research university, is located less than 1 mile to the south. Both institutions bring a youthful, energetic vibe to the area.

## THE HEART OF THE ARTS DISTRICT

The Southmoreland neighborhood is one of the Plaza area's most unique with a plethora of demand drivers from universities to employment base to historic home buffs. The Kansas City Art Institute, Nelson Atkins Museum and Kemper Museum of Fine Arts physically anchor the area.

Area residents enjoy convenient access to local restaurants and shops, loads of green space which will be enhanced by the coming Streetcar extension. A new stop just one block from the property is expected to spur multifamily demand to new heights



# FOR SALE

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

**HOLLY MILLS, MAI, CCIM**  
DIRECTOR OF BROKERAGE  
816.774.4250  
holly.mills@clemonsrealestate.com

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.



# 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 51<sup>st</sup> & Main. With the Southmoreland streetcar stop within a 15-minute walk, the location of 45<sup>th</sup> & 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



## MAJOR CORPORATIONS IN THE AREA



American Century  
Investments®



STOWERS INSTITUTE®  
FOR MEDICAL RESEARCH



EWING MARION  
KAUFFMAN  
FOUNDATION





# STREETCAR EXPANSION

CONNECTING DOWNTOWN KC TO THE COUNTRY CLUB PLAZA/UMKC



## FUTURE STREETCAR EXTENSION

The Main Street extension for the Kansas City Streetcar is a valuable investment that will have a great impact on properties and businesses down the Main Street corridor. After the Downtown line was approved in 2012, more than \$4 billion of investment was brought into that market. Since approval of the extension in 2018, a total of \$413M in investment to date with more announced weekly along Main have taken place.

OPENING EARLY 2025!

The 3.6-mile extension on Main Street, adding 8 stops, will connect Downtown to Midtown, Westport, the Art Museum District, the Country Club Plaza, and UMKC. It is projected that there will be on average 12,000 rider daily trips.



FOR SALE

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

**HOLLY MILLS, MAI, CCIM**  
DIRECTOR OF BROKERAGE  
816.774.4250  
holly.mills@clemonsrealestate.com

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

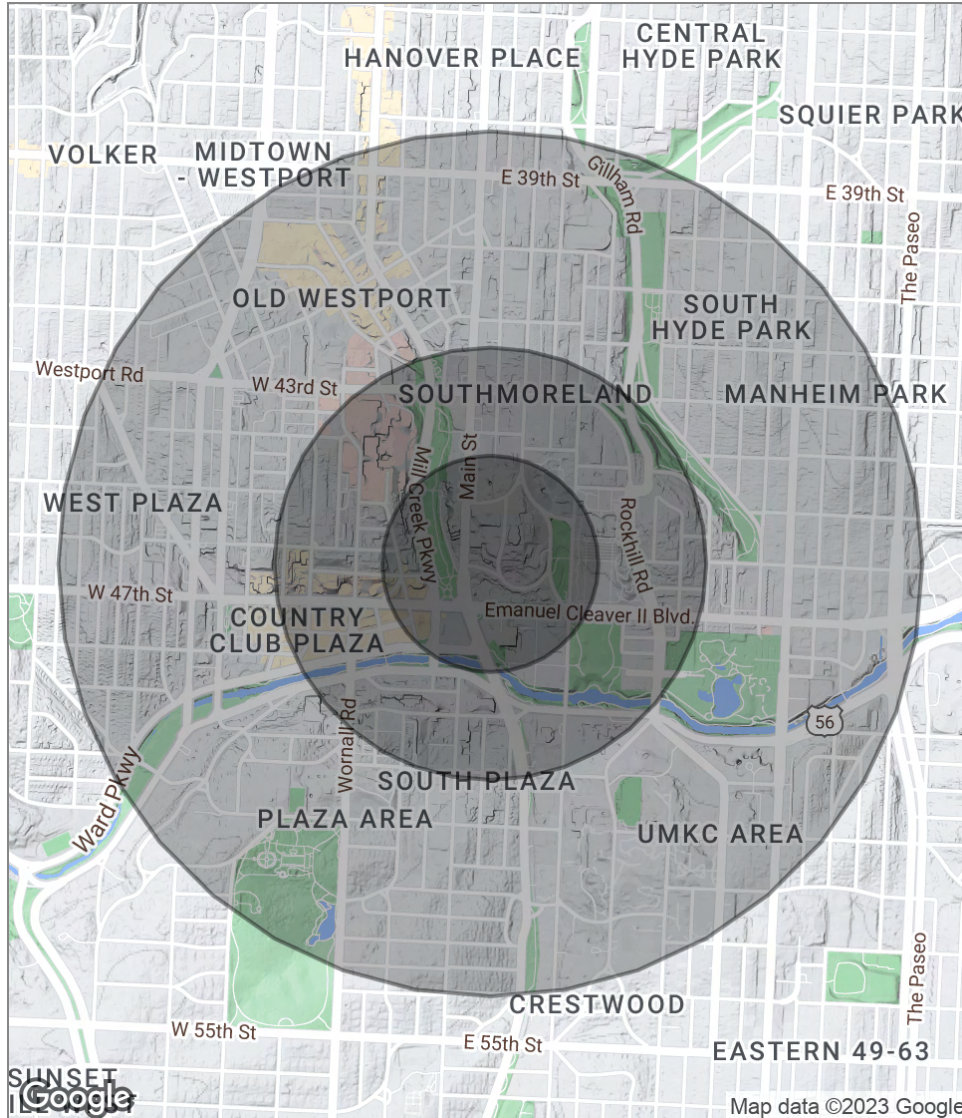


# MULTIFAMILY LAND NEAR COUNTRY CLUB PLAZA

32 E 46TH ST, KANSAS CITY, MO 64113



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



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,285	5,813	20,269
Median age	37.3	36.6	34.2
Median age (Male)	41.9	38.0	34.6
Median age (Female)	33.9	38.1	34.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	923	4,233	13,393
# of persons per HH	1.4	1.4	1.5
Average HH income	\$75,571	\$77,156	\$74,764
Average house value	\$199,520	\$325,529	\$255,851

\* Demographic data derived from 2020 ACS - US Census

**FOR SALE**

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

**AUDREY NAVARRO**  
 MANAGING PARTNER  
 816.774.4250  
 audrey@clemonsrealestate.com

**HOLLY MILLS, MAI, CCIM**  
 DIRECTOR OF BROKERAGE  
 816.774.4250  
 holly.mills@clemonsrealestate.com