NAI Heartland

For Sale

8th & Grand | Kansas City, MO

6 Parcels - Commercial Zoning

Property Features

- Priced at $5,980,000 | 52,193 SF
- Nearly an entire city block with exposure on three intersections
- Zoning: DC-15 (Downtown Core District)
- Blocks from Power & Light District & KC Street Car
- Near KC Current Stadium which will host 2026 FIFA World Cup matches

CLICK TO VIEW VIDEO

For more information:

Jon S. England, CCIM, SEC

+1 913 890 2002 • jon@nai-heartland.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

Full City Block Near KC Power & Light District

NAI Heartland

For more information:

Jon S. England, CCIM, SEC

+1 913 890 2002 • jon@nai-heartland.com

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

Available Parcels
8th & Grand

NAI Heartland

1. 719 Grand Blvd - 0.0672 AC
2. 721 Grand Blvd - 0.2018 AC
3. 725 Grand Blvd - 0.202 AC
4. 700 McGee St - 0.1983 AC
5. 718 McGee St - 0.3966 AC
6. 724 McGee St - 0.1323 AC

For more information:

Jon S. England, CCIM, SEC
+1 913 890 2002 • jon@nai-heartland.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

NAI Heartland

ZONING ANALYSIS

As previously mentioned, the subject is located in Kansas City, Missouri.
The subject site is zoned DC-15, Downtown Core District

DOWNTOWN CORE (DC)

The DC is primarily intended to promote high-intensity office and employment growth within the downtown core. The DC district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, government, retail, cultural, educational, visitor accommodations, and entertainment. The DC district also accommodates residential development, both in a stand-alone high-density form and mixed with office and retail uses. This land use classification corresponds with the DC zoning district within the new zoning ordinance.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

Kansas City Metro
Growth & Upcoming Events

NAI Heartland

NEW KCI TERMINAL

In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since its opening, it has seen record-breaking passenger traffic and has earned widespread recognition, including multiple national and international awards. In July 2024, it was ranked among the Top 10 airports in the U.S. by Travel + Leisure.

2026 FIFA WORLD CUP

The Kansas City region is proudly known as the Heart of America—and it's also a premier destination for sports fans of all kinds. In 2026, the metro area will host six FIFA World Cup matches, including four group-stage fixtures and two knockout round games. Beyond hosting, Kansas City's impact stretches even further: KC-based firms are contributing to the design of 13 out of the 16 World Cup venues across North America, showcasing the region's world-class talent on a global stage.

BERKLEY RIVERFRONT

The Kansas City Current made history with the opening of CPKC Stadium—the first stadium in the world purpose-built exclusively for a professional women's soccer team. The 11,500-seat venue hosted its inaugural match in March 2024. In addition to the stadium, a mixed-use development is underway at Berkley Riverfront featuring luxury apartments, retail stores, restaurants, and entertainment venues to further enhance the areas appeal. The project is estimated to reach $1 billion in total cost.

STREETCAR EXPANSION

Construction is nearly complete on the Main Street extension from Union Station to the Country Club Plaza and the University of Missouri - Kansas City campus. Streetcars are currently being tested on this part of the extension and it is set to open October 24, 2025. Progress continues on the Riverfront extension to Berkley Riverfront and the KC Current stadium. This part of the extension is set to open in early 2026.

ROY BLUNT LUMINARY PARK

Now renamed to honor US Senator Roy Blunt, Roy Blunt Luminary Park is a sustainable urban park over I-670 linking adjacent communities, and a collaborative effort led by Kansas City, the Downtown Council, and Port KC. Once complete, the 5.5 acre park will serve as a landmark green space featuring inclusive play areas, entertainment amenities, and multimodal transportation options. Picture source: kcsouthloopproject.org.

ROYALS BALLPARK

The Kansas City Royals (MLB) have announced plans to relocate their stadium, with a downtown site at Washington Park emerging as the leading contender. The proposed development includes a new ballpark accompanied by a mixed-use district designed to activate the surrounding area year-round. The total estimated investment for the stadium and adjacent district is approximately $2 billion. City officials and the Royals organization are expected to announce a finalized site, project timeline, and financing plan in 2026.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

Kansas City Metro
Downtown Projects Map

NAI Heartland

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

Kansas City Metro
Downtown Is On the Rise

NAI Heartland

COMPANIES LOCATED IN DOWNTOWN KC:

H&R BLOCK
Hallmark
Children's Mercy
BlueCross BlueShield
UMB
Commerce Bank
CPKC
Veeva
usbank
JE DUNN CONSTRUCTION
Sporting Kansas City
KC
Federal Reserve Bank of Kansas City
SS&C
Bank of America
McCOWN GORDON CONSTRUCTION
State Street
Clarkson Construction Company
Sun Life
HNTB
Barkley

$9.2B

DEVELOPMENT COMPLETED OR UNDER CONSTRUCTION IN DOWNTOWN KANSAS CITY SINCE 2005

$3.1B

DEVELOPMENT PLANNED FOR DOWNTOWN KANSAS CITY IN NEXT FEW YEARS

122,000+

TOTAL NUMBER OF EMPLOYEES WORKING IN DOWNTOWN KANSAS CITY

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com