



800 Grand Proposed \$480M Mixed-Use Development

The Kansas City Public Library: Central Library

Arnold Development \$76.6M 27-Story Mixed-Use Tower



Conceptual Renderings

Entire city block in Downtown Kansas City, suited for hospitality, mixed-use, and multifamily uses.

DOWNTOWN DEVELOPMENT SITE FOR SALE

700 Wyandotte St and 701 Central St
Kansas City, Missouri



PROPERTY SUMMARY

PROPERTY DETAILS

Size 51,410 SF (1.18 acres)

Income In place from parking

Parking Spaces 176

Zoning DC-15, Downtown Core

Parcel Numbers 29-220-12-06-00-0-00-000
29-220-12-05-00-0-00-000



700 WYANDOTTE STREET AND 701 CENTRAL STREET

PROPERTY HIGHLIGHTS

DEVELOPMENT POTENTIAL



- Largest development site available in downtown Kansas City, 1.18 acres on a full city block



- DC-15 zoning allows for multiple development options, including high-density residential, commercial, and mixed-use projects



- Conceptual renderings for 13-story development



PREMIER LOCATION



- Central location within walking distance to the River Market and Power & Light District



- Two blocks to the newly expanded KC Streetcar



- 90 Walk Score

- 32,000 residents in downtown KC, expected to grow to 40,000 by 2030



- Great interstate access



CONCEPTUAL RENDERINGS



PROPERTY LOCATION



700 WYANDOTTE STREET AND 701 CENTRAL STREET

NEARBY DEVELOPMENTS

- KC STREETCAR LINE
- KC STREETCAR RIVERFRONT EXTENSION – OPENING 2026

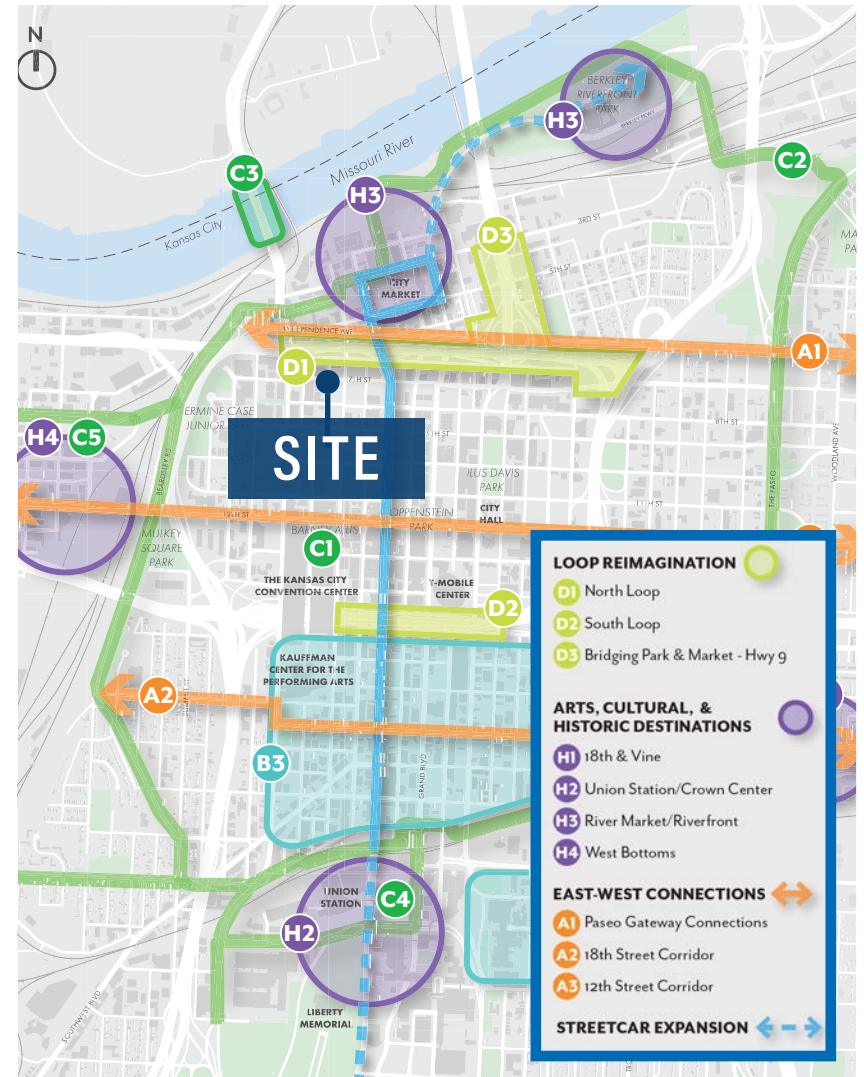


NORTH LOOP REIMAGINED

The removal of the downtown North Loop has been identified as a Catalytic Project in the Imagine Downtown KC 2030 Strategic Plan. The North Loop is a stretch of Interstate 70 that forms a barrier between the River Market and the Central Business District. Removing or minimizing the physical barriers creates opportunities to improve vehicular, pedestrian, bicycle, and transit connections, as well as provide cohesive connections to the River Market.



IMAGINE DOWNTOWN KC 2030 CATALYTIC PROJECTS:



THE 800 GRAND PROPOSED 25-STORY HIGH-RISE

BR Companies, a Los Angeles-based real estate development and construction firm, announced plans for 800 Grand, a signature 25-story mixed-use tower set to reshape the north end of Downtown Kansas City's urban core. The \$250 million project is designed by award-winning architectural firm Hoefler Welker and will introduce a vibrant new residential and retail destination at the southwest corner of Eighth Street and Grand Boulevard. 800 Grand will rise approximately 385 feet and deliver more than 300 modern residential units alongside approximately 24,000 square feet of ground-floor retail and restaurant space. The design also includes structured parking to support residents, visitors, and local businesses.



ARNOLD DEVELOPMENT PROPOSED 27-STORY TOWER

Arnold Development Group has filed preliminary plans with the City of Kansas City to build a 289-foot tall mixed-use tower as part of a broader redevelopment effort at the intersection of 9th Street and Central Boulevard in Downtown Kansas City. The project envisions a 27-story high-rise containing roughly 695 residential units, along with ground-floor retail space and amenity areas, replacing existing surface parking and complementing nearby historic office building refurbishments. The tower would form the centerpiece of a four-property development that also includes rehabilitating the adjacent Poindexter and Centennial buildings into additional housing and commercial space, bringing nearly 700 total apartments and expanded downtown urban living options. Design concepts blend modern materials with warehouse-style elements to fit within the city's historic context.



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.

#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

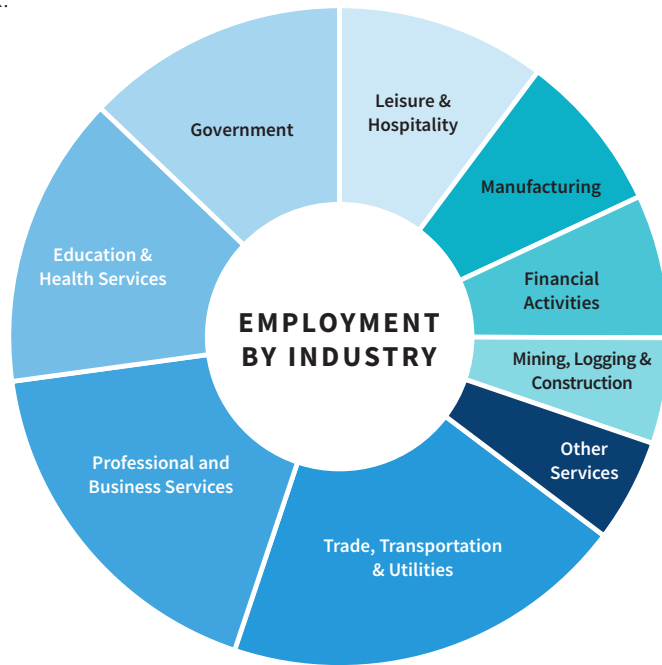
Rent Café

52 Places to Go in 2024

The New York Times

KANSAS CITY 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



MARKET DEMOGRAPHICS


37.6
 Median Age
 (U.S. 38)


\$75,280
 Median Household Income
 (10% above national median)


2.7 M
 Kansas City
 MSA Population


\$328,700
 Median Home
 Sale Price

AREA ECONOMY

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

KC ECONOMY STATS



16 COMPANIES

Attracted to the Greater Kansas City Area in 2024



\$104.7 Million

Impact on Payroll due to the Additions



\$1.8 Billion

Capital Invested in 2024



1,498

New Jobs in 2024

DOWNTOWN DEVELOPMENT SITE FOR SALE

700 Wyandotte St and 701 Central St
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