

1127 W 8TH STREET

DOWNTOWN KANSAS CITY, MISSOURI



West Bottoms Redevelopment Opportunity

FOR SALE OR LEASE



1127 W 8TH STREET

DOWNTOWN KANSAS CITY, MISSOURI

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PROPERTY DESCRIPTION

Address: 1127 W. 8th Street, Kansas City, Missouri

Building Size: ±111,075 SF

Price: \$4,440,000

Zoning: DX-10 (Downtown Mixed-Use)



1

All concrete and brick warehouse with 12' ceilings.



2

Ideal for redevelopment and outstanding self-storage potential.



3

Excellent interstate access to I-70, I-670 and I-35.



5

Rapidly Rising West Bottoms:

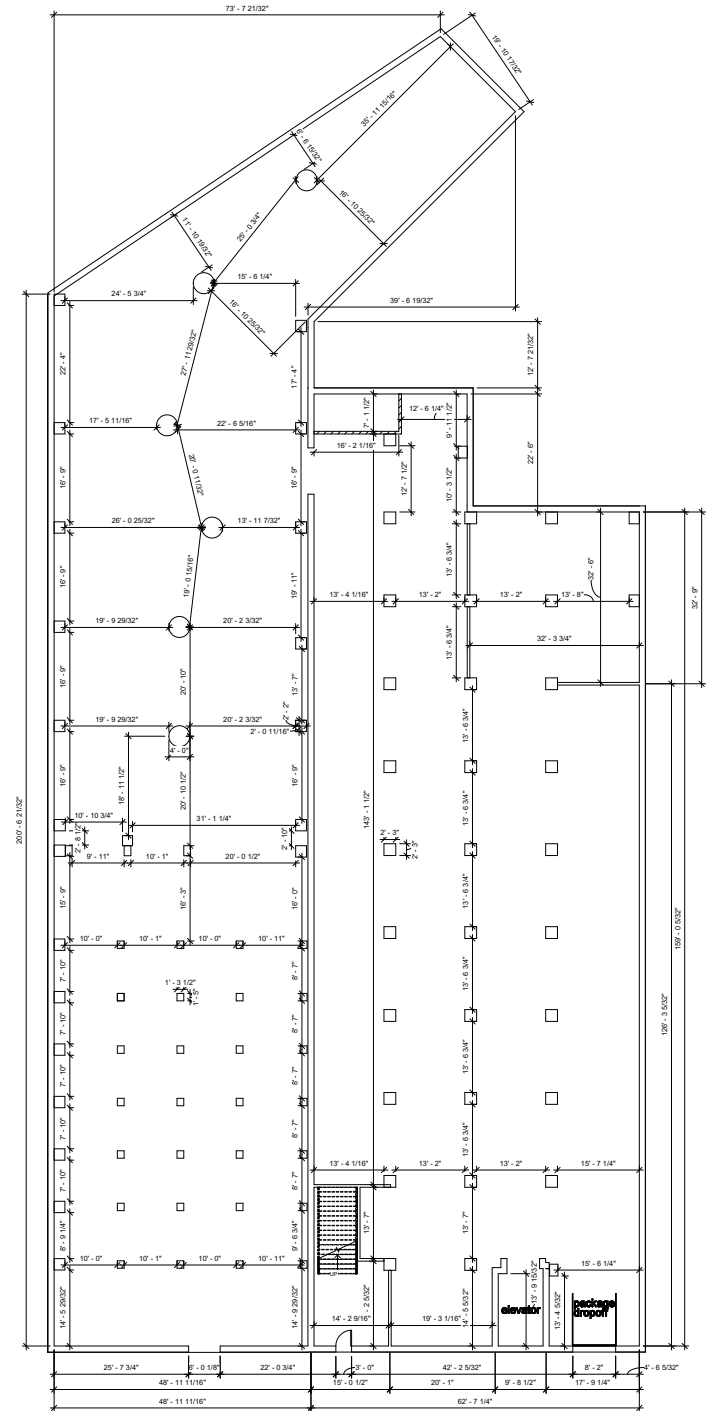
- Property is just 3 blocks from Somera Road's transformational \$520M+ "live, work, play" West Bottoms redevelopment (now underway).
 - » Somera Road development includes: 1,102 apartments, and 260,000+ SF of office and retail space it plans over five phases.
- Just 4 blocks from MCM's \$120M+ 236-unit residential redevelopment.



6

Downtown Kansas City is region's fastest growing residential neighborhood.

BUILDING PLAN



AERIAL VIEW LOOKING SW



AERIAL
VIEW
LOOKING
NW



PROPOSED/RECENTLY COMPLETED DEVELOPMENTS

West Bottom Flats



\$123M 439-unit apartment redevelopment project plus retail. (two of three phases complete).

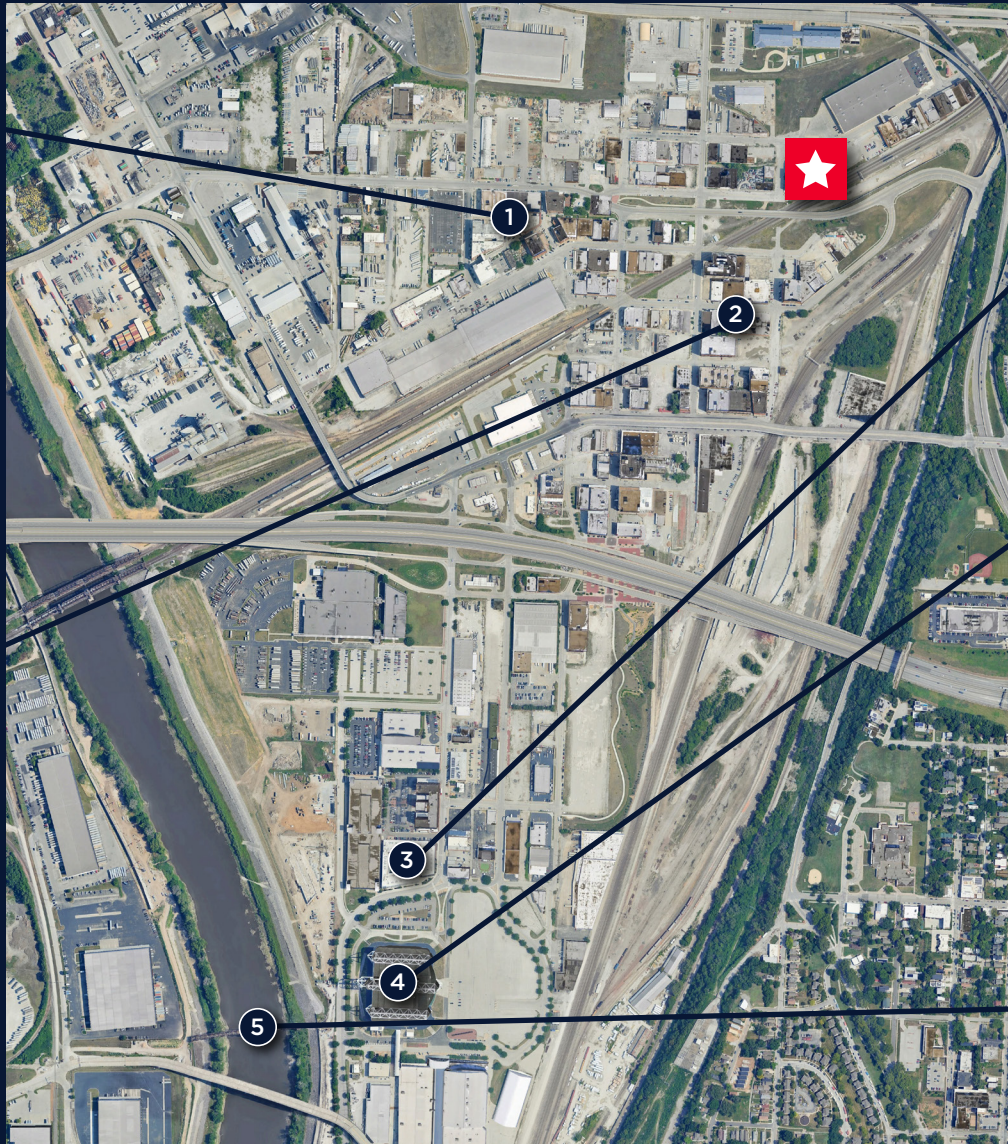
911 Wyoming St and properties stretching from 912 Liberty St-1527 W 9th St & 1529 W 9th St.

Somera Road



\$520M+ "live-work-play" 21 acre development (underway).

1,102 apartments, and 260,000-plus square feet of office and retail space.



The Yards I & II Apartments



\$100M 456-unit apartments project (Phase II opening 2024).

Hyvee Arena Sports Complex



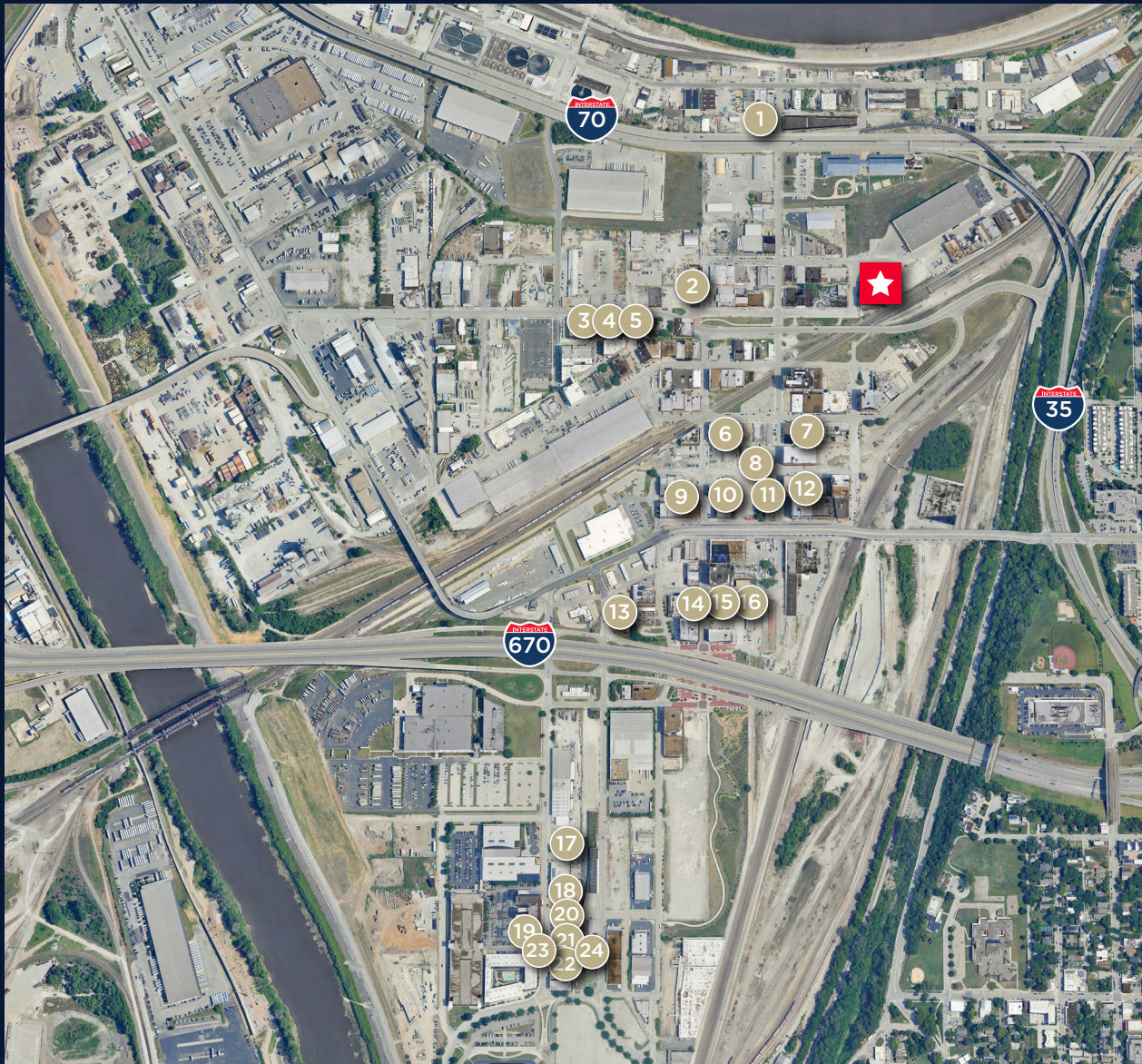
\$24M redevelopment (completed).

Rock Island Bridge



\$12M redevelopment entertainment district (opening Summer 2024).

NEARBY AMENITIES



Local Amenities

1. Blip Roasters
2. Wellness Warehouse KC
3. Crown Town Shuffle (Opening Soon)
4. Heavy Head
5. Santa Fe Painting
6. Charmed House Interiors
7. The Ship
8. Authentic Boxing
9. Fountain City Winery
10. In The Lowest Ferns
11. West Bottoms Bicycles
12. Fetch Vintage Clothing Store
13. Tomatillo Mexican Grill
14. Chef J BBQ
15. Java Garage, LLC
16. West Bottoms Whiskey Co.
17. Amigoni Urban Winery
18. The Campground
19. Golden Ox
20. Pole Worx Fitness
21. Lucky Boys
22. Voltaire
23. Fortunati Pizza
24. Freight House Fitness

#8

Eighth-Hottest US
Job Market
(WSJ, 2022)

#3

Hottest real estate
market
(Zillow, 2023)

Top 10

Best business climate
(Business Facilities, 2022)

#10

Best city for foreign
investment
*(Financial Times and
Nikkei, 2022)*

WHY KANSAS CITY?

- Rising national metro area:
 - 18% population growth rate for the KC MSA since 2010, vs 3.1% for the Midwest
 - Panasonic \$4B battery plant and Meta's \$800M hyperscale data center project
- Brand new \$1.5B Kansas City International Airport (opened February 2023)
- Downtown has fastest growing population in the metro

KC NATIONAL ACCOLADES

KC named #3 city to visit in the U.S. by Travel Awaits (2022)

- <https://www.msn.com/en-us/travel/tripideas/our-12-favorite-cities-to-visit-in-the-u-s/ar-AAXAUQ0>

KC named as one of The 23 Best Places to Go in the U.S. in 2023- Conde Nast (2022)

- <https://www.cntraveler.com/story/best-places-to-go-in-the-us-2023>

KC Named Top 10 for Net Pandemic Migration Gains (2021)

- The Kansas City region ranks No. 8 among 38 major metros for the largest migration gains since the start of the pandemic. Top regions listed offer strong affordability, manageable housing prices and spacious geography (2021)
- Source: LinkedIn

The Kansas City area has the third fastest growing tech market, only outpaced by San Francisco and Austin (2021)

- Source: CompTIA Cyberstates

#7 Hottest Real Estate Markets of 2023

- Zillow (2023)

#1 Kansas City is No. 1 Location Worldwide for a Workcation

- Icelandair (2022)

DOWNTOWN DEVELOPMENT



DOWNTOWN IS ON THE RISE

\$9.2B

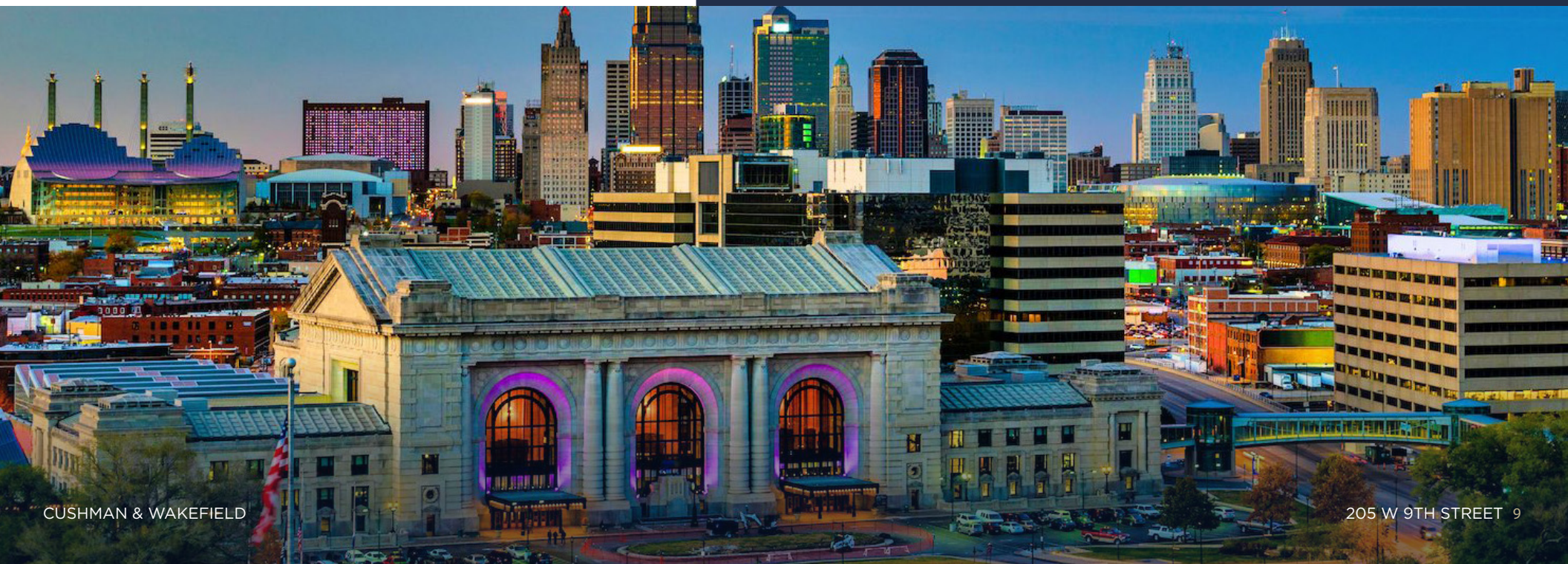
Development completed or under construction in Downtown KC since 2005

\$3.1B

Development planned for Downtown KC in next couple years

113,531

Downtown employees



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