

FOR SALE



LAND SITE ON STREETCAR EXPANSION LINE

112 E 31ST, KANSAS CITY, MO 64108

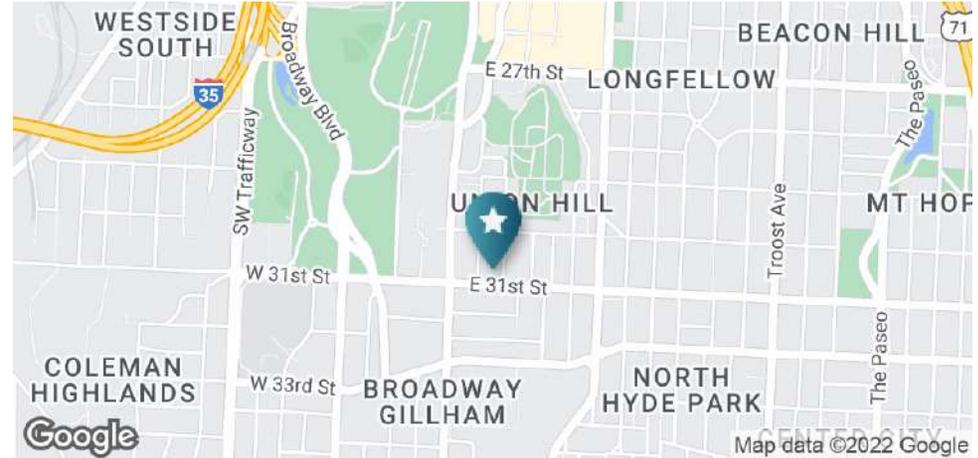
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OFFERING SUMMARY

Sale Price: \$1,450,000

Lot Size: 0.74 Acres

Price / SF: \$44.98

PROPERTY OVERVIEW

The time is NOW to invest on the Streetcar Expansion Line. This .74 acre site is ripe for development and only 1 block away from a future Streetcar stop set to deliver in Jan. 2025.

PROPERTY HIGHLIGHTS

- Ideal site ready for redevelopment
- Located 1 block east of Streetcar Stop set to deliver early 2025
- At the center point of significant redevelopment
- One of only a few land opportunities along the streetcar expansion line

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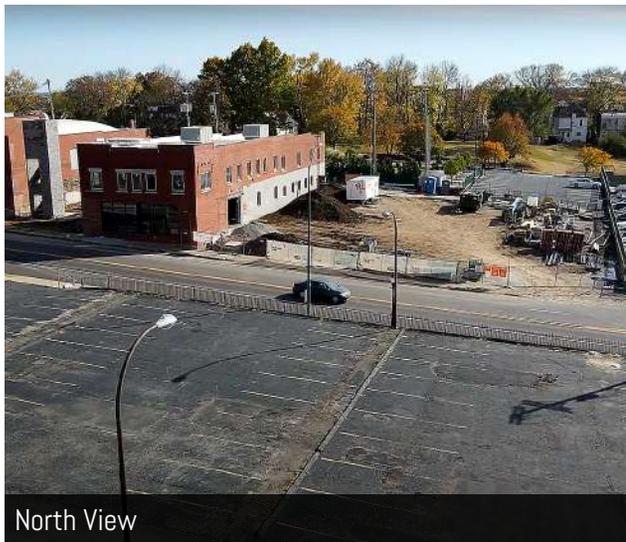
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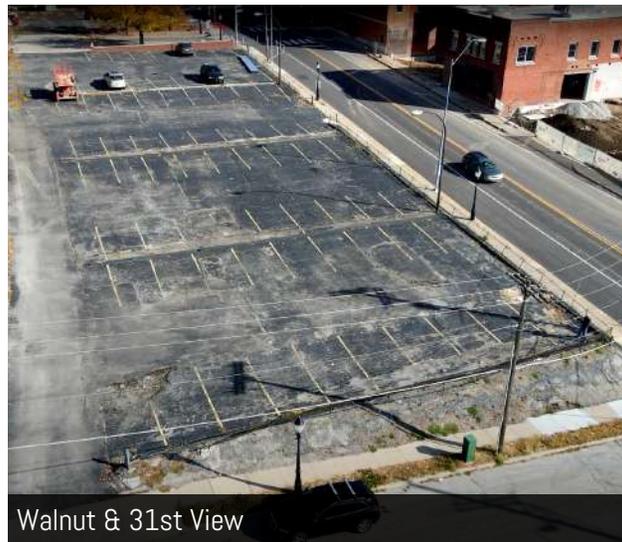
CLEMONSLIFE.COM
816.774.4250
SUITE 100
1 E. ARMOUR BLVD.
CLEMONS REAL ESTATE, LLC



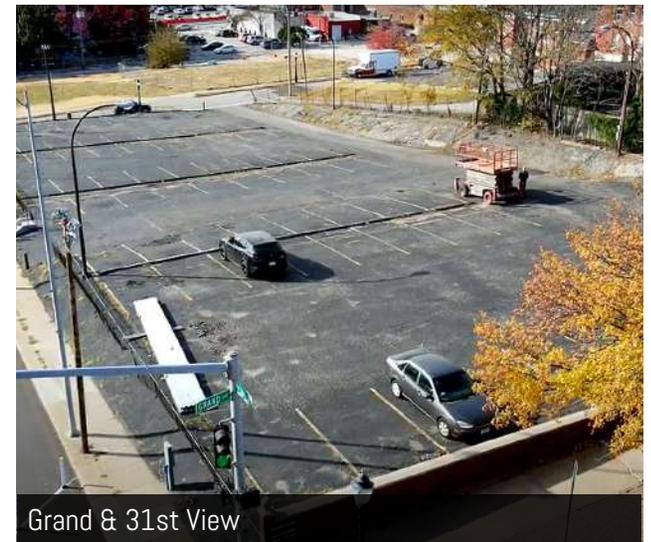
View of Downtown KCMO from the Site



North View



Walnut & 31st View



Grand & 31st View

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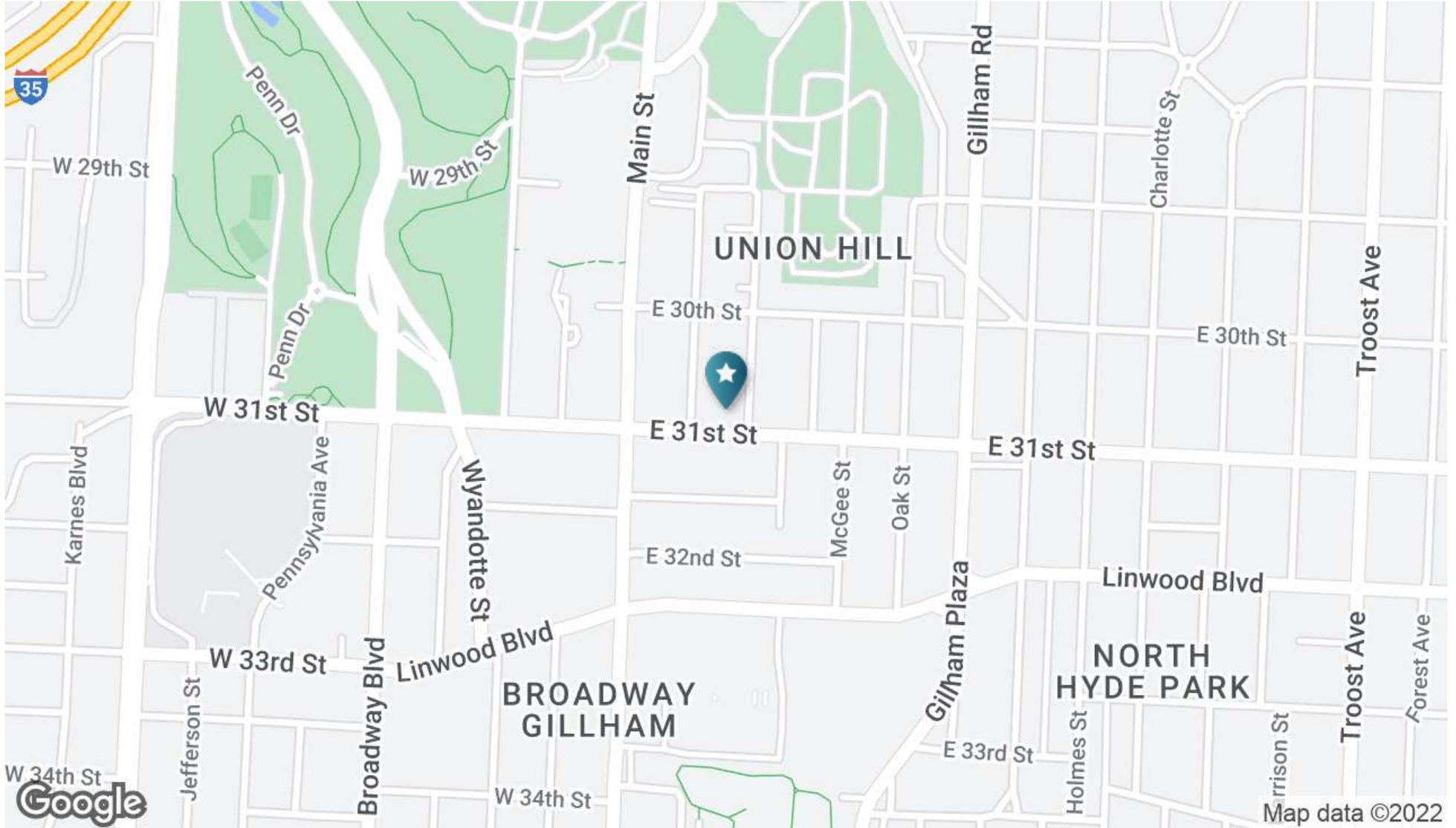
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LOCATION MAP

112 E 31ST, KANSAS CITY, MO 64108



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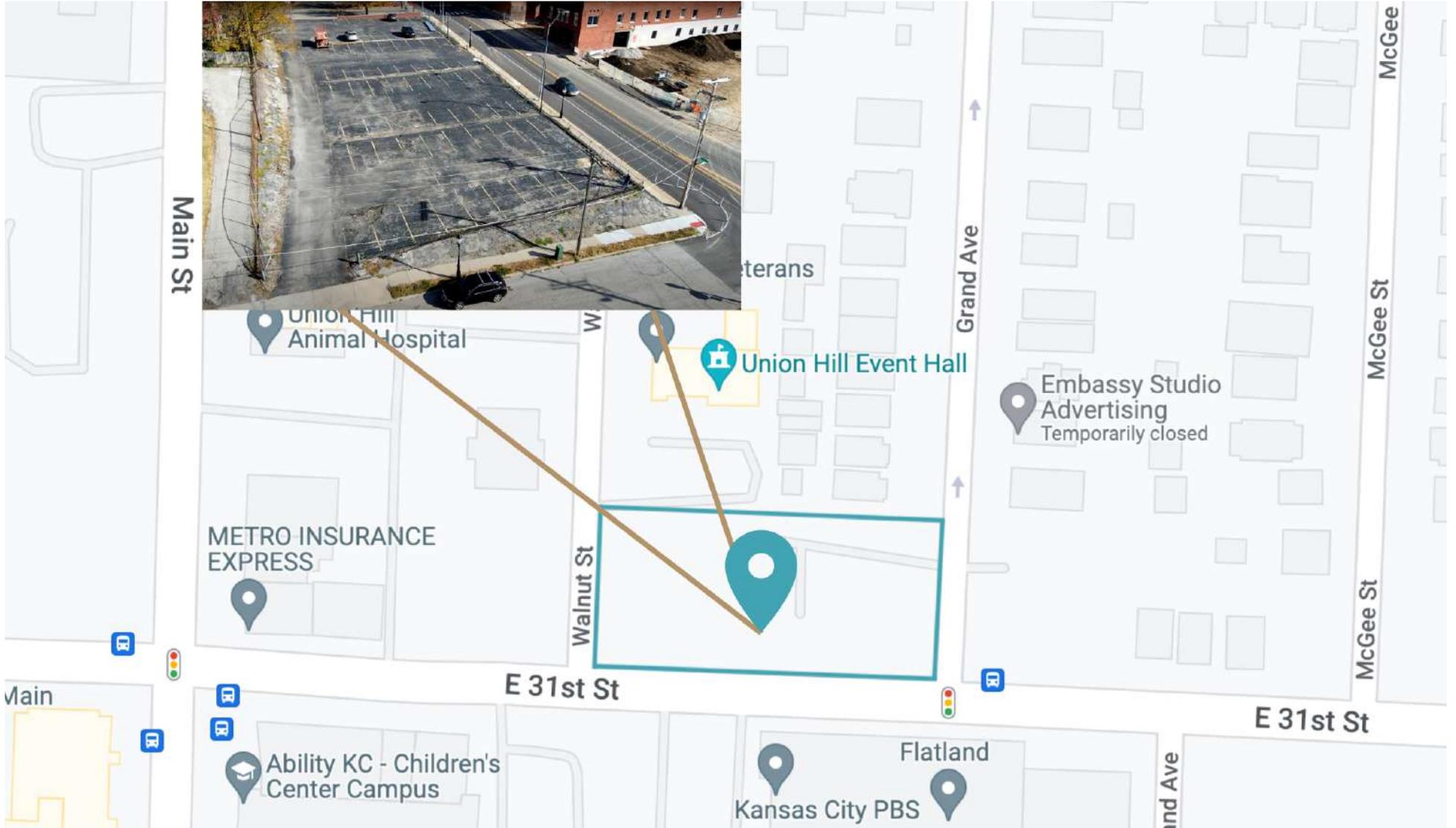
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PARCEL DETAIL LOCATION

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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 \$25.6 million in transactions along Main have taken place to date.

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.



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DEVELOPMENT ON 31ST STREET

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**ArriveKC - Park Reserve
Redevelopment**
\$122 M

**31st & Main
Redevelopment**

Available Land Lot

**Entertainment
District Upgrades**

**Union Hill
Apartments & Retail**

**31 Levy Apartments
Redevelopment**
\$32 M

**Superior Linens
Potential Redevelopment**

Penn Valley Park

**KCPBS Picture This
Redevelopment**
\$16.5 M

**Made in KC/
Ludos Shuffleboards**

Elevate Salon

Martini Corner

El Torreon Redevelopment

**Dairy Lofts
Redevelopment**
\$12 M

Brewer's Kitchen

MAP KEY:

- STABILIZED ASSET**
- REDEVELOPMENT**
- FUTURE STREETCAR STOP**

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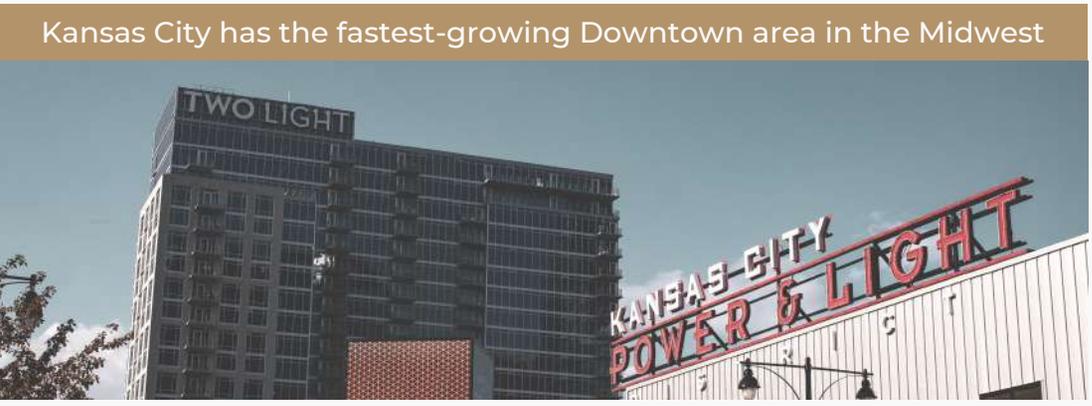
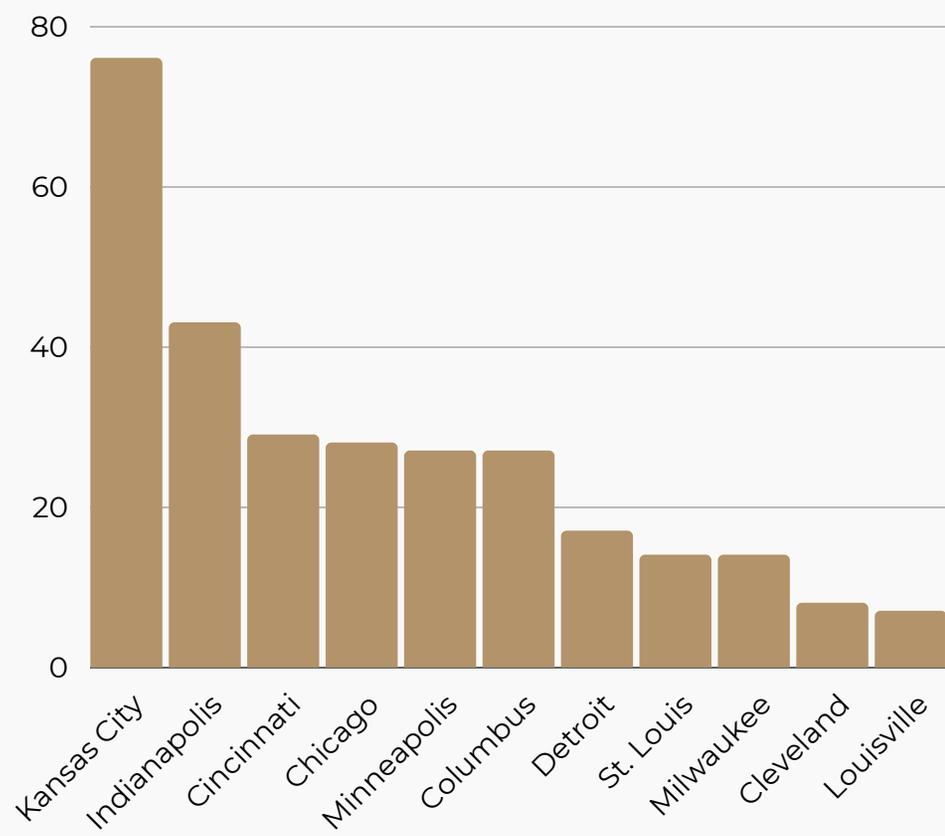
DOWNTOWN DEVELOPMENT

Median Age (2020 estimate)	2021-2025 Projected Pop. Growth	Daytime Pop. (2020 estimate)	Bachelors or Higher (2020 estimate)	Rented Units (2019 estimate)	2000-2020 Capital Invested	2000-2019 New MF Units	2000-2019 New Hotel Units	2014-2019 Office Increase
								
30.9 (metro avg. 38.0)	22%	121,909	47.1% (metro avg. 37.5%)	69.0% (metro avg. 33.0%)	\$9+B	8,169	2,156	600 bps ↑

Downtown Kansas City is seeing a major revitalization effort to restore the vibrant urban core which existed decades back. Kansas City suffered from an exodus to the suburbs in the post-war period. By the early 2000s, there was virtually no housing in the Downtown area, and even less to do. Soon, however, a wave of developers saw its potential and began to invest in its future. The major developments of the Power & Light District and the T-Mobile Center are highlights of an urban core that has since transformed into a premier live, work, and play district. The 1M square feet of retail and entertainment space created by P&L in 2007 helped spark a new generation of downtown visitors.

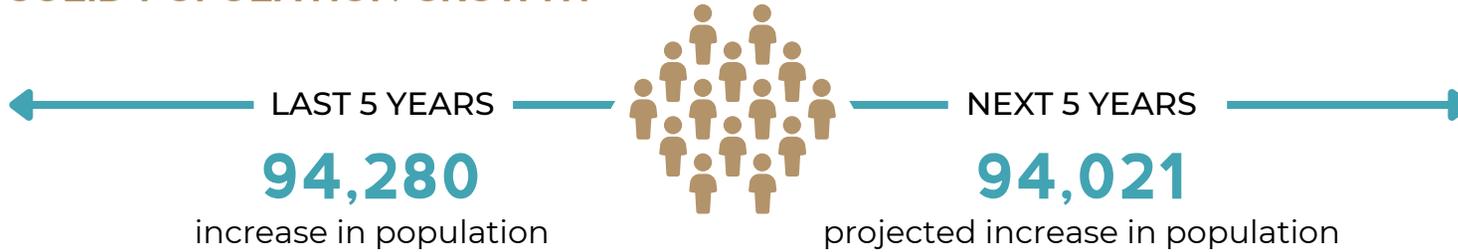
A recent residential boom is also in progress, with over 5,000 units completed since 2014, and another nearly 3,000 under construction with completion expected in the next two years. Most of these new units are in long-vacant redeveloped historic office and industrial buildings. While most would never have considered Downtown a livable area just a few decades ago, today it is considered one of the best areas to live, particularly for millennials desiring to live in a walkable urban center.

Downtown Population Growth 2010-2018

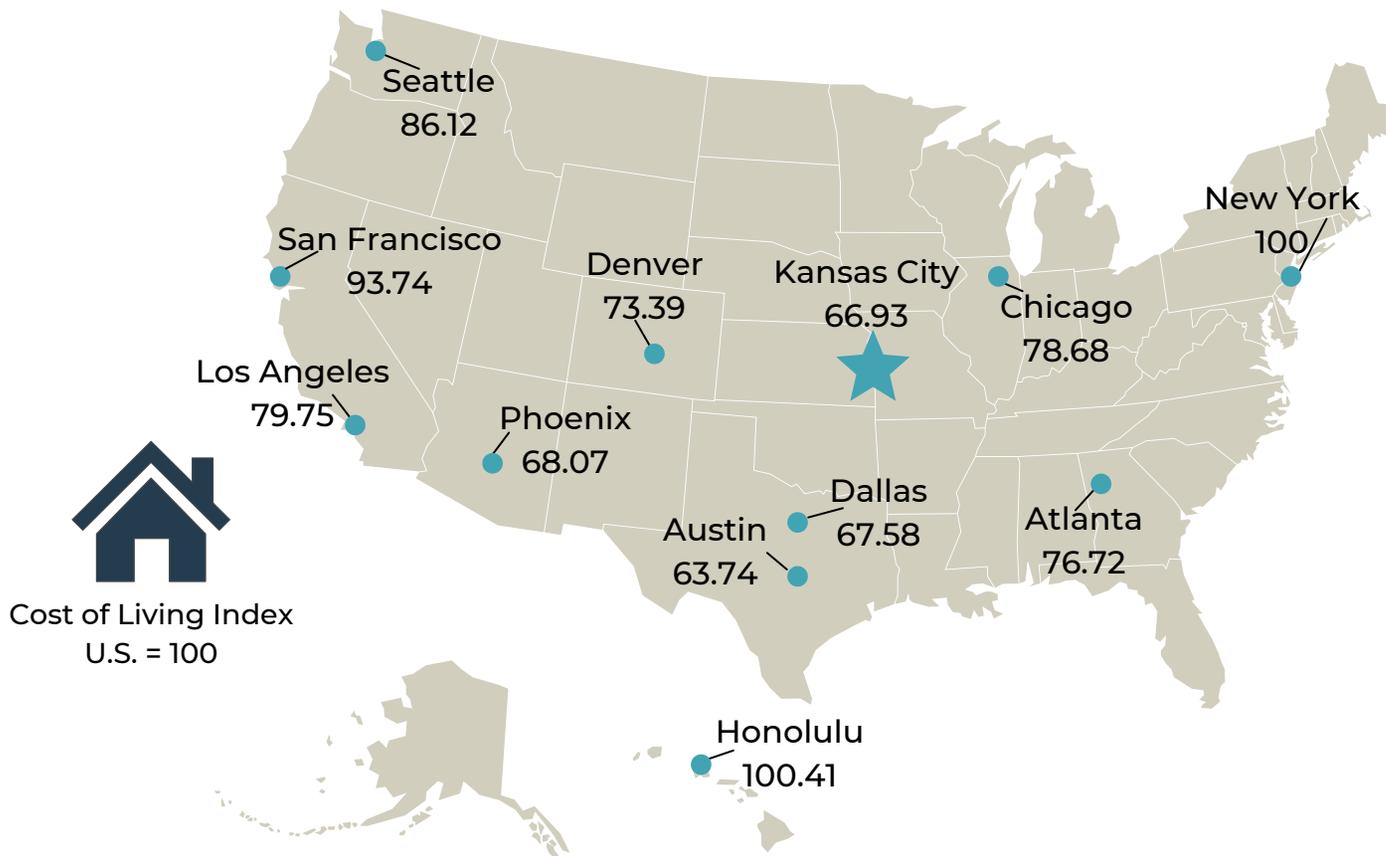


WHY KANSAS CITY

SOLID POPULATION GROWTH



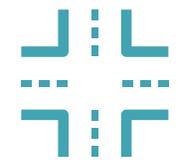
LOW COST OF LIVING



Ranked in the
Top 20 Cities
Hiring the
Most Workers



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.



An exceptional transportation network featuring 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport under construction, with expected completion in 2023



Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.

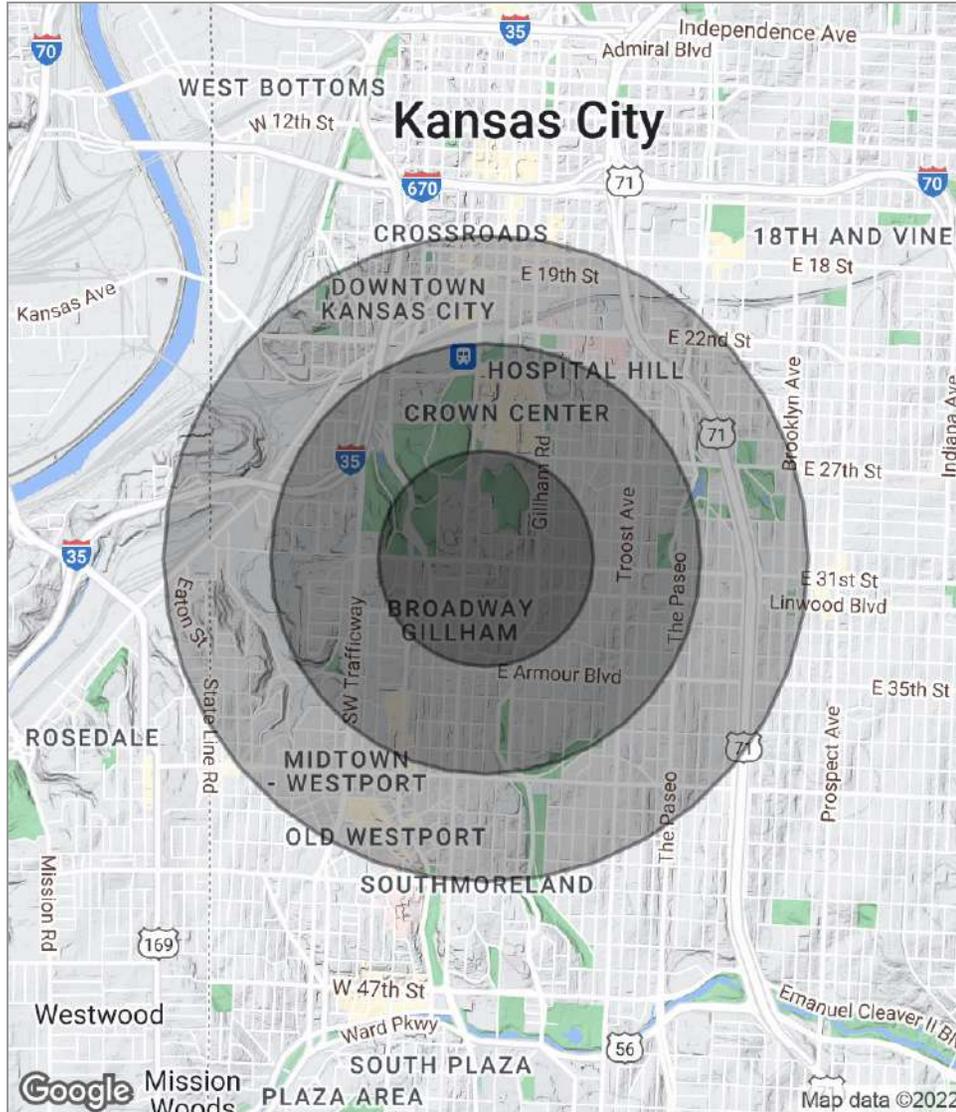


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	2,725	14,228	30,323
Median age	33.3	34.4	34.3
Median age (Male)	33.2	34.2	34.0
Median age (Female)	32.9	34.7	35.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	1,807	9,034	19,050
# of persons per HH	1.5	1.6	1.6
Average HH income	\$62,674	\$59,071	\$55,731
Average house value	\$169,302	\$204,138	\$181,612

* Demographic data derived from 2020 ACS - US Census

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