

E 7th St

Admiral Blvd

Walnut St

Grand Blvd

SITE

McGee St

E 8th St

### 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](mailto: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.

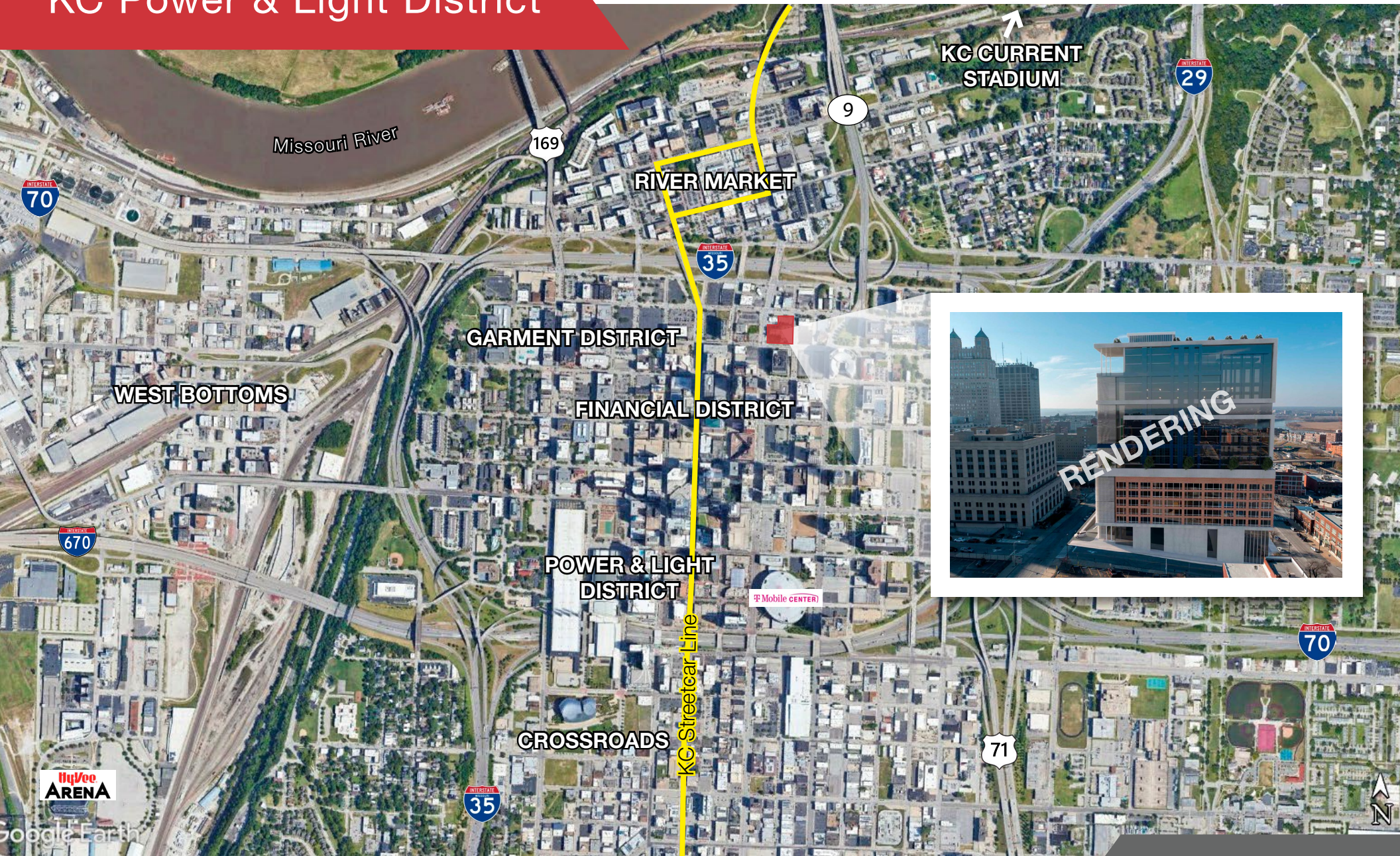
4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
+1 913 362 1000

[nai-heartland.com](http://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](mailto:jon@nai-heartland.com)

4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
+1 913 362 1000  
[nai-heartland.com](http://nai-heartland.com)



# Available Parcels

## 8th & Grand



- 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](mailto: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](http://nai-heartland.com)

### **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.



# 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.



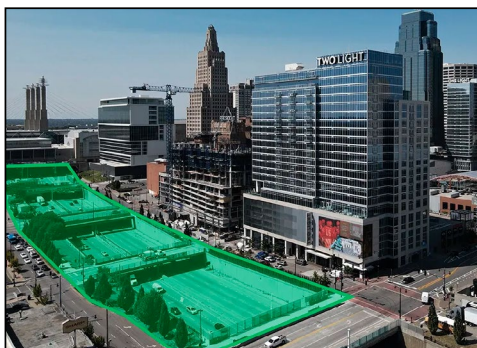
## KC CURRENT STADIUM

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 and stands as a bold symbol of progress in women's sports. The team and stadium are backed by high-profile co-owners Brittany and Patrick Mahomes, the superstar quarterback of the Kansas City Chiefs, and his wife, whose support has helped elevate the club on and off the field.



## 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 park and the KC Current stadium. This part of the extension is set to open in early 2026.



## SOUTH LOOP PROJECT

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](https://kcsouthloopproject.org).



## MIXED-USE DEVELOPMENT

Up to \$480 million has been approved for use in a project with Universal Music to revitalize a historic area in the 800 block of Grand Boulevard in Downtown Kansas City. The new development is expected to include a landmark residential tower, reuse of the historic Scarritt building into a 167-key UMusic-branded hotel, 320 multifamily residences, 28,000 SF of ground-level retail, and a 1,400-seat music and entertainment venue. The project is planned to start in 2026 with a 5-year timeline to finish.

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](https://nai-heartland.com)