

# Ellis Hall | Mixed-Use + Development Opportunity

2510 E. 85th Street + 2502 E. 85th Street — Kansas City, Missouri

OFFERING MEMORANDUM

B3-2 ZONED

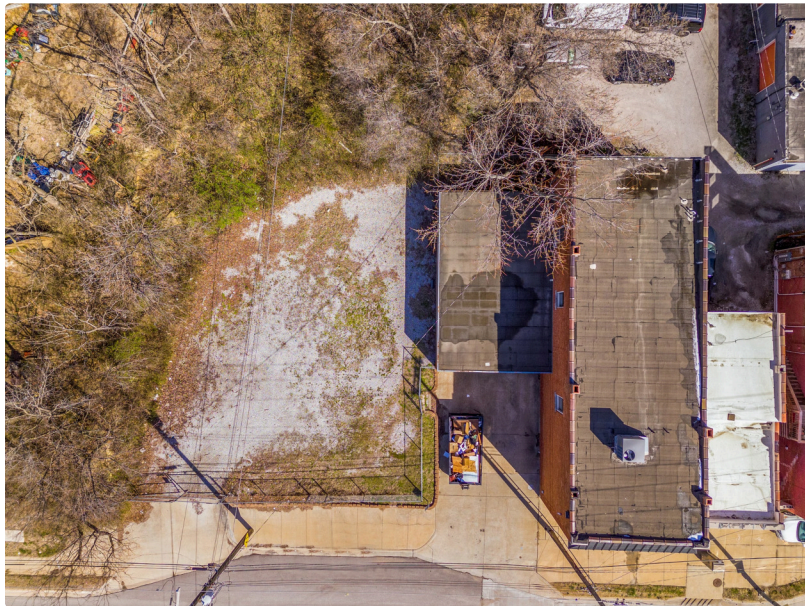
±13,793 SF TOTAL SITE



## Executive Summary

# A Rare Flexible Asset in Kansas City's Evolving 85th & Prospect Corridor

A **4,800 SF historic commercial building** paired with an adjacent **9,700 SF development lot** — together creating a platform to operate today while positioning for future expansion or redevelopment.



## The Offering

A **4,800 SF historic commercial building** paired with an adjacent **9,700 SF development lot** — together creating a platform to operate today while positioning for future expansion or redevelopment.

## Why It Stands Apart

Ellis Hall combines three attributes rarely found at this price point:

- **Historic character** with authentic commercial architecture circa 1914
- **Income potential** across retail, office, and storage components
- **Land optionality** included, immediately usable adjacent parcel — 9,700 SF
- **High-End Interior Renovation** including spa-style bath with steam sauna and upgraded finishes throughout

## Investment Highlights

# Key Metrics at a Glance

**4,800**

### SF Building

Historic mixed-use structure with retail, office, and garage components

**9,700**

### SF Adjacent Lot

Partially fenced, immediately usable development parcel included in purchase

**0.316**

### Acres Total Site

±13,793 SF combined land area — a significant footprint for this submarket

**1914**

### Year Built

One of the few remaining original Town of Dodson structures

### Zoning

B3-2 Community Business District — broad permitted uses

### Tandem 4-Car Garage

±900 SF storage/garage — immediately rentable or owner-utilized

### Visibility

Strong corridor presence along 85th Street with 8,000–12,000 VPD

The Opportunity

# Multiple Paths to Value Creation

Ellis Hall is not a single-use asset — it is a **flexible platform for multiple strategies**, serving a wide range of buyers and operators from day one.



## Use Flexibility

# Operate It Your Way

### Building Use Strategies



#### Retail Storefront

First-floor commercial frontage along a high-visibility corridor



#### Office / Creative Hub

Second floor ideal for professional, boutique, or creative workspace conversion



#### Mixed-Use or Live/Work

Retail on first floor with residential or live/work concept above



#### Small Business Hub

Owner-user with supplemental income — or a multi-tenant boutique concept

### Land Use Strategies

#### Add Parking

Rare for this asset type — a significant competitive advantage

#### Expand the Building

Extend the existing footprint onto the adjacent parcel

#### Develop a Second Structure

Build additional income-producing square footage on site

#### Hold for Assemblage

Long-term land appreciation or assembly with neighboring parcels

## Property Overview

# Building Components



## Floor-by-Floor Breakdown

**1**

### First Floor — ±1,900 SF

Retail/commercial space with original storefront character and strong street presence

**2**

### Second Floor — ±1,900 SF

Office or conversion opportunity — ideal for residential, live/work, or professional use. Full bathroom with Steam Sauna.

**3**

### Garage/Storage — ±900 SF

Tandem 4-car garage area suitable for storage, parking, or supplemental rental income



**Total Building: ±4,800 SF | Year Built: Circa 1914 | Zoning: B3-2**

Land Component

# The Included Development Parcel — 2502 E. 85th Street

## ±9,700 SF Vacant Lot

Directly adjacent to the subject building — extending site control and flexibility

## Partially Fenced & Functional

Usable immediately for storage, parking, outdoor activation, or staging

## Future Development Ready

Expand the existing structure, build a second building, or hold for assemblage

## Competitive Advantage

Increased site control versus comparable properties — a rare differentiator at this price point



## Historic Significance

# Authentic Architecture That Cannot Be Replicated

## A Piece of Kansas City History

Ellis Hall is one of the **few remaining structures from the original Town of Dodson** — a historic community absorbed into Kansas City's urban fabric.

- Former general store and post office
- Historic meeting hall with original stage
- Preserved storefront character and façade
- Unique architecture unavailable at any price in new construction

This heritage creates strong appeal for **boutique, experiential, creative, and community-oriented users** seeking authentic character.



## Zoning & Flexibility

# B3-2: Community Business District

## Why Zoning Matters Here

B3-2 is one of Kansas City's most permissive commercial zoning designations — enabling a wide spectrum of uses without costly rezoning or variance requests.

### No Rezoning Required

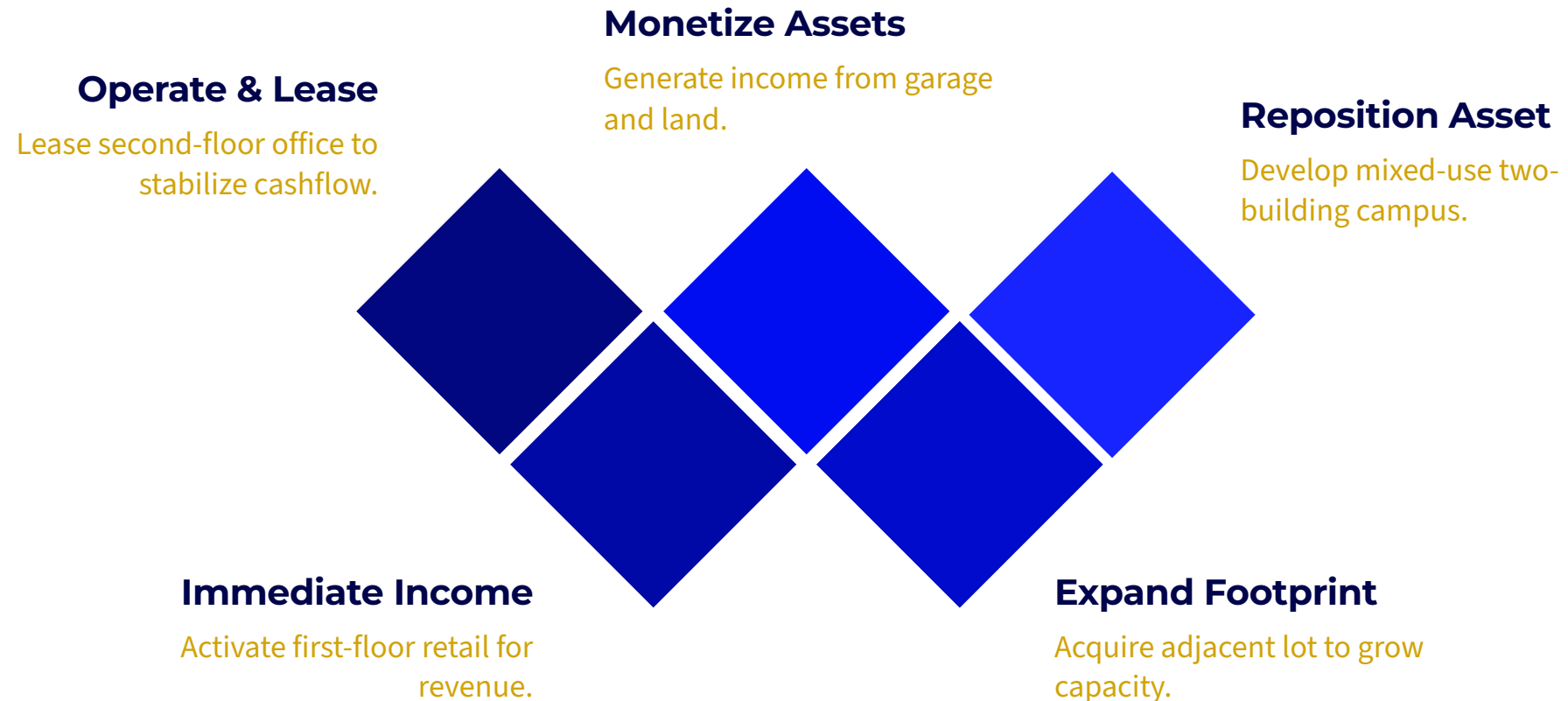
Begin operations across multiple use types under existing entitlements

### Rare Combination

Flexible zoning *plus* excess land for expansion — virtually unmatched at this price point

## Value-Add & Development Upside

# Immediate Income. Long-Term Growth.



Ellis Hall is structured for a **buy today, operate immediately, and grow over time** strategy — with income potential from day one and a clear path to asset repositioning as the surrounding corridor matures.



## Location Overview

# 85th & Prospect Corridor — Kansas City, MO

### **8,000–12,000 VPD**

Strong daily traffic count along 85th Street corridor

### **Corridor Visibility**

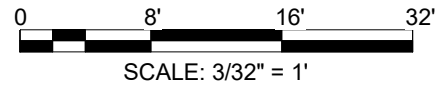
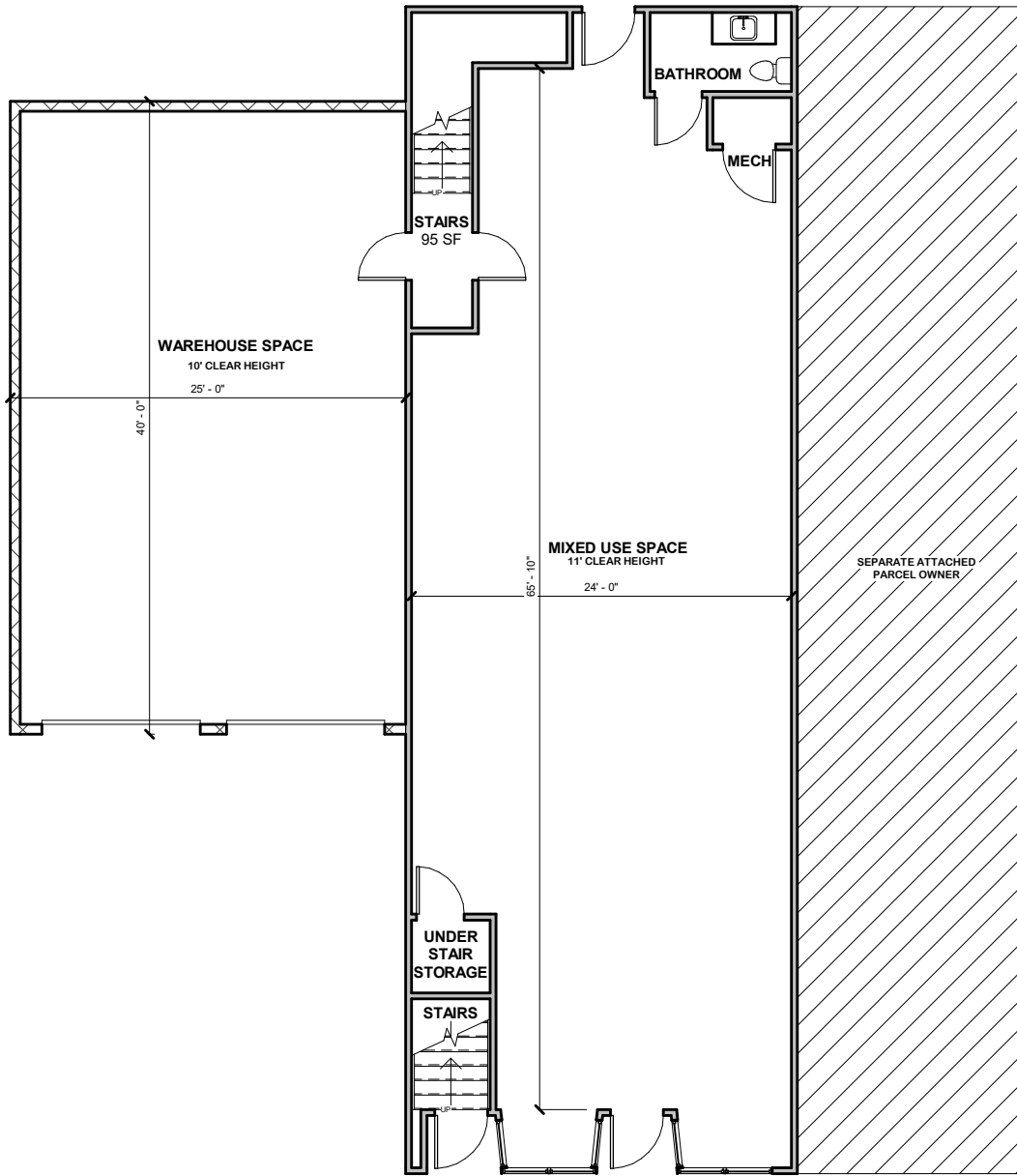
Prominent frontage with direct access to South KC retail nodes

### **Evolving Submarket**

85th & Prospect is an emerging corridor with increasing investment activity

### **Affordable Entry Point**

Rare combination of land + building at a price point with significant upside



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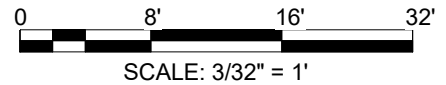
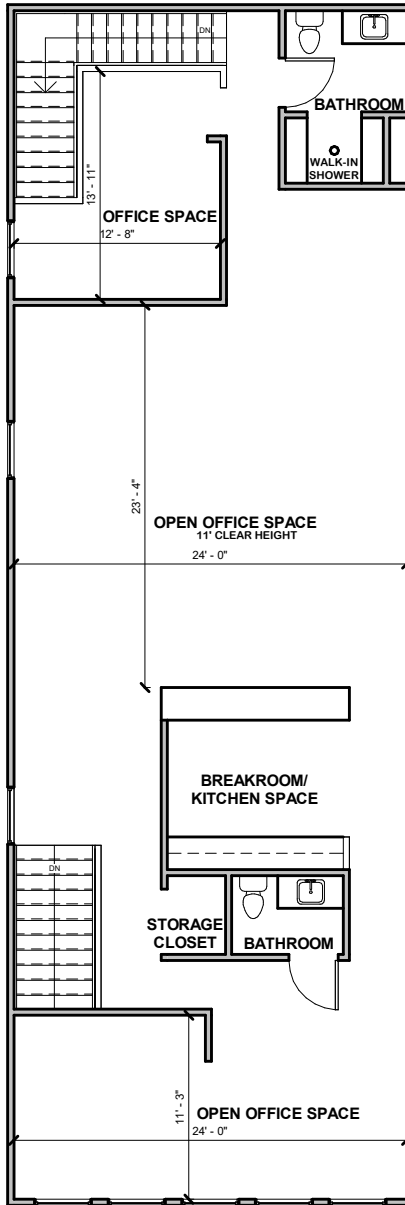
Mixed Use Space  
 2510 E 85th Street  
 Kansas City, MO 64132

**FIRST FLOOR - 2,950 GSF**

Asset Class:	Mixed Use
Drawn by:	S. Cobb, RA
Date:	03/30/2026

**FIRST FLOOR**

Scale 3/32" = 1'-0"



[mwcreadvisors.com](http://mwcreadvisors.com)

Mixed Use Space  
2510 E 85th Street  
Kansas City, MO 64132

**SECOND FLOOR - 1,950 GSF**

Asset Class: Mixed Use

Drawn by: S. Cobb, RA

Date: 03/30/2026

**SECOND FLOOR**

Scale 3/32" = 1'-0"

# Gallery



*Renovated interiors feature exposed brick, hardwood floors, and spa-quality bathroom with steam sauna*

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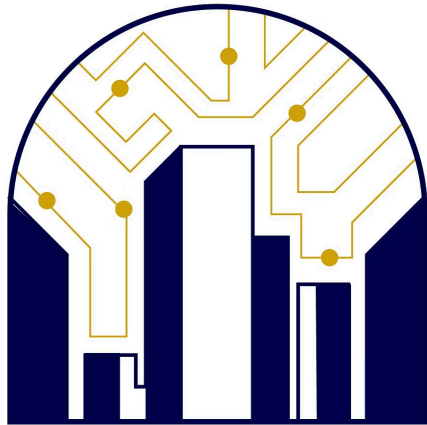
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**Logan Freeman & Joe Nuci**

**[logan@mwcreadvisors.com](mailto:logan@mwcreadvisors.com)**

**[joe@mwcreadvisors.com](mailto:joe@mwcreadvisors.com)**

**[www.MWCREadvisors.com](http://www.MWCREadvisors.com)**