

FOR SALE



SALE PRICE:	\$2,000,000
LOCATION:	COUNTRY CLUB PLAZA
PRICE PER UNIT:	\$64.00 PSF
LOT SIZE:	0.71 ACRES
ZONING:	R1.5

# MULTIFAMILY DEVELOPMENT LAND

4930 GRAND AVE, KANSAS CITY, MO 64113

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

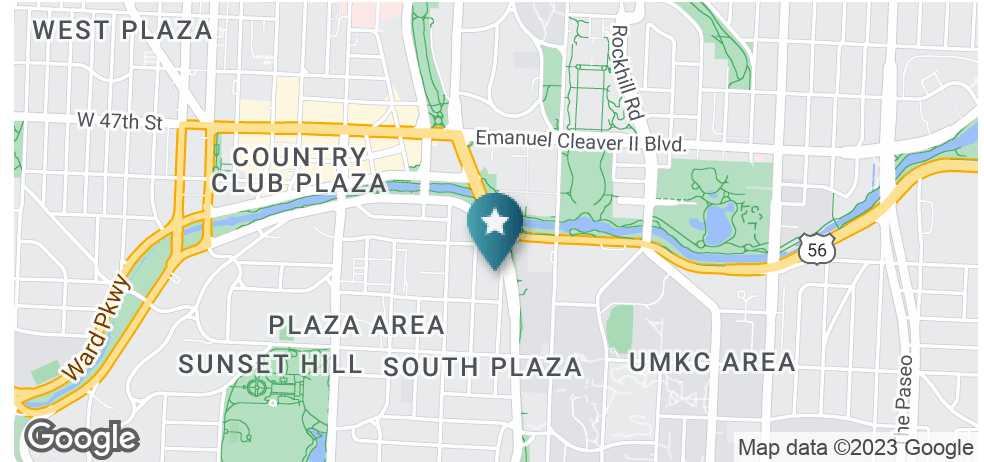


# 49TH & GRAND

4930 GRAND AVE, KANSAS CITY, MO 64113



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



## OFFERING SUMMARY

Sale Price:	\$2,000,000
Price Per SF:	\$64.00
Size (Acres):	0.71 Acres
Utilities:	All Available
Zoning:	R 1.5
Submarket:	Country Club Plaza
2022 Taxes:	\$838.66

## PROPERTY OVERVIEW

IDEAL MULTIFAMILY INFILL SITE Well positioned multifamily development land with unbeatable walkability in a high demand location immediately south of Kansas City's perennial favorite Country Club Plaza. Renderings depict a concept for a 23-unit project with 17 garages.

## PROPERTY HIGHLIGHTS

- KANSAS CITY'S MOST DESIRABLE SUBMARKET
- STREETCAR EXTENSION TERMINUS (2025) ACROSS STREET
- HIGH PROFILE SOUTH PLAZA LOCATION
- ELEVATION CONDUCIVE TO ATTRACTIVE VIEWS
- ADJACENT TO UMKC CAMPUS & BLOCKS FROM WHOLE FOODS
- CULTURAL EPICENTER WITH ART GALLERIES, RETAIL SHOPS, RESTAURANTS & TROLLEY TRAIL

# FOR SALE

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

# MULTIFAMILY DEVELOPMENT LAND

4930 GRAND AVE, KANSAS CITY, MO 64113



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



## UNRIVALLED ACCESS TO COMMERCE & HIGHER EDUCATION

The Country Club Plaza (the Plaza) is one of the Midwest's most notable urban mixed-use districts and is the cultural heart of the Kansas City region. One of the first mixed use developments in the country over 100 years ago, the Plaza combines retail, dining, and cultural amenities. The Plaza is also a significant metro employment hub with over 3.4 million square feet of Kansas City's most expensive office space and a diverse and constantly growing corporate roster.

The University of Missouri-Kansas City (UMKC), a major public research university, is located south of the Plaza (immediately east of the property across Brookside Boulevard) and brings a youthful, energetic vibe to the area.

Renderings depict a 23 unit apartment building with 17 garages.



## FOR SALE

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

# THE EPITOME OF WALKABILITY

Nationally, residents are flocking to housing options that make it possible to live without dependence on a car for mobility and survival. Transit Oriented Development (TOD) is the exciting fast-growing trend in creating vibrant, livable, sustainable communities around high quality train systems.

Streetcars in Kansas City were the primary public transit mode during the late 19th and early 20th centuries, like most North American cities. Kansas City, Missouri once had one of the most extensive streetcar systems in North America, but the last of its 25 streetcar routes was shut down in 1957.

Kansas City's streetcar extension will span Main Street with a southern terminus at 51<sup>st</sup> & Main. With the Southmoreland streetcar stop within a 15-minute walk, the location of 45<sup>th</sup> & Belleview aligns with many key characteristics that TOD developers are after.



After decades of expansion and development in the environs and the economic stability of its immediate neighbors, the completion of the streetcar extension in 2025 will enhance demand and attract residents seeking a lifestyle free from automotive dependence.



# COUNTRY CLUB PLAZA

One of the country's oldest outdoor shopping and entertainment districts, the Country Club Plaza, is also a highly popular place to live. The architecture resembles that of Kansas City's sister city, Seville, Spain with fountains, hand-painted mosaic tiles, and custom ironwork. Hundreds of condominiums and apartments, as well as some single-family homes, are available at the perimeters of the shopping/entertainment area. The Country Club Plaza is the highest rent district in the Metro and is home to many national luxury retailers.



### *Country Club Plaza Key Demographics*



**63,690**  
*Population*



**63,859**  
*Daytime Population*



**34%**  
*Bachelor Degree  
or Higher*



**\$242,136**  
*Median Home  
Value*

### *Kansas City Key Demographics*



**2.2 Million**  
*Population*



**474,110**  
*Daytime Population*



**37.5%**  
*Bachelor Degree  
or Higher*



**\$240,254**  
*Median Home  
Value*

# COUNTRY CLUB PLAZA



## MAJOR CORPORATIONS IN THE AREA



American Century  
Investments®



EWING MARION  
KAUFFMAN  
FOUNDATION



# STREETCAR EXPANSION

CONNECTING DOWNTOWN KC TO THE COUNTRY CLUB PLAZA/UMKC



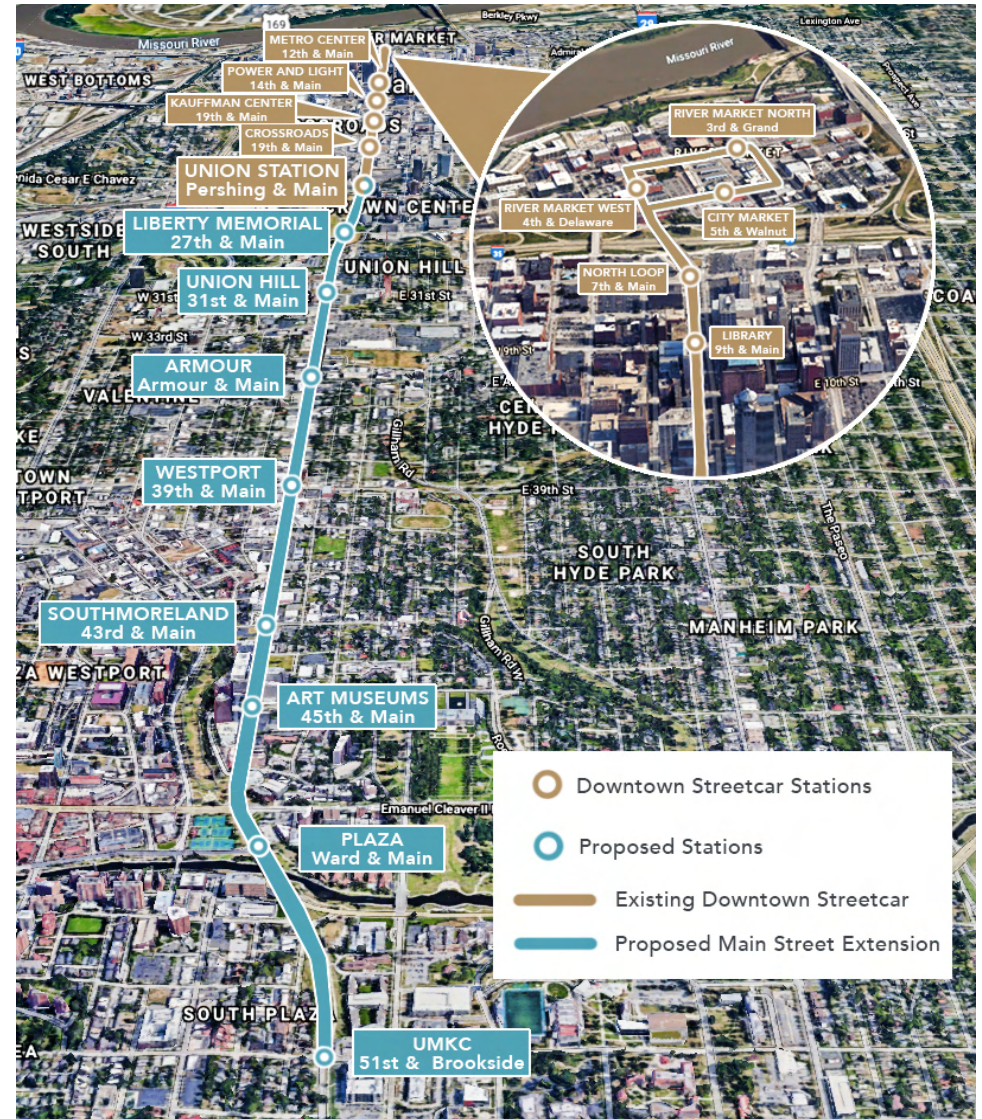
## FUTURE STREETCAR EXTENSION

The property is located across the street from the KC Streetcar's terminus at 51st and Brookside Boulevard.

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 \$413M in investment to date with more announced weekly along Main have taken place.

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. It is projected that there will be on average 12,000 rider daily trips.



# FOR SALE

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com

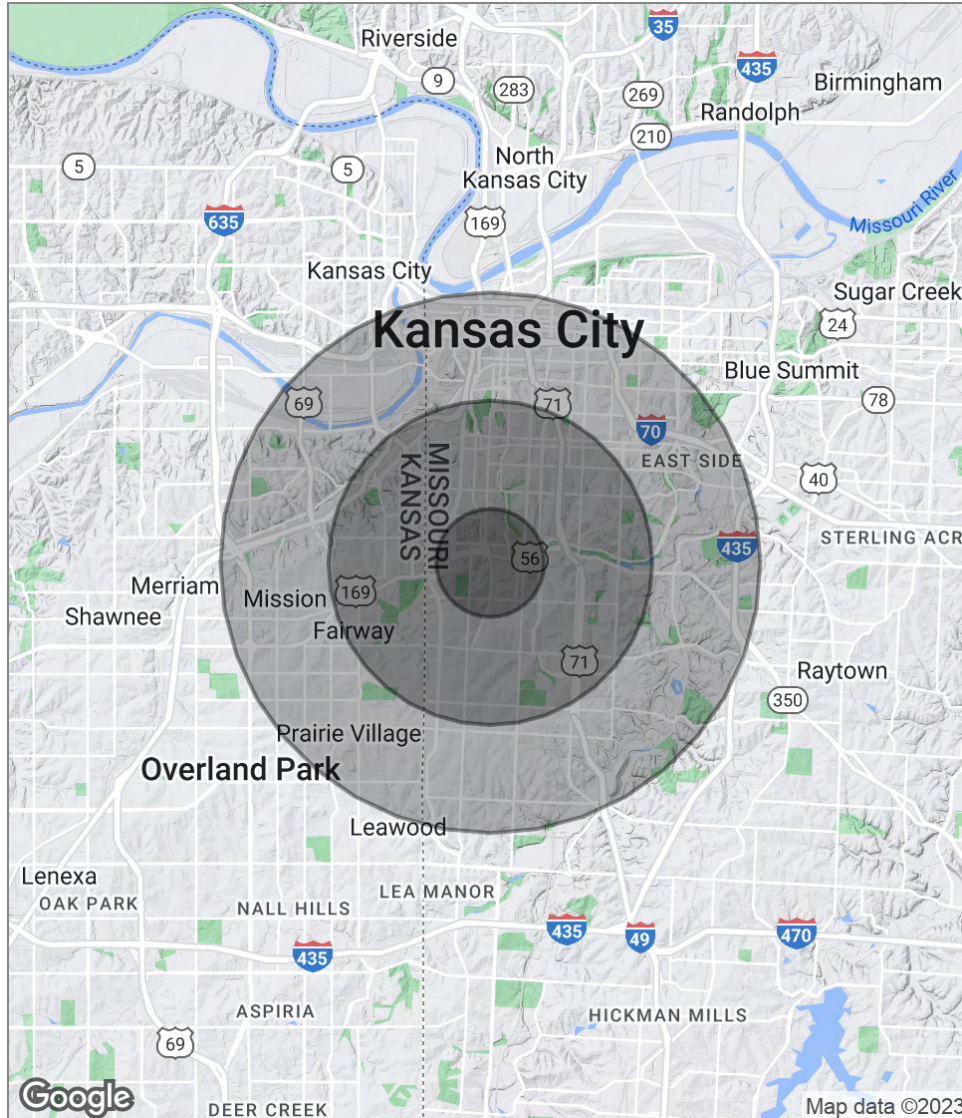
Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

# MULTIFAMILY DEVELOPMENT LAND

4930 GRAND AVE, KANSAS CITY, MO 64113



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



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	17,138	120,482	251,394
Median age	35.6	37.3	36.5
Median age (Male)	35.8	36.8	35.7
Median age (Female)	36.0	38.2	37.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	10,236	66,854	134,214
# of persons per HH	1.7	1.8	1.9
Average HH income	\$91,417	\$78,456	\$71,421
Average house value	\$320,563	\$234,380	\$193,672

\* Demographic data derived from 2020 ACS - US Census

## FOR SALE

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

**AUDREY NAVARRO**  
MANAGING PARTNER  
816.774.4250  
audrey@clemonsrealestate.com