

FOR SALE

27th St.

Campbell St.

# 1.05 ACRE DEVELOPMENT OPPORTUNITY

2723 CAMPBELL ST, KANSAS CITY, MO 64109

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**CLEMONS**

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# TABLE OF CONTENTS

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- 3 EXECUTIVE SUMMARY
- 4 OPPORTUNITY HIGHLIGHTS
- 5 DEVELOPMENT POTENTIAL
- 6 AERIAL MAP
- 7 DEMOGRAPHICS MAP
- 8 ADVISOR BIO 1
- 9 ADVISOR BIO 2

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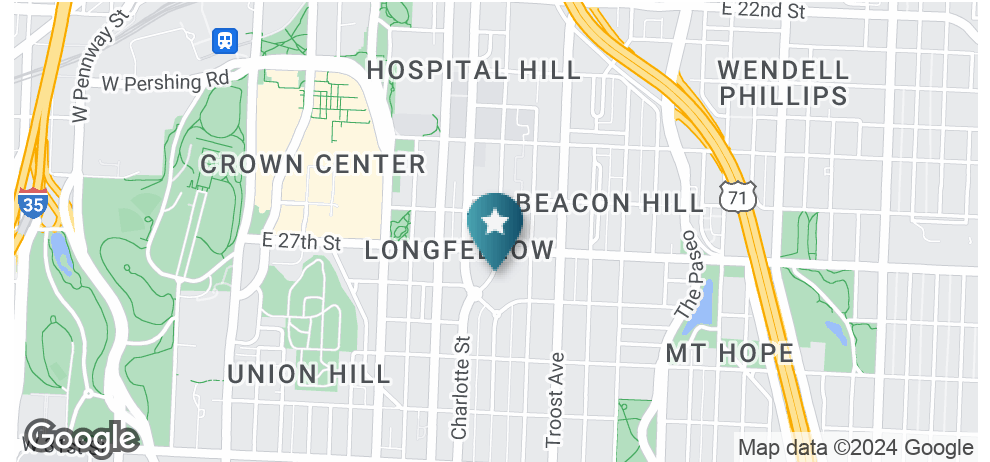
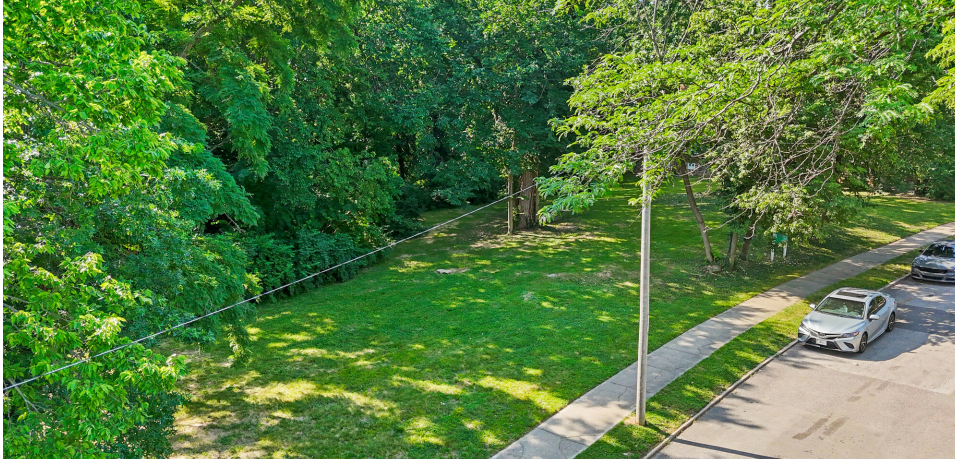
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Clemons Real Estate in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$820,000
Price Per SF:	\$17.72
Lot Size (Acres):	1.06 Acres
Lot Size (SF):	46,268
Zoning:	R-2.5
Market:	Kansas City MSA

## PROPERTY OVERVIEW

Introducing an exceptional 1.062-acre multifamily development opportunity in the popular Longfellow neighborhood. With R-2.5 zoning existing, larger multifamily properties immediately adjacent suggest potential flexibility. This property is strategically located just half a mile from Main Street and the near complete streetcar expansion. Half a mile to the north is Hospital Hill, including Truman Hospital, Children's Mercy Hospital, and UMKC School of medicine, nursing and dentistry. This property offers an unparalleled investment prospect in a rapidly growing area. Don't miss the chance to capitalize on this prime real estate opportunity with immense potential for multifamily development.

## PROPERTY HIGHLIGHTS

- Rare 1+ acre assemblage in established downtown neighborhood
- Zoned R-2.5 for potential multifamily development
- Prime location within the Kansas City MSA
- Proximity to amenities and public transportation
- Potential for strong rental demand in the market

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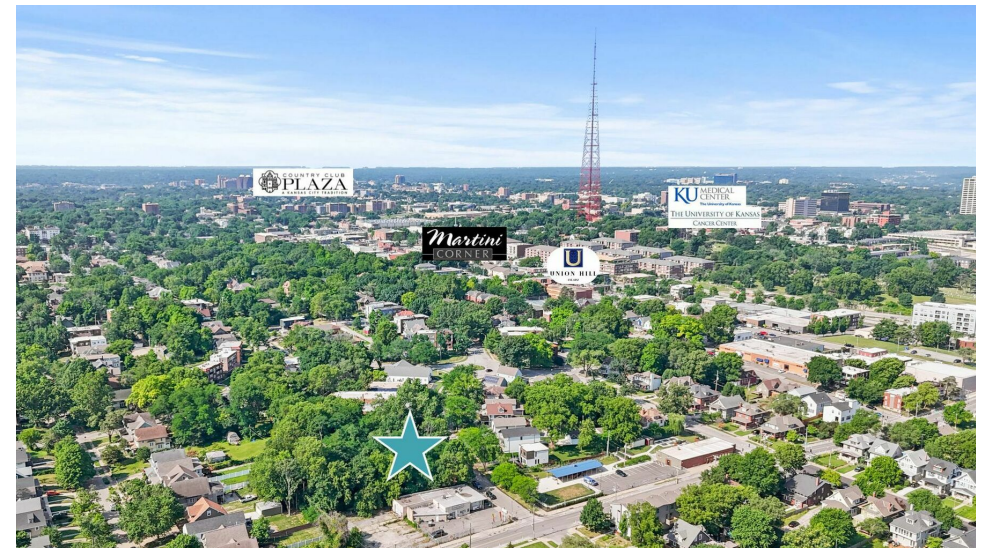
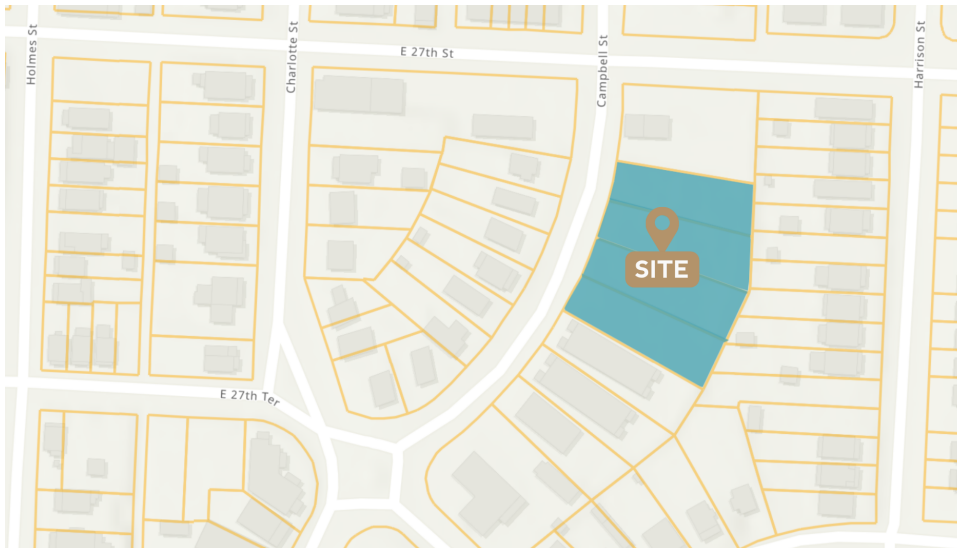
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# OPPORTUNITY HIGHLIGHTS



## PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Situated just off Campbell Street, south of 27th Street, this development parcel offers a strategic location. The nearby 71 Hwy provides easy driving access, while the future streetcar stop on Main Street to the west ensures excellent public transit connectivity.
- Beacon Hill and Longfellow have seen significant growth in recent years due to new residential development and sustained high demand.
- The existing R-2.5 allows multi-unit housing up to 8 units with special permit, while the Future land use of low Resi-Low Density calls out a density of 4 - 8.7 Units per acre
- Future land use plans indicate higher density immediately to the south, suggesting potential for increased density



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# DEVELOPMENT POTENTIAL

## FEASIBILITY STUDY COMPLETED

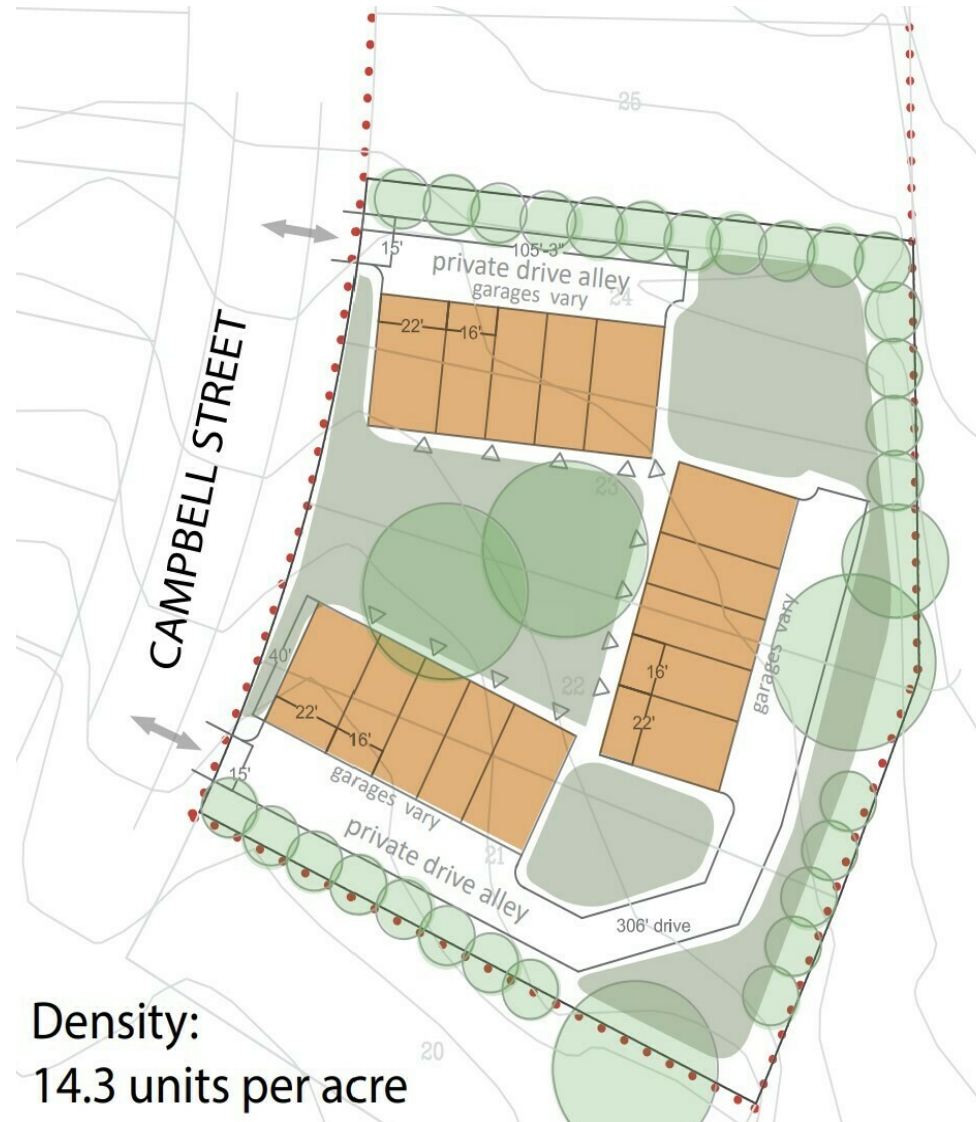
- Multiple design concepts contemplated by seller and outlined in feasibility study
- Study found up to 36 units residential dwelling units possible with townhome style development.
- Potential to assemble with parcel to the north and combine for mixed use development or increase unit count, plus frontage along 27th st.
- Similar townhome style development recently completed just north of 27th St.
- Positive early feedback from city officials during evaluation of development options



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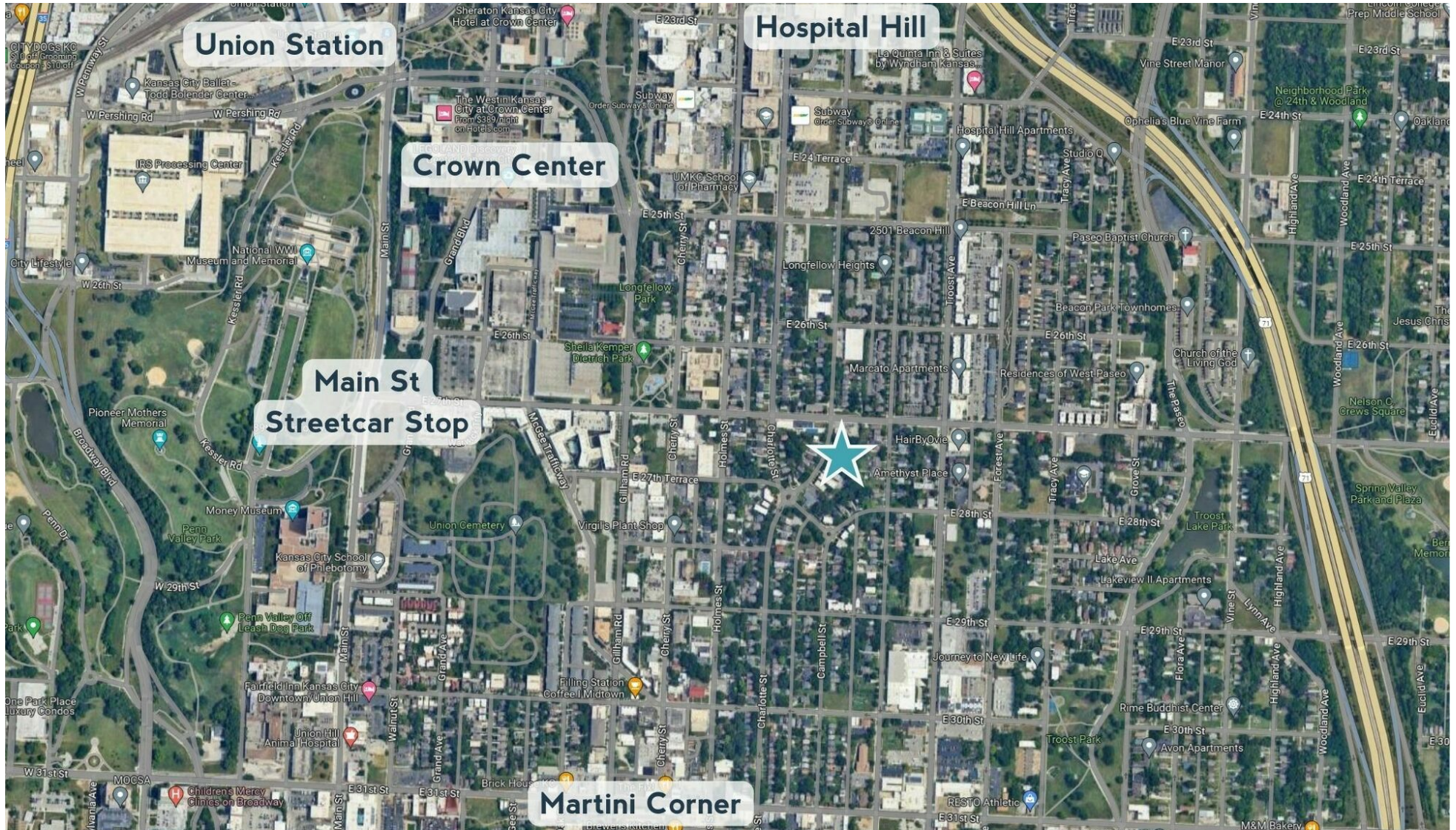
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Density:  
14.3 units per acre

# AERIAL MAP

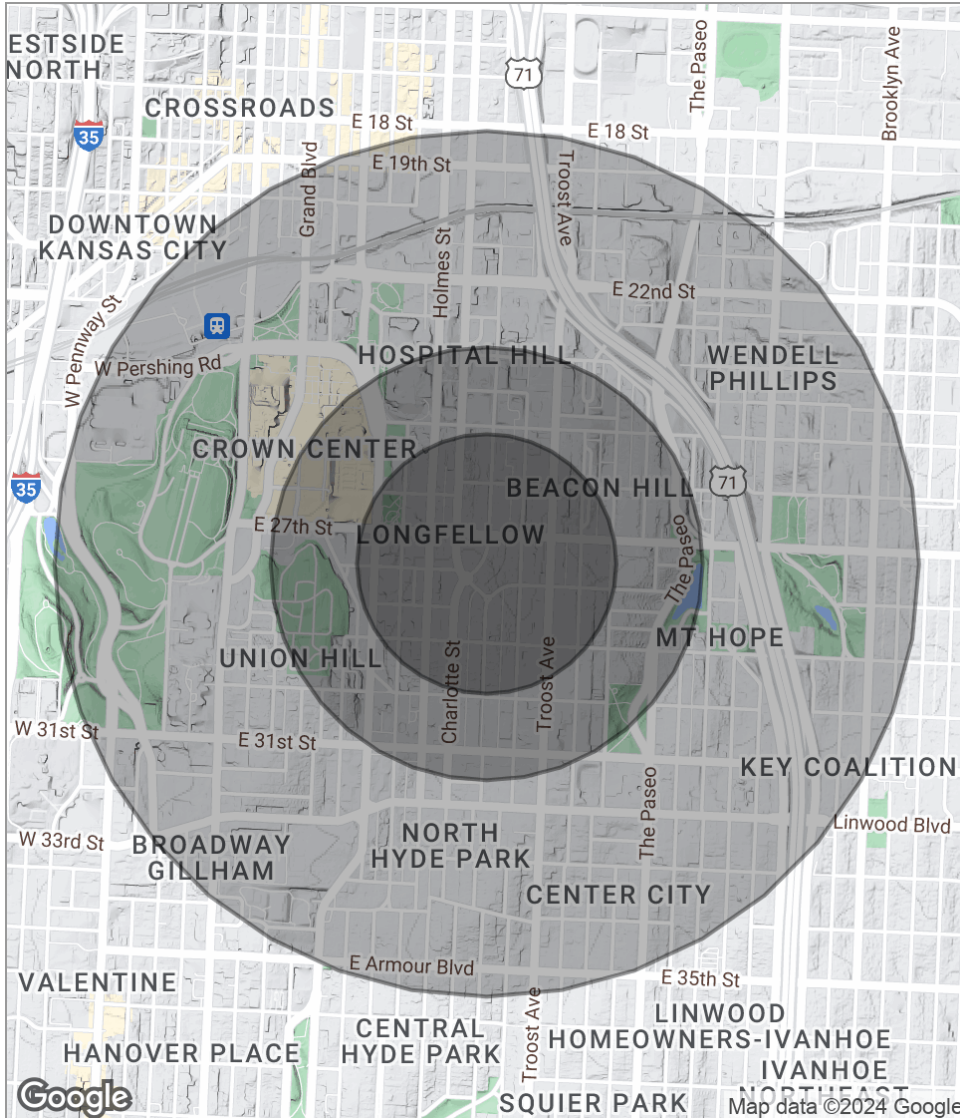


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# DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,577	4,833	13,092
Median age	37	37	38
Median age (Male)	36	37	38
Median age (Female)	39	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	756	2,437	7,039
# of persons per HH	2.1	2	1.9
Average HH income	\$91,466	\$95,339	\$80,851
Average house value	\$440,189	\$429,364	\$349,789

\* Demographic data derived from 2020 ACS - US Census

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# QUINN HAHS

## QUINN HAHS

Associate



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## PROFESSIONAL BACKGROUND

Quinn joined Clemons Real Estate in 2022 with a focus on investment sales. He assists his clients in evaluating all asset classes, including Multi-Family, Office, Retail, and Mixed Use projects. Quinn is an expert in analyzing proformas and financial statements to predict future operating potential. Solutions oriented, he tackles each transaction with an advisory approach and focuses on creating opportunities for his clients by leveraging his strong analytical background to identify the best possible outcome.

Licensed as a professional engineer, Quinn spent 8 years in engineering roles prior to joining Clemons. He has worked at both a large design/build firm and a small startup, giving him varied experience. As an engineer, Quinn has designed mechanical and electrical systems in a wide range of buildings including high rises, single story office buildings, industrial complexes, university campus buildings, and campus central plants. Quinn has also led design work on multi-million dollar design/build projects, as well as managed construction on retrofit projects. Quinn's history on the design, construction, and operations side of the business provide a unique perspective to prospective investors and owners alike.

In Quinn's previous roles, he was often handed open ended goals and through collaboration with team members and detailed analysis, he converted these goals into solutions and successful outcomes. He brings this talent to the clients he serves at Clemons.

Born and raised in Kansas City, and having lived all throughout the city, Quinn has a deep connection with Kansas City and loves the opportunity to participate in its growth and development.

## EDUCATION

Bachelors of Science in Architectural Engineering from the University of Kansas

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# AUDREY NAVARRO

## AUDREY NAVARRO

Managing Partner



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## PROFESSIONAL BACKGROUND

As managing partner of Clemons Real Estate, Audrey oversees a team of brokers and maintains an active role in acquisitions, redevelopment, strategic planning, and investment sales. Currently, Clemons Real Estate is one of the KC Business Journal's Most Active Commercial Real Estate Firms in Kansas City. Audrey is also a founding Member of WIRED (Women in Real Estate & Development) in Kansas City and successfully led the group to purchase their first investment property. In addition, Audrey was honored by the Kansas City Business Journal as one of 2018's Women Who Mean Business.

Prior to joining Clemons Real Estate, Audrey spent 12 years with Kessinger/Hunter & Co., a Cushman & Wakefield firm in Kansas City, as Director of Retail Brokerage. In her time with Kessinger/Hunter, she represented numerous ownership groups and national tenants, including Crown Center Redevelopment Corporation, Golfsmith, NorthFace, and Passco Companies. In 2011, Audrey played a key role in repositioning Crown Center as a premier family destination in the Midwest, with the addition of SeaLife Aquarium and Legoland Discovery Center.

## KEY ASSIGNMENTS

Warwick Corridor Redevelopment Project (Multi-Family) 2015-2017. Acquisition and Redevelopment of 100+ units along the historic Warwick Boulevard Corridor of Kansas City. Acquired blighted multi-family assets, and renovated into quality market rate apartments that are now 96% occupied. This project had a major impact on crime and occupancy in the neighborhood.

Crown Center Campus (Retail) 2011-2014. Strategic Planning and Repositioning of the Retail portion of Hallmark's HQ Campus to become Premier Family Destination. Added 60,000sf Sea Life Aquarium & Legoland attractions, Repositioned Retail & Restaurants with high quality tenants, and patio amenities.

## EDUCATION

BA and MBA from Rockhurst University

## MEMBERSHIPS & AFFILIATIONS

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