

1805-1831 HOLMES STREET AND 700 E 19TH STREET KANSAS CITY, MISSOURI



CROSSROADS REDEVELOPMENT OPPORTUNITY

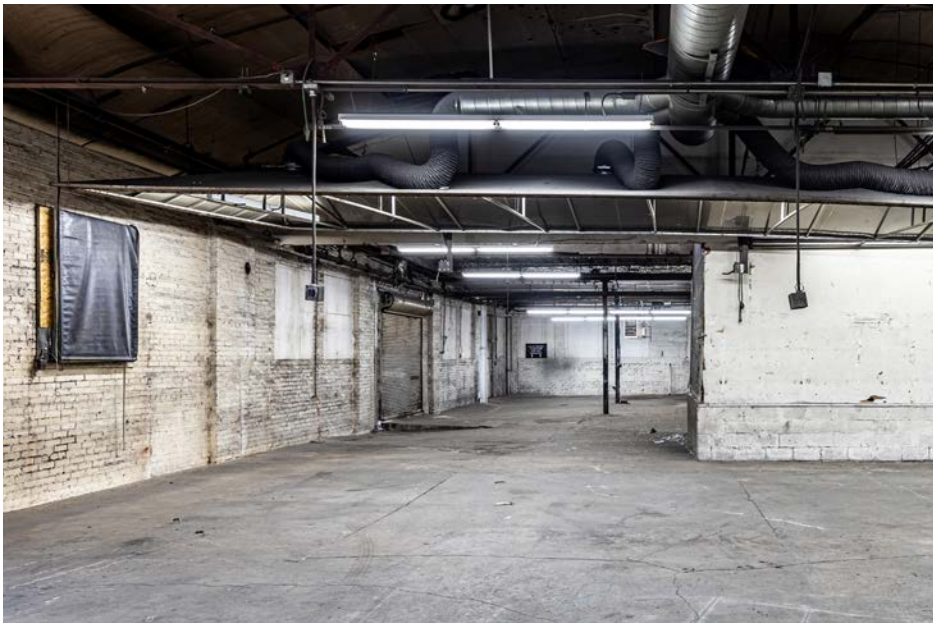
PROPERTY HIGHLIGHTS

- 43,200 (±) sf across four buildings
- 35,719 (±) sf site
- Property includes a 5,063 (±) sf surface parking lot
- Half-mile from Royals Crown Center Ballpark District
- Located in the Crossroads Arts District
- M1-5 zoning
- Minutes from I-35, I-70, I-670 and 71 Highway
- Sale price \$2,950,000

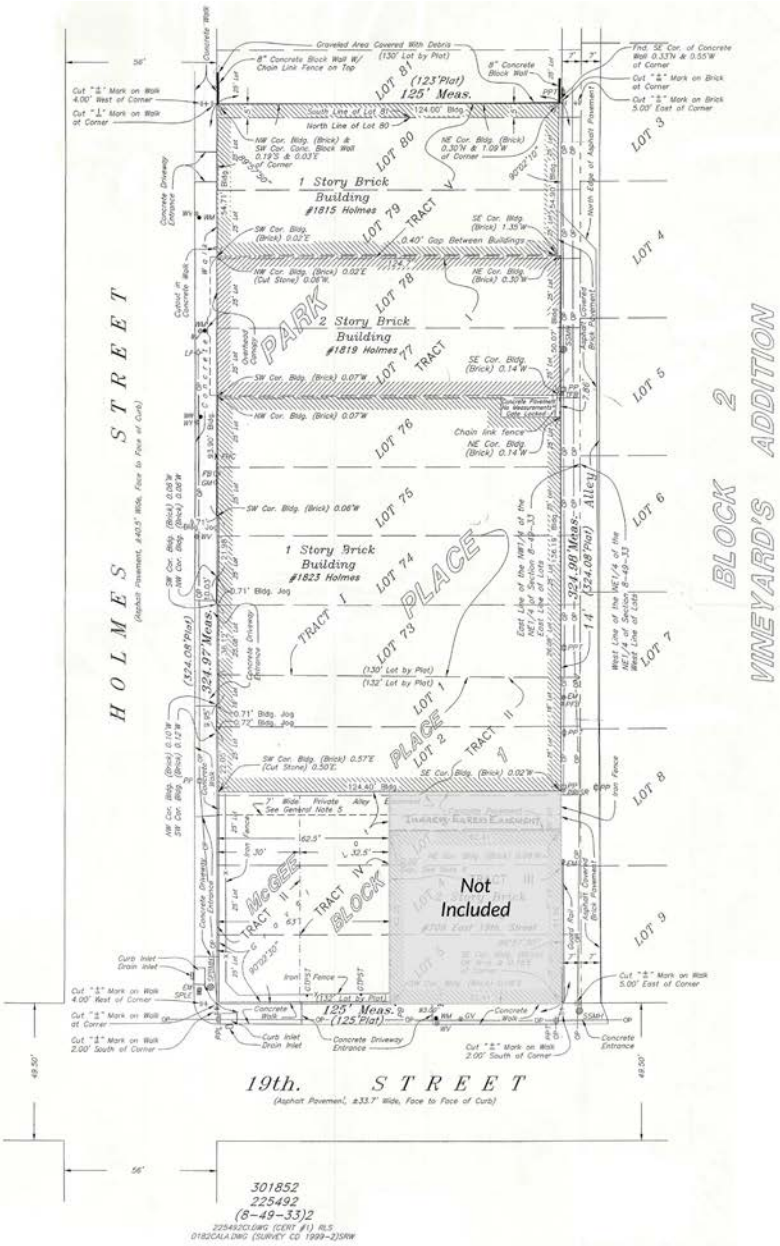
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INTERIOR PHOTOS



AERIAL VIEW AND SITE PLAN



LOCATION

Proximity

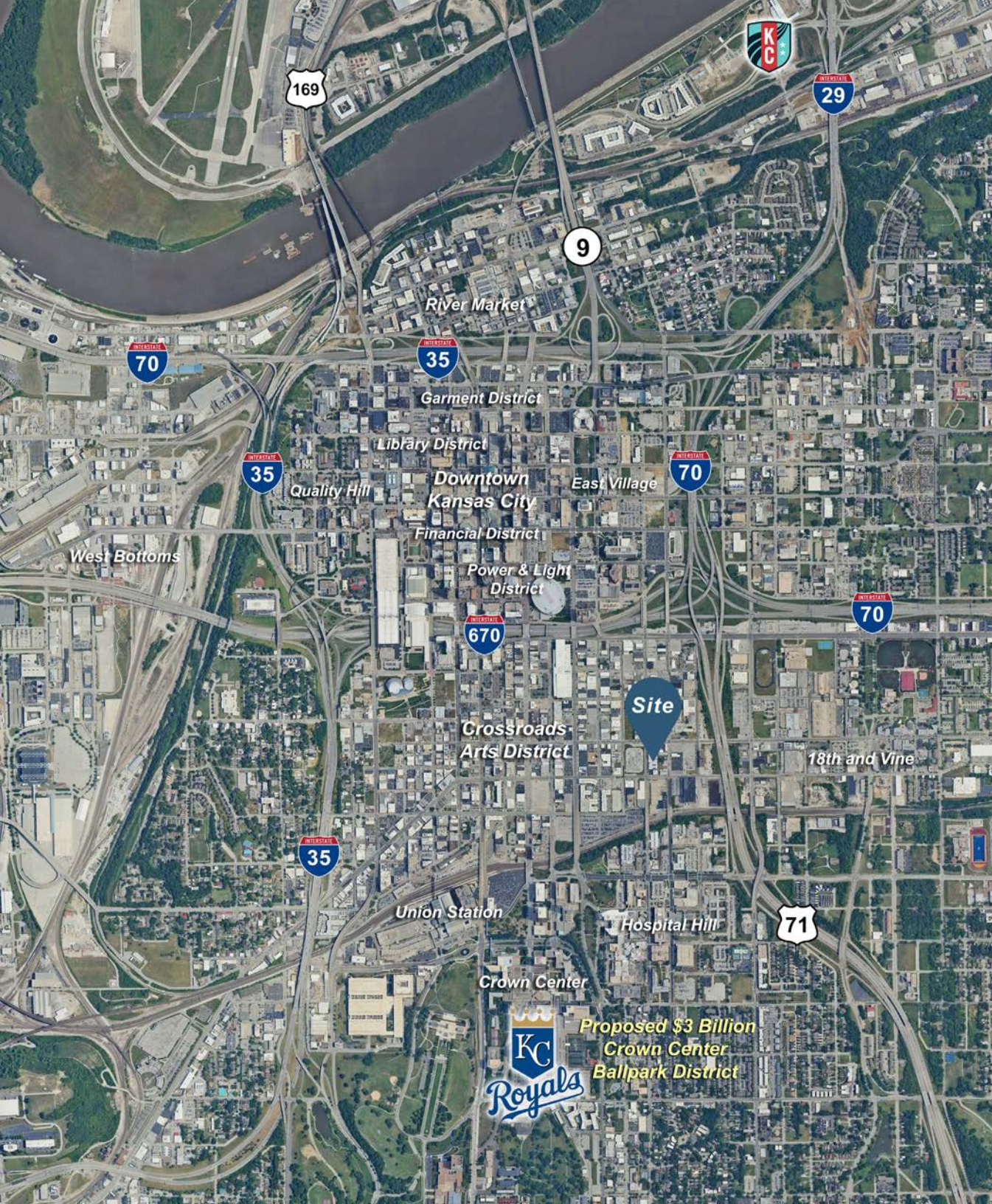
Located in the heart of Kansas City's vibrant Crossroads Arts District, the property is strategically positioned between the Downtown Central Business District to the north and Crown Center to the south. The site is just minutes from multiple business, retail, entertainment, and residential districts, offering exceptional access to the city's most dynamic destinations. With convenient connectivity to major highways, public transportation, and nearby amenities, the location provides an ideal balance of accessibility, walkability, and urban energy for businesses, employees, residents, and visitors alike.

Minutes From

- 18th and Vine
- Crossroads Arts District
- Crown Center
- East Village
- Financial District
- Garment District
- Hospital Hill
- Library District
- Power & Light District
- Quality Hill
- River Market
- Union Station

Transportation

The property is located 10 minutes from the KC Streetcar. The Streetcar runs north to south across the city from the Berkley Riverfront to UMKC with stops through the heart of downtown, the Crossroads Arts District, midtown and the Country Club Plaza.

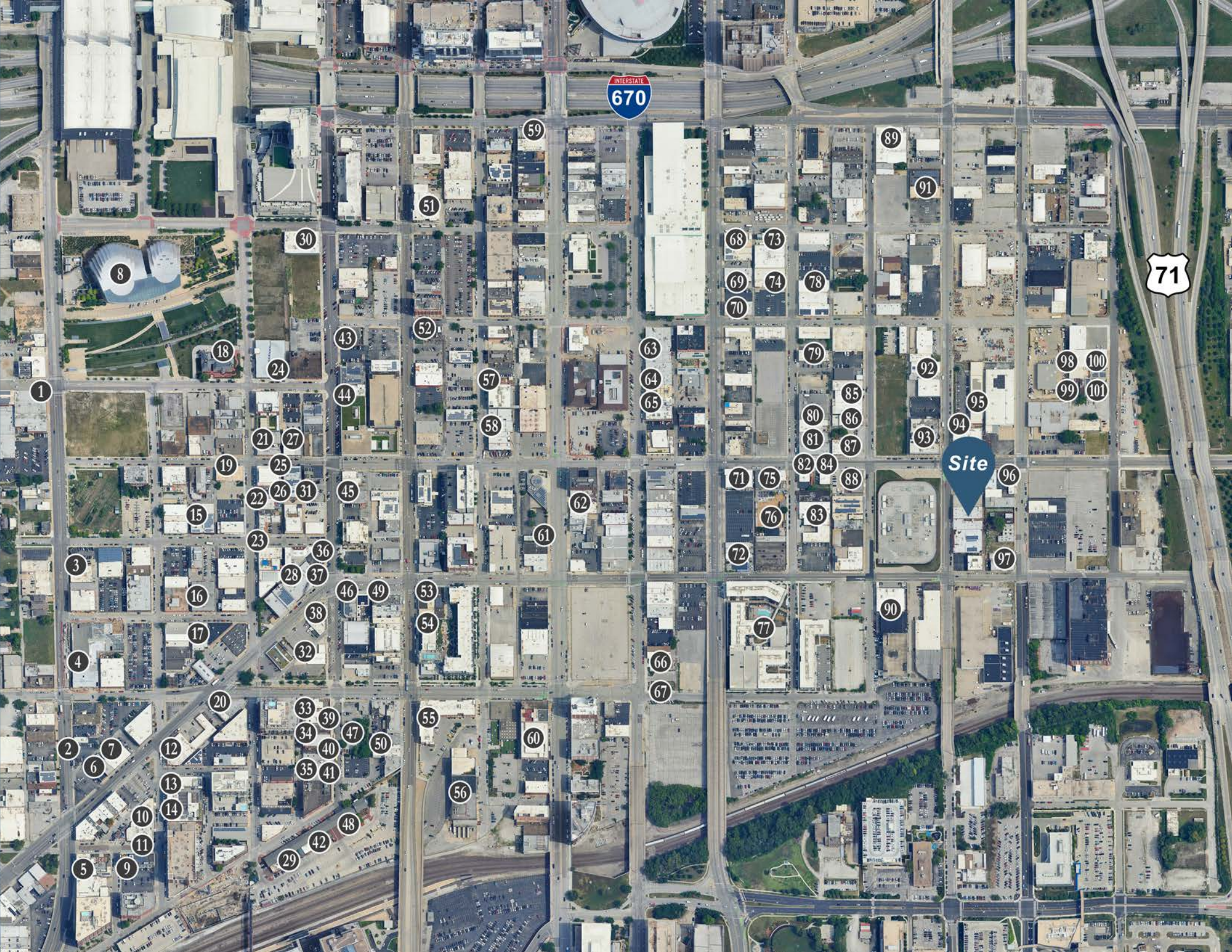


AREA AMENITIES

The Crossroads District, located in downtown Kansas City is a vibrant and diverse community. It is home to over 400 artists and 100 independent studios. You'll find great late-night spots, amazing restaurants featuring BBQ to fine dining, and boutique shops with a unique local flare.

The Crossroads is also home to Kansas City's First Fridays. The first Friday of every month art galleries, studios, organizations, and other Crossroads businesses feature local, regional, national and international artists. You can also spot several murals and visit the Art Alleys between Baltimore Avenue and Wyandotte Street. There are restaurants, breweries, and bars throughout to drop in and grab a bite or try out one of the many local eats at Food Truck Plaza on First Fridays.

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|-------------------------------|-------------------------------|----------------------------------|-----------------------------------|
| 1. KC Cork Dork Space | 27. Outreach Event Space | 53. Lumine Salon | 79. Food Pedaler KC |
| 2. Town Topic (Broadway) | 28. Cafe Corazon | 54. Affäre | 80. Mean Mule Distilling Co. |
| 3. The Maverick | 29. Fiorella's Jack Stack BBQ | 55. Hilton Home2 Suites | 81. Vulpes Bastille |
| 4. Wonderland Apartments | 30. The Media Tech Museum | 56. Belger Arts Center | 82. King G |
| 5. Sushi Kodawari | 31. Bauer Creative | 57. Jones Gallery | 83. Cosmo Burger |
| 6. BLVD Tavern | 32. Kon Tiki Room | 58. 1739 Gallery | 84. Jim's |
| 7. PT's Coffee Roasting Co. | 33. Foot Traffic | 59. Retro Inferno | 85. Abbott Hospitality |
| 8. Kansas City Symphony | 34. Beggars Table Church | 60. Hotel Indigo KC | 86. Lifted Spirits Distillery |
| 9. Rooftop Cinema Club | 35. Mid-America Arts Alliance | 61. Egawa + Zbryk | 87. Border Brewing Company |
| 10. Lulu's Thai Noodle Shop | 36. Town Topic (Baltimore) | 62. Green Lady Lounge | 88. HITIDES COFFEE |
| 11. Society | 37. ArtsKC | 63. BKS Artisan Ales | 89. The Truman |
| 12. Artist + Craftsman Supply | 38. Up-Down KC | 64. Eleos Coffee | 90. The Abbott |
| 13. Lazia Restaurant | 39. Sherry Leedy Art | 65. Casual Animal Brewing Co. | 91. Rage KC! |
| 14. Crossroads Hotel | 40. Leedy-Voulkos Art Center | 66. Novel | 92. Switchyards Crossroads |
| 15. Four Chapter Gallery | 41. Studio Above | 67. Penrose Espresso Bar | 93. City Barrel Brewery + Kitchen |
| 16. Swordfish Tom's | 42. Grünauer | 68. Green Dirt On Oak | 94. Bar Phoebe |
| 17. Morning Rounds Bakery | 43. Cellar Rat Wine | 69. Dojo On Oak | 95. Lyric Opera of Kansas City |
| 18. Kansas City Symphony | 44. Union | 70. Chartreuse Saloon | 96. Machine Head |
| 19. Steven Dragan Studio | 45. Raygun | 71. International Taphouse | 97. Crossroads Comics and Arts |
| 20. Manny's | 46. Farina | 72. Brewery Emperial | 98. Studios Inc. |
| 21. Le Lounge | 47. Cerbera Gallery | 73. Firehouse Gallery #8 | 99. Tacos Valentina |
| 22. Buffalo State Pizza Co. | 48. Lidia's Kansas City | 74. Bonk Supply | 100. Bar Lobo |
| 23. Mildred's Coffeeshouse | 49. Extra Virgin | 75. Do Good Co. | 101. Torn Label Brewing Co. |
| 24. Oak + Steel | 50. Vye Cocktail Lounge | 76. Grinders Pizza / Grinders KC | |
| 25. Bauer Event Space | 51. Hamton Inn & Suites | 77. Arte KC | |
| 26. Cheryl Acosta Jewelry | 52. Tom's Town Distilling | 78. The Guild by MAiA | |



INTERSTATE
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Site

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DOWNTOWN DEVELOPMENT

1. Downtown Royals Ballpark District

Planned \$3 billion, 85-acre mixed-use redevelopment project in the Crown Center and Washington Square Park neighborhood of Kansas City, Missouri.

2. Barney Allis Plaza Reconstruction

\$118 million urban renewal project in downtown Kansas City, Missouri. The layout transforms the hardscape into over two acres of parkland. It features an event plaza for the adjacent Convention Center, a sloping lawn, a dog park, and a 3,000-square-foot pavilion with a café.

3. Encore at 16th and Broadway

Planned \$430 million, 3-building mixed-use master development situated directly west of the Kauffman Center for the Performing Arts in Kansas City, Missouri. Spearheaded by EPC Real Estate Group, builder Dan Carr, and VeLa Development Partners.

4. CPKC Stadium Expansion and Entertainment District

Proposed \$1.4 billion redevelopment project aims to expand the capacity of CPKC Stadium from its current 11,500 seats to 18,000 seats, add a parking garage, mixed-use development, and improve infrastructure.

5. 800 Grand Tower

Planned \$500 million development that includes a new 24–25 story residential tower with approximately 319 units, positioned above a structured parking base with active ground-floor uses. The project also incorporates the historic Scarritt Building, which will be redeveloped into a UMusic Hotel with approximately 150–160 keys.

6. Roy Blunt Luminary Park

Planned \$315 million, 5.5-to-6-acre sustainable urban deck park in downtown Kansas City, Missouri. Led by a partnership between the City of Kansas City, the Downtown Council, and Port KC, the massive infrastructure project will construct an engineered concrete lid directly over a sunken four-block stretch of Interstate 670.

