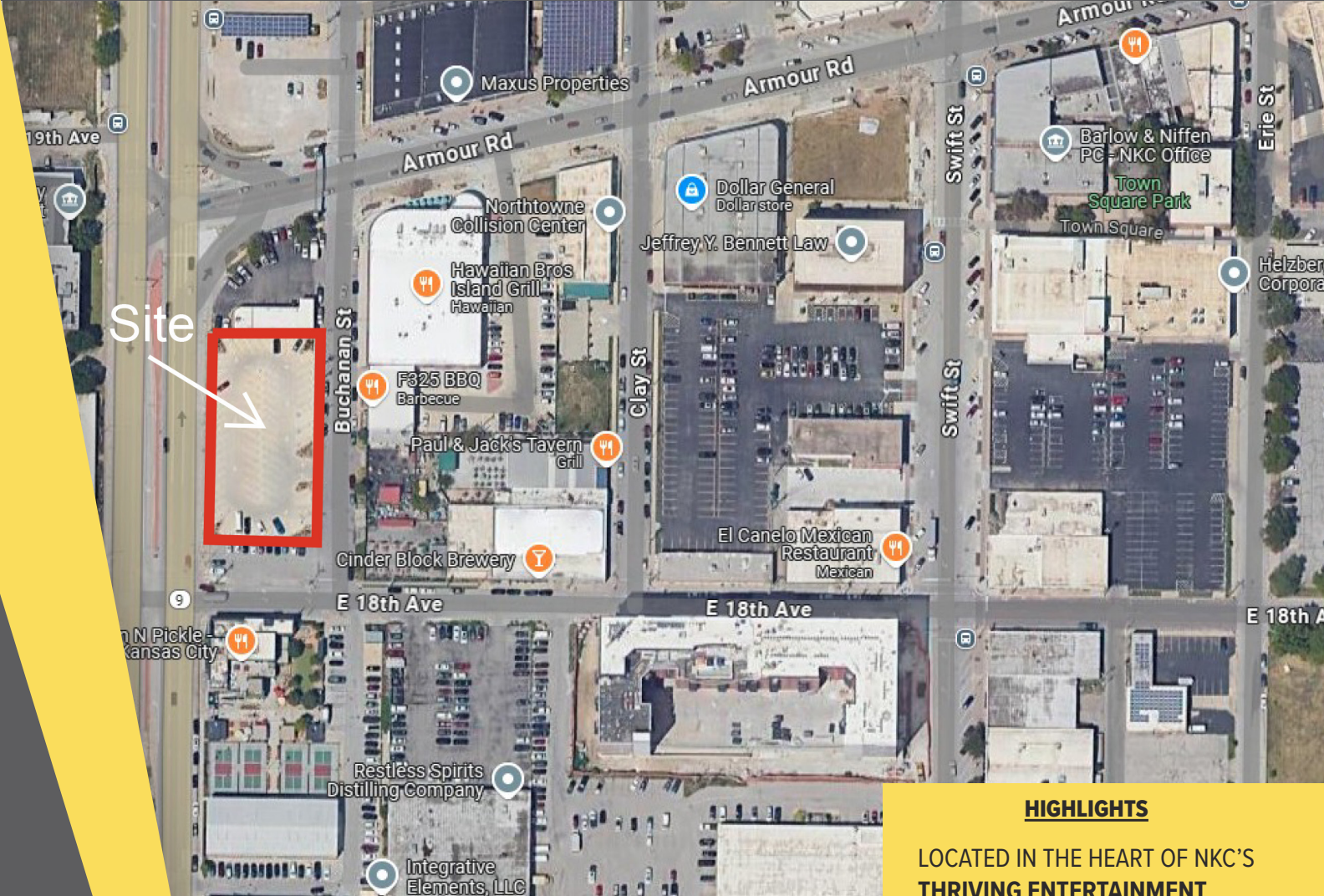


FOR SALE

1815 Burlington Street
North Kansas City, MO 64116



PREMIER DEVELOPMENT OPPORTUNITY
in North Kansas City!

HIGHLIGHTS

LOCATED IN THE HEART OF NKC'S
**THRIVING ENTERTAINMENT
DISTRICT!**

NO EARNINGS TAX!

CALL FOR PRICING

Co-Listing Agents:



**MIDWEST CAPITAL
REALTY ADVISORS**
Commercial Real Estate Services

ARMOUR

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PROPERTY DATA SHEET

1815 Burlington Street | North Kansas City, MO 64116



Midwest Capital Realty Advisors and Armour Realty, as **Co-Listing Agents**, are pleased to present **1815 Burlington**, a **prime redevelopment site** consisting of **±26,012 Square Feet** in the heart of **North Kansas City's thriving Entertainment District**. This **highly visible, high-traffic location** offers unmatched potential for retail, hospitality, mixed-use, or service-oriented developments looking to capitalize on NKC's rapid growth. With **C-3 Zoning** (Burlington Corridor Overlay District), the property provides exceptional flexibility for a **wide range of commercial uses** in a **prime, high-demand corridor**.

Recently operated as a **paid parking lot**, the property also provides **immediate income potential** while plans for redevelopment take shape. Its **exceptional accessibility and proximity to major attractions** make it a rare investment opportunity in one of the metro's most sought-after districts.



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WHY INVEST IN NORTH KANSAS CITY? A PRIME OPPORTUNITY FOR DEVELOPERS!

North Kansas City (NKC) is rapidly emerging as one of the most attractive development opportunities in the Kansas City metro. With its **strategic location, pro-business environment, and growing demand for housing, retail, office, and hospitality**, NKC presents a rare opportunity for **apartment, hotel, office, service, and retail developers** looking to capitalize on a **thriving, high-growth community**.

UNMATCHED LOCATION & ACCESSIBILITY

Located just minutes from **Downtown Kansas City**, NKC offers **seamless connectivity** via major highways (**I-29, I-35, I-635, and Highway 9**) and proximity to **Kansas City International Airport (MCI)**. As a business-friendly municipality with **no 1% earnings tax**, NKC attracts both employers and residents seeking an affordable yet dynamic urban environment.

BOOMING RESIDENTIAL GROWTH & DEMAND FOR MULTIFAMILY

With **over 900 businesses** in just 4.6 square miles, NKC has a **built-in workforce and customer base** eager for new residential options. The success of **Ox Bow Apartments (208 luxury units)** has demonstrated strong demand for **modern multifamily housing**, paving the way for additional **high-end apartments, townhomes, and mixed-use developments**.

EXPANDING HOSPITALITY & HOTEL MARKET

As **NKC's entertainment district grows**, so does the need for **boutique hotels and extended-stay accommodations**. With venues like **Chicken N Pickle, Cinder Block Brewery, and Paul & Jack's Tavern** attracting visitors year-round, NKC is primed for **hotel developments** that can serve business travelers, weekend visitors, and eventgoers.

OFFICE & SERVICE SPACE IN HIGH DEMAND

NKC's **business-friendly environment and workforce expansion** create a strong need for **modern office spaces, medical facilities, and co-working hubs**. As companies seek alternatives to **Downtown Kansas City**, NKC presents an ideal location for **corporate offices, financial institutions/banks, creative workspaces, and professional services** in a **cost-effective, tax-friendly environment**.

RETAIL & DINING: THE TIME TO INVEST IS NOW

Tap into the high foot traffic from **NKC's dining and brewery scene**. With **significant foot traffic and limited retail space**, NKC offers an **incredible opportunity for retail and restaurant operators**. The area's **growing residential base and busy entertainment corridor** create prime conditions for **boutique shops, experiential dining, breweries, and fitness/wellness concepts** that thrive in walkable, urban settings.

FUTURE-FORWARD DEVELOPMENT WITH INCENTIVES

- **Opportunity Zone Benefits** – Unlock tax incentives for long-term investments.
- **Future Streetcar Expansion** – Plans to extend the **Kansas City Streetcar into NKC** will boost property values and drive even greater demand.
- **City-Led Economic Initiatives** – NKC offers **economic development incentives** to support new projects and maximize returns for investors.

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AERIAL MAP

1815 Burlington Street | North Kansas City, MO 64116



BE PART OF NORTH KANSAS CITY'S NEXT CHAPTER

Now is the time to capitalize on NKC's rapid growth and invest in the future of this thriving district. Whether developing residential, hospitality, office, or retail projects, NKC provides unmatched potential in one of the metro's most dynamic communities.

STRATEGIC ADVANTAGES:

- ✓ **Dynamic Location** –
Surrounded by **high-traffic entertainment and dining venues**
- ✓ **Growing NKC Economy** –
No earnings tax, over **900+ businesses**, and ongoing developments
- ✓ **Streetcar Expansion Plans** –
Potential for enhanced connectivity and value appreciation
- ✓ **Flexibility** –
Keep it as a revenue-generating **parking lot** or transform it into a **flagship development**

**LET'S DISCUSS HOW YOUR DEVELOPMENT CAN SUCCEED IN NKC.
CONTACT US TODAY TO EXPLORE OPPORTUNITIES!**

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