



# MIDTOWN KC DEVELOPMENT SITES

MIXED-USE SITE – 7 BLOCKS FROM STREETCAR  
AVAILABLE INDIVIDUALLY OR PORTFOLIO

4 Properties | M1-5 + B4-5 Zoning | Kansas City, MO

**WARDELL & HOLMES REAL ESTATE, LLC**  
BROKER: Andrea Wardell  
Cell: 816-806-9492  
Email: [Andrea@wardellholmes.com](mailto:Andrea@wardellholmes.com)

# TABLE OF CONTENTS

---

3	OFFERING HIGHLIGHTS
4	PROPERTY OVERVIEW
5	PROPERTY OVERVIEW - 508 E 31st
6	PROPERTY OVERVIEW - 3006 Cherry
7	PROPERTY OVERVIEW - 3018-3028 Holmes
8	LOCATION & NEIGHBORHOOD OVERVIEW
9	ZONING & DEVELOPMENT OVERVIEW
10	FINANCIAL OVERVIEW
11	TAX ABATEMENT SUMMARY

## M1-5 + B4-5 Zoning

Kansas City, MO

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

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Wardell & Holmes Real Estate and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Wardell & Holmes Real Estate makes no representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals.



# OFFERING HIGHLIGHTS

## FOR SALE

Wardell & Holmes Real Estate is pleased to present a rare Midtown Kansas City development and value-add opportunity consisting of three strategically positioned sites available together as a portfolio or individually. The offering features a highly desirable zoning mix of M1-5 and B4-5, creating multiple pathways for execution—from flex industrial, maker/creative production, warehouse and contractor use to higher-intensity commercial or mixed-use redevelopment (buyer to verify permitted uses and any overlays). Positioned in and around Midtown’s strongest demand drivers, these parcels benefit from excellent adjacency to major corridors, employment nodes, and neighborhood amenities, supporting both near-term utilization and longer-term upside. The portfolio is well-suited for a wide range of buyer profiles, including owner-users seeking operational flexibility and investors/developers targeting infill growth and repositioning opportunities. Additionally, 508 E 31st Street is located within the existing Gillham Row PIEA area and may be eligible for a 75% tax abatement over the first ten years, subject to approval and program requirements, providing meaningful potential enhancement to future project economics.

# PROPERTY OVERVIEW

PROPERTY TYPE	<b>DEVELOPMENT SITES / COMMERCIAL</b>
ASKING PRICE (PORTFOLIO TOTAL)	<b>\$ 1,295,000</b>
ASKING PRICE (INDIVIDUAL RANGE)	<b>\$395,000 - \$500,000</b>
SQFT (APPROX)	<b>52,032</b>
SALE OPTIONS	<b>TOGETHER / INDIVIDUALLY</b>
NUMBER OF PROPERTIES	<b>4</b>
ZONING	<b>M1-5 / B4-5</b>

## M1-5 + B4-5 Zoning

Kansas City, MO

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



- FLEXIBLE REDEVELOPMENT PATHS
- NEAR MAJOR CORRIDORS + EMPLOYMENT HUBS
- MULTIPLE EXIT STRATEGIES (HOLD/LEASE, REDEVELOP, SELL PADS)

# PROPERTY OVERVIEW

## 508 E 31ST

PROPERTY TYPE	<b>DEVELOPMENT SITES / COMMERCIAL</b>
ADDRESS	<b>508 E 31ST</b>
ASKING PRICE (INDIVIDUAL RANGE)	<b>\$395,000</b>
SQFT (APPROX)	<b>9,875</b>
SALE OPTIONS	<b>TOGETHER / INDIVIDUALLY</b>
NUMBER OF PROPERTIES	<b>1</b>
ZONING	<b>M1-5</b>

### M1-5 + B4-5 Zoning

Kansas City, MO

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



## POTENTIAL USES

- FUTURE REPOSITIONING OR REDEVELOPMENT
- FLEX INDUSTRIAL / LIGHT MANUFACTURING / ASSEMBLY
- MAKER SPACE / STUDIO / CREATIVE PRODUCTION
- WAREHOUSE + DISTRIBUTION / LAST-MILE STORAGE
- CONTRACTOR YARD / TRADE SHOP / SERVICE OPERATIONS

# PROPERTY OVERVIEW

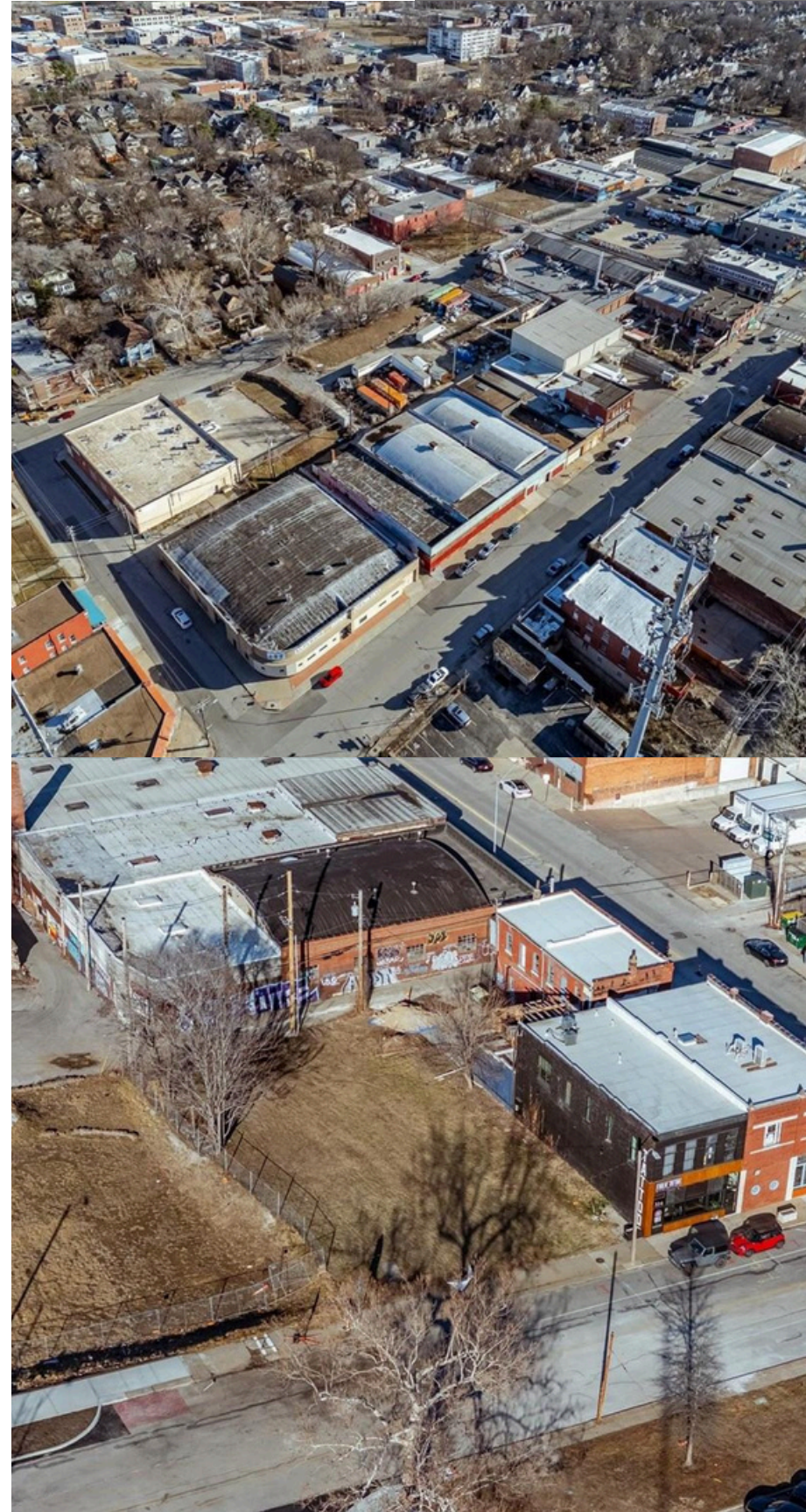
## 3006 CHERRY

PROPERTY TYPE	<b>DEVELOPMENT SITES / COMMERCIAL</b>
ADDRESS	<b>3006 CHERRY</b>
ASKING PRICE (INDIVIDUAL RANGE)	<b>\$500,000</b>
SQFT (APPROX)	<b>11,450</b>
SALE OPTIONS	<b>TOGETHER / INDIVIDUALLY</b>
NUMBER OF PROPERTIES	<b>1</b>
ZONING	<b>M1-5</b>

### **M1-5 + B4-5 Zoning**

Kansas City, MO

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



## POTENTIAL USES

- REDEVELOPMENT PLAY FOR LONG-TERM APPRECIATION
- FLEX INDUSTRIAL / SERVICE COMMERCIAL
- SMALL-BAY WAREHOUSE / STORAGE / DISTRIBUTION
- MAKER / ARTISAN PRODUCTION / SHOWROOM + WORKSPACE
- CONTRACTOR OPERATIONS / STAGING + STORAGE

# PROPERTY OVERVIEW

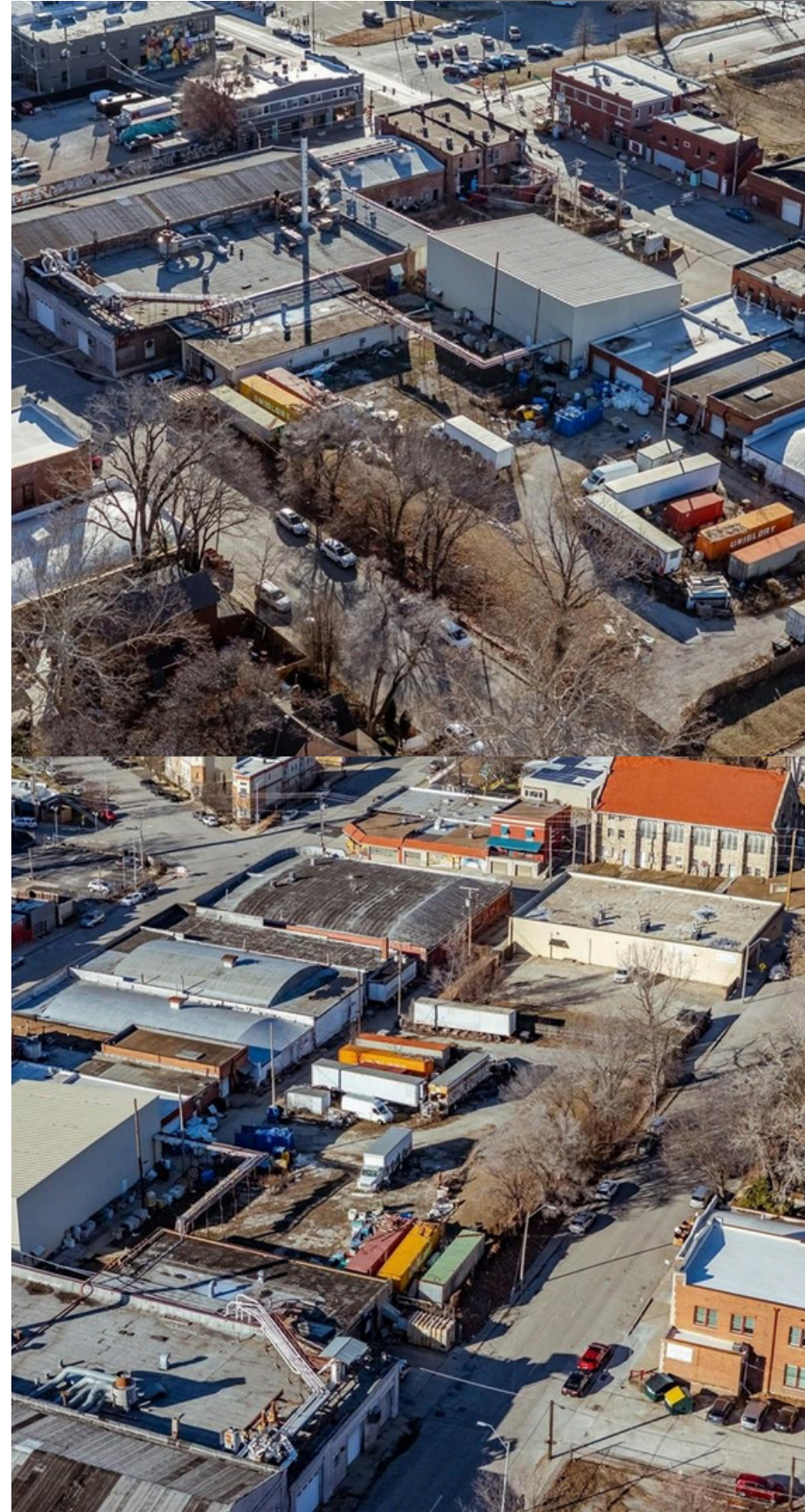
## 3018-3028 HOLMES

PROPERTY TYPE	DEVELOPMENT SITES / COMMERCIAL
ADDRESS	3018-3028 HOLMES
ASKING PRICE (INDIVIDUAL RANGE)	\$400,000
SQFT (APPROX)	3018: 17,319   3028: 13,388
SALE OPTIONS	TOGETHER / INDIVIDUALLY
NUMBER OF PROPERTIES	2
ZONING	B4-5

### M1-5 + B4-5 Zoning

Kansas City, MO

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



## POTENTIAL USES

- MIXED-USE OR HIGHER-INTENSITY COMMERCIAL CONCEPTS
- ADAPTIVE REUSE / CREATIVE COMMERCIAL / NEIGHBORHOOD-SERVING RETAIL
- OFFICE / STUDIO / SHOWROOM / EXPERIENTIAL
- MULTI-TENANT COMMERCIAL REDEVELOPMENT
- ASSEMBLAGE STRATEGY FOR LARGER-SCALE INFILL VISION

# LOCATION DESCRIPTION

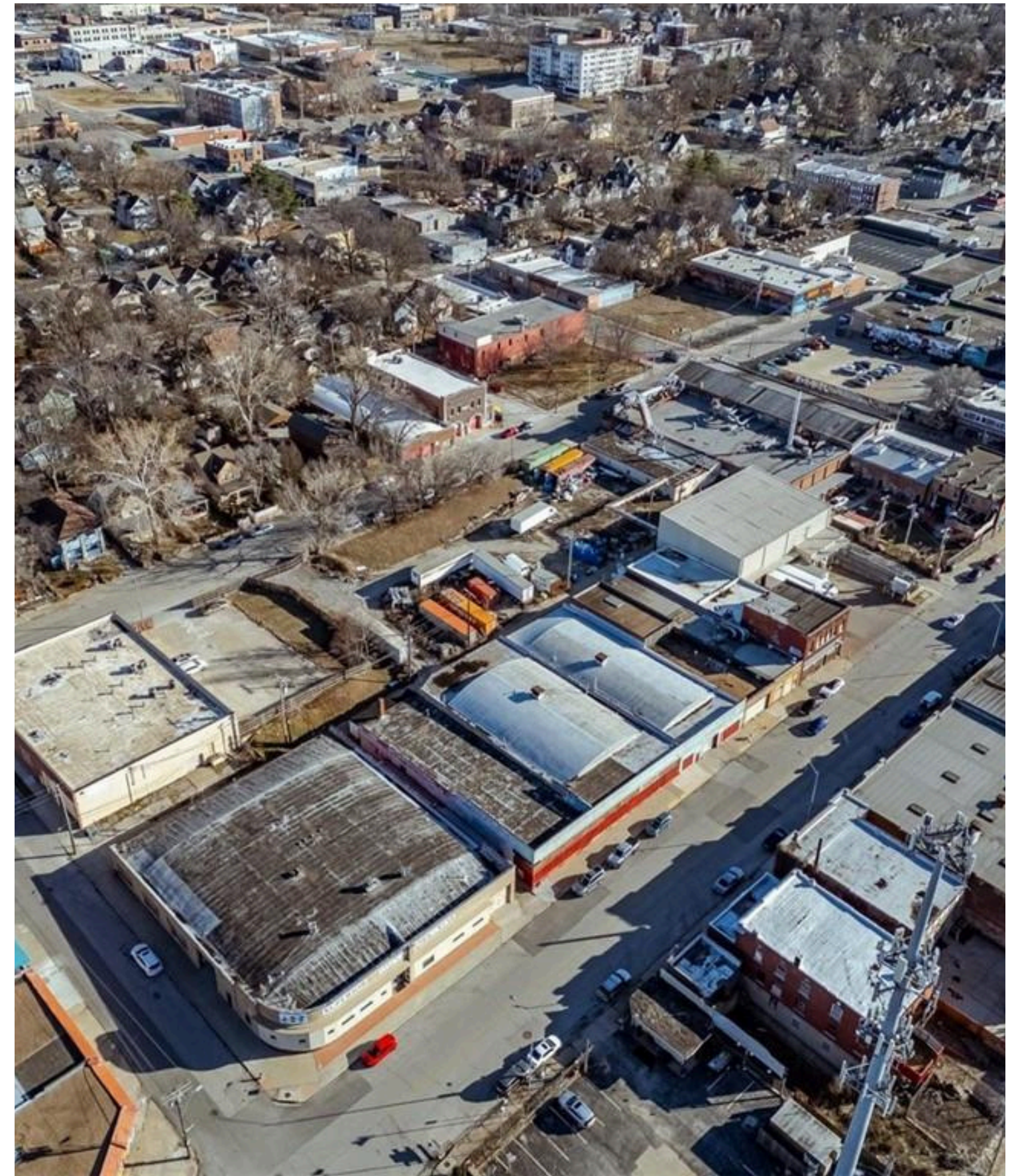
This three-site offering is positioned in the Midtown Kansas City corridor—one of the region’s most active infill submarkets—bridging the energy of Downtown/CBD and the lifestyle density of the Crossroads, Crown Center/Union Station, and the Country Club Plaza/UMKC area. Midtown continues to attract both users and developers due to its centrality, walkable amenities, and proximity to major employers, institutions, and arts/entertainment districts. The sites’ combined zoning mix (M1-5 + B4-5) supports a wide range of business and redevelopment strategies, making the portfolio well-suited for buyers who want urban access + operational flexibility.

**Transit momentum:** the KC Streetcar network continues expanding to better connect Downtown and Midtown, strengthening long-term urban demand.

**Highway access:** efficient regional connectivity via I-35, I-70, US-71, and I-670, supporting both commuter and logistics-oriented uses

#### NEARBY DEMAND DRIVERS:

- Hospitals & healthcare: major medical and healthcare employment nodes nearby (strong daytime population + stable job base).
- Universities & institutions: adjacency to large education anchors (student, staff, and vendor demand).
- Downtown employers: close to major office concentration, government, and corporate users.
- Arts, dining, and entertainment: Midtown and the Crossroads support year-round activity and attract investment tied to lifestyle-driven growth.



# PRIME LOCATION

# 516,032 +

*Population*

# Zoning & Development

<b>PROPERTY</b>	<b>ZONING</b>	<b>POSITIONING</b>	<b>WHY IT MATTERS</b>
508 E 31 <sup>st</sup>	M1-5	Flex Industrial / Maker	Broad flexibility for operational users + future reposition
3006 Cherry	M1-5	Flex Industrial / Service	Ideal for owner-users needing central access + adaptable use
3018-3028 Holmes	B4-5	Commercial / Mixed-Use	Supports higher-intensity infill concepts

# FINANCIAL OVERVIEW

## Purchase Price Metrics (Individual + Portfolio)

Property	Zoning	Approx. SF	Asking Price
508 E 31st	M1-5	9,875	\$395,000
3006 Cherry	M1-5	11,450	\$500,000
3018–3028 Holmes	B4-5	30,707	\$400,000
Portfolio Total / Blended	—	52,032	\$1,295,000

# Gillham Row PIEA

Potential Annual Tax Savings: \$24,823

NPV of Savings @ 6%: \$192,669

Abatement Structure: 75% abatement | Years 1–10

PROPERTY	<b>508 E 31ST STREET</b>
PROGRAM AREA	<b>GILLHAM ROW PIEA</b>
ESTIMATED MARKET VALUE	<b>\$1,176,000</b>
FULL MARKET TAXES	<b>\$33,097</b>
ESTIMATED 25% TAXES PAID	<b>\$8,274</b>
ESTIMATED ANNUAL SAVINGS	<b>\$24,823</b>
DISCOUNT RATE	<b>6%</b>

Important: Incentive is not guaranteed. Eligibility, final assessed value, timing, and abatement terms are subject to PIEA approval, project scope/completion, and applicable City/County requirements. Buyer should independently verify with the appropriate authorities and advisors.

# THANK YOU

## BROKER

Andrea Wardell-Buettner

Cell: 816-806-9492

Email: [Andrea@wardellholmes.com](mailto:Andrea@wardellholmes.com)

### WARDELL & HOLMES REAL ESTATE

2526 Holmes St, Kansas City, MO 64108

(816) 416-7111

[www.wardellholmes.com](http://www.wardellholmes.com)

