

Land For Sale

700-08 E 5th Street, Kansas City, Missouri 64106



- Portfolio of 3-level land parcels in the “North End” one of KC’s oldest vibrant neighborhoods east of the River Market
- Utilities to site subject to verification
- Corner site w/150’ of frontage on E 5th St & 142’ on Holmes St
- Downtown skyline view
- Hip pocket area of town with great culture; seeing area revitalization with new mixed-use single / multi-family, and commercial development. 5M SF of development is master planned for the nearby Riverfront to include women’s soccer stadium expected to open in 2024 and KC Streetcar extension.
- Within walking distant of public green space, shopping, dining, entertainment, and public transportation including the north end of Kansas City’s streetcar line
- Central location with excellent access to I-35, I-49, I-70, Hwy 9, Hwy 24, and Hwy 71
- Why neighbors love Columbus Park <https://thecolumbuspark.com/?> #historic #walkability #atmosphere #community #restaurants #charm #downtown #food #dogfriendly

Demographics	1 MILE	3 MILE	5 MILE
2023 Population	14,696	75,051	222,031
Average Household Income	\$70,705	\$60,296	\$58,615

Primary Use
Downtown Mixed-Use

Location
Columbus Park

MLS #
2361782

PRICE REDUCTION
Sale Price
\$800,000 (\$39.47/SF)

Land Area
20,271± SF (0.47± AC)

Zoning District
UR, Urban
Redevelopment

FOR MORE INFORMATION

Susan Scott | 816.668.7276 | susan@scottcrs.com

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www.scottcrs.com
<https://thecolumbuspark.com/the-next-phase>

RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 Each Office Independently Owned and Operated

The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If a Realtor currently represents you, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

Fact Sheet

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Parcel ID: 12-840-26-04-00-0-00-000; 12-840-26-05-00-0-00-000;
12-840-26-06-00-0-00-000

Property Size: 20,299± SF

Acreage: 0.47±

Usable Land: 100%

Shape: Nearly Rectangular

Topography: Generally level

Grade: At grade

Flood Plain: Zone X (unshaded), not a Special Flood Hazard Area. The risk for flood is less than 0.2 percent and is protected from 100-year flood by a levee subject to verification.

Tax Abatement: This site is located within the existing Columbus Park Urban Renewal Area, which makes it eligible for up to 10 years of property tax abatement, and since it is also a “continuously distressed” census tract, the tax abatement could be up to 100% of the increased taxes resulting from a construction or rehabilitation project. There are, of course, program requirements and process for seeking tax abatement through the Columbus Park Urban Renewal Area.

It is also located within Kansas City’s Enhanced Enterprise Zone (EEZ) #1. If an eligible business doing an eligible project was enrolled in the Missouri WORKS Program, we would automatically approve a 10-year abatement of 50% of any increased property taxes resulting from the project. Missouri WORKS could provide Missouri income tax benefits to the eligible business, while the property would receive the EEZ tax abatement. It is a quick, simple, and inexpensive path to property tax abatement – if you have a Missouri WORKS eligible business.

Additional Facts: No noticeable environmental concerns or any observations of possible encroachments or easements subject to further verification.

Land Reports & Records: Preliminary title commitment & survey available upon request

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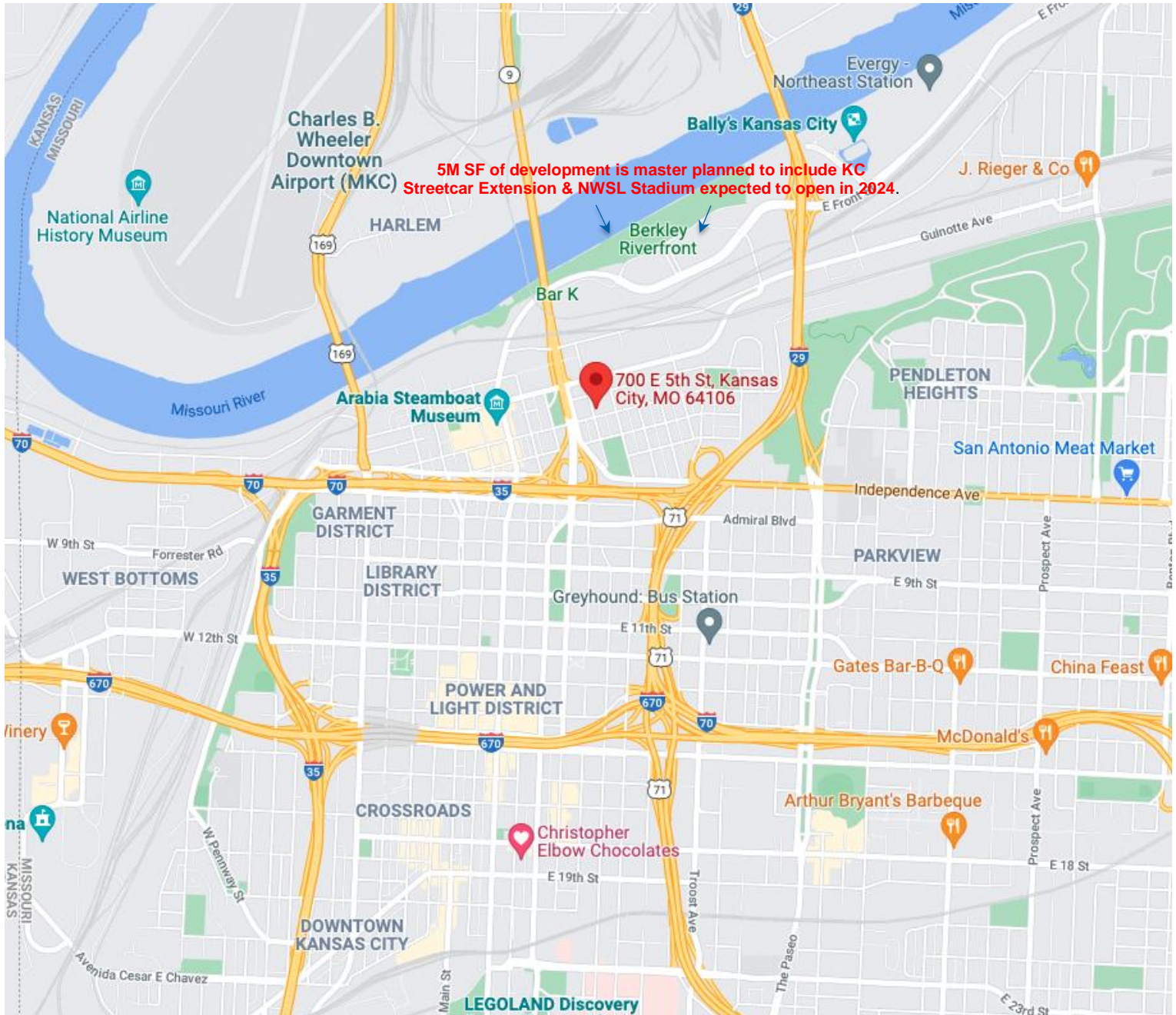
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Location Map

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