



## Value Add | Mixed-Use Redevelopment Opportunity

1734 E. 63rd Street, Kansas City, Missouri



## SALE PRICE: \$1,500,000 | 3.4 ACRE SITE

- Six-story, 100,000+/- square foot vacant office building.
- Situated on a 3.4-acre lot, the property is currently zoned B2-2 (Neighborhood Business Zoning) and is intended to accommodate numerous uses compatible with the surrounding area. (can be rezoned)
- Approximately 339/parking stalls in a three-level covered parking garage. (Surface/Covered)
- Built in 1972 with renovations done in 1985
- The property's physical versatility and high potential for multiple incentives suggest the property is ideal for a variety of uses (multifamily, senior living, office, or ground-up development)
- Located in an opportunity zone along 63rd Street
- Easily accessible to I-49/US 71 and proximity to Brookside, Waldo, UMKC, and Country Club Plaza



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*



**DRONE PHOTOS**







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## AERIAL



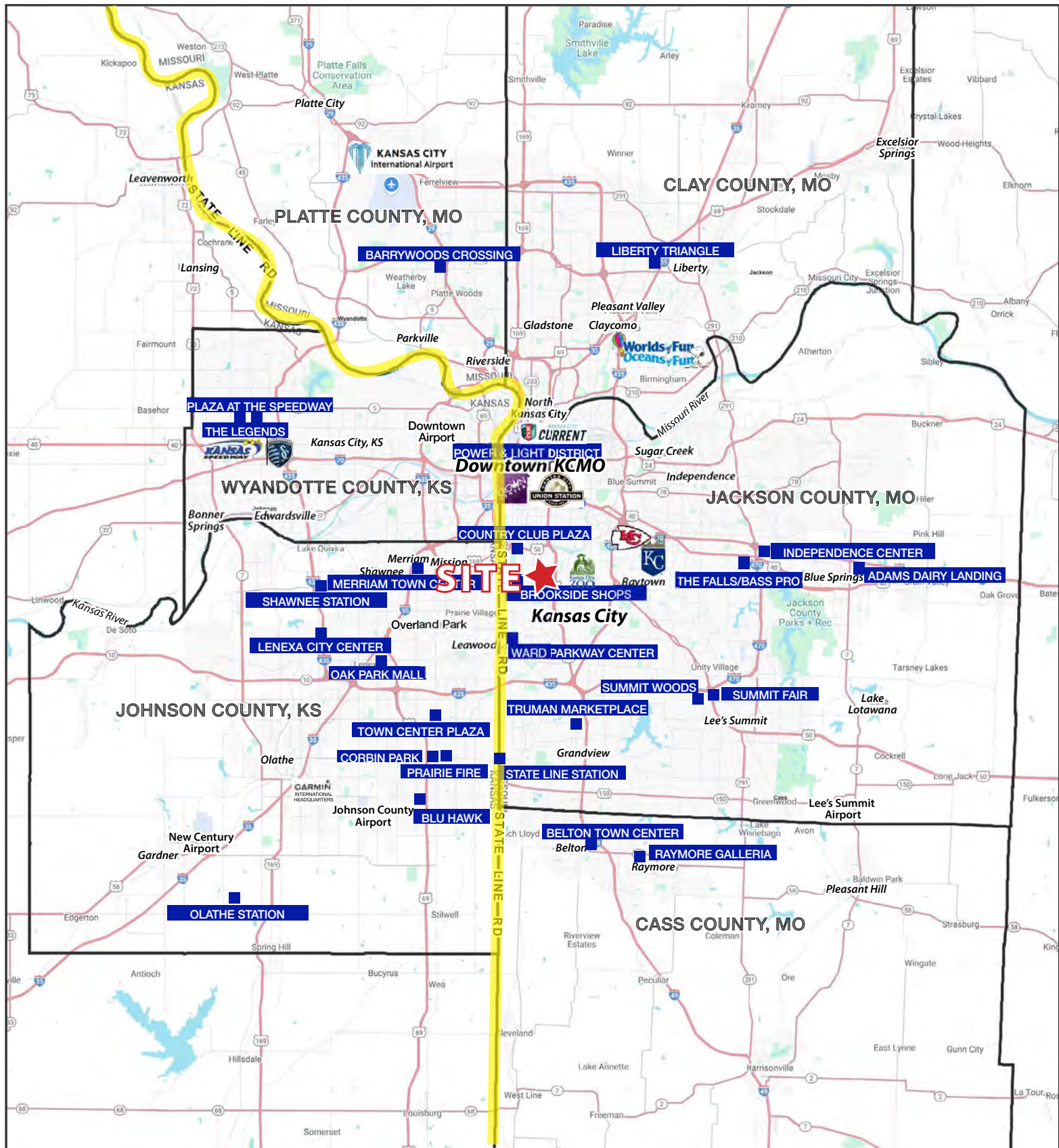


**PLAT MAP**



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1734 E. 63rd Street Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	13,264	97,396	238,868
2030 Projected Population	13,191	96,946	239,085
2020 Census Population	13,150	96,440	232,503
2010 Census Population	12,557	93,587	224,394
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.4%
2025 Median Age	36.8	36.7	36.3
<b>Households</b>			
2025 Estimated Households	5,869	44,600	110,954
2030 Projected Households	5,882	44,770	112,437
2020 Census Households	5,670	43,491	106,230
2010 Census Households	5,341	41,734	101,784
Projected Annual Growth 2025 to 2030	-	-	0.3%
Historical Annual Growth 2010 to 2025	0.7%	0.5%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	35.8%	54.1%	56.9%
2025 Estimated Black or African American	55.9%	36.7%	31.3%
2025 Estimated Asian or Pacific Islander	0.9%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	7.0%	7.1%	9.4%
2025 Estimated Hispanic	6.1%	6.4%	9.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$78,247	\$119,626	\$110,376
2025 Estimated Median Household Income	\$63,089	\$86,995	\$80,752
2025 Estimated Per Capita Income	\$34,728	\$54,935	\$51,428
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.2%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.5%	4.4%
2025 Estimated High School Graduate	25.7%	20.4%	21.5%
2025 Estimated Some College	24.4%	18.1%	18.8%
2025 Estimated Associates Degree Only	5.1%	5.3%	6.1%
2025 Estimated Bachelors Degree Only	21.9%	27.2%	27.4%
2025 Estimated Graduate Degree	14.7%	22.4%	19.4%
<b>Business</b>			
2025 Estimated Total Businesses	723	5,271	11,934
2025 Estimated Total Employees	5,674	53,324	135,770
2025 Estimated Employee Population per Business	7.8	10.1	11.4
2025 Estimated Residential Population per Business	18.3	18.5	20.0

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