

40 BROADWAY DEVELOPMENT SITE

3934-3954 Central & 309 W. 39th St, Kansas City, Missouri



SALE PRICE: \$3,499,000 | 1.57 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	24,908	118,029	280,062
Avg. Household Income	\$100,689	\$106,155	\$100,184

- Infill Development Site in the Heart of Kansas City, MO-zoned UR (Urban Redevelopment District)
- Possible Hotel - Apartments - Retail - Mixed-Use
- Prime Central location with great access and parking
- The site is approved for tax abatement
- Neighbors with the Country Club Plaza, Kansas City Art Institute, UMKC, Rockhurst University, St. Luke's Medical Center, KU Medical Center, and Nelson Atkins Museum



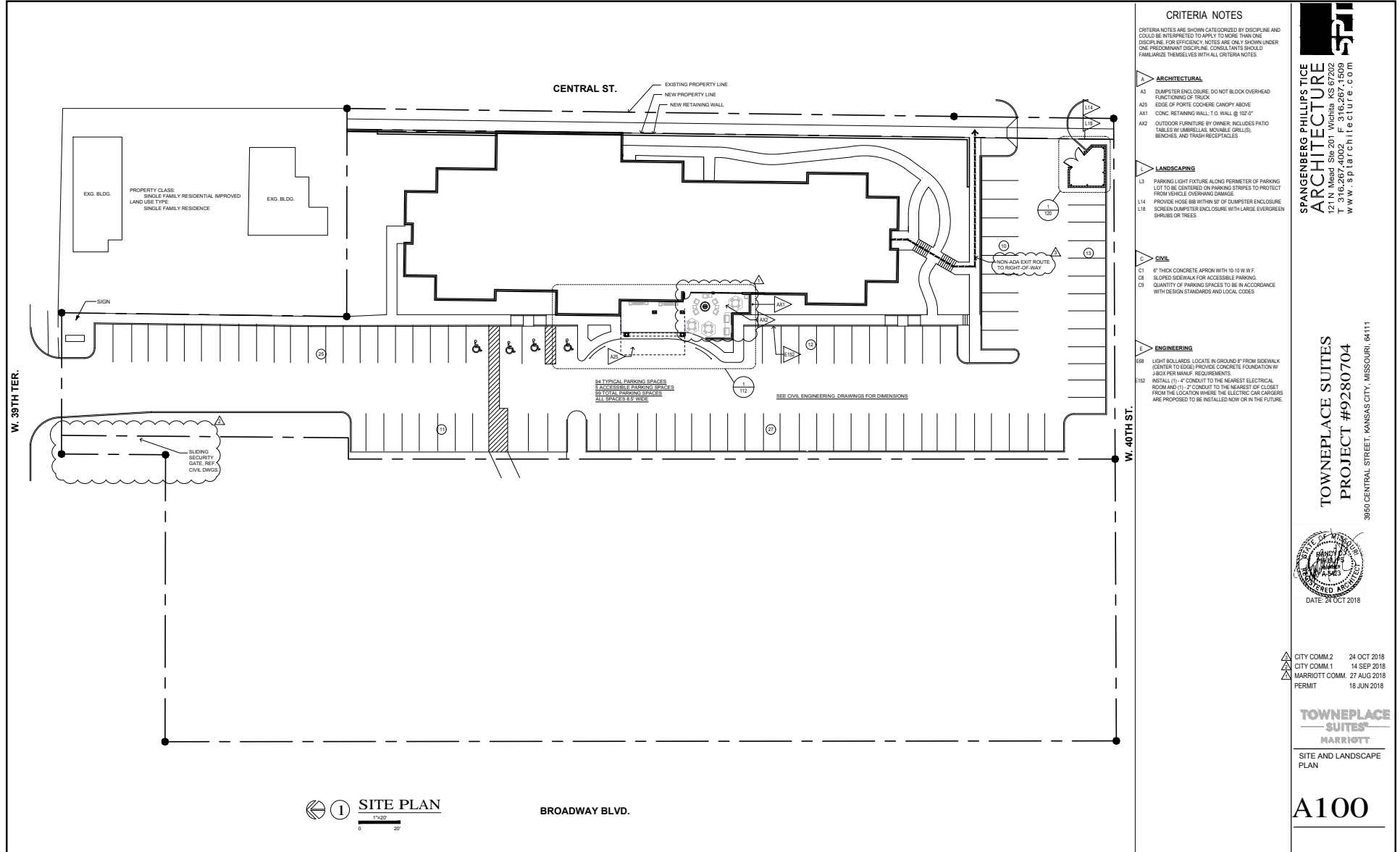
CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agent

APPROVED PLANS





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APPROVED PLANS



① COLORED ELEVATION
3/32"=1'-0"
0 5'

SPANGENBERG PHILLIPS TICE
ARCHITECTURE
121 N. Mead Ste 201 Wichita KS 67202
Tel: 316.262.4400
www.sptarchitecture.com

TOWNEPLACE SUITES
PROJECT #9280704

3950 CENTRAL STREET, KANSAS CITY, MISSOURI, 64111



PERMIT 18 JUN 2018

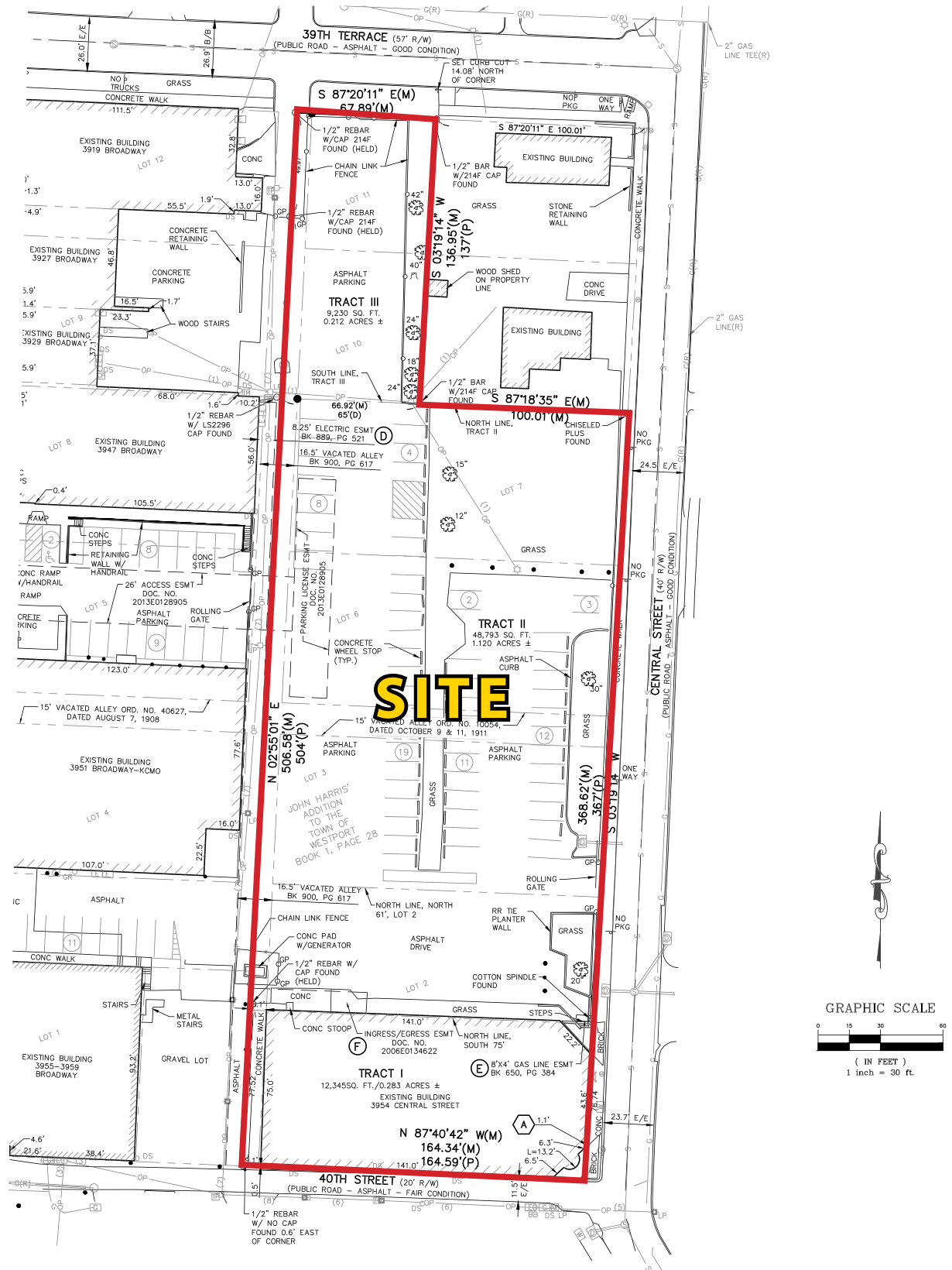
TOWNEPLACE
SUITES
MARRIOTT
RENDERED ELEVATION

A210

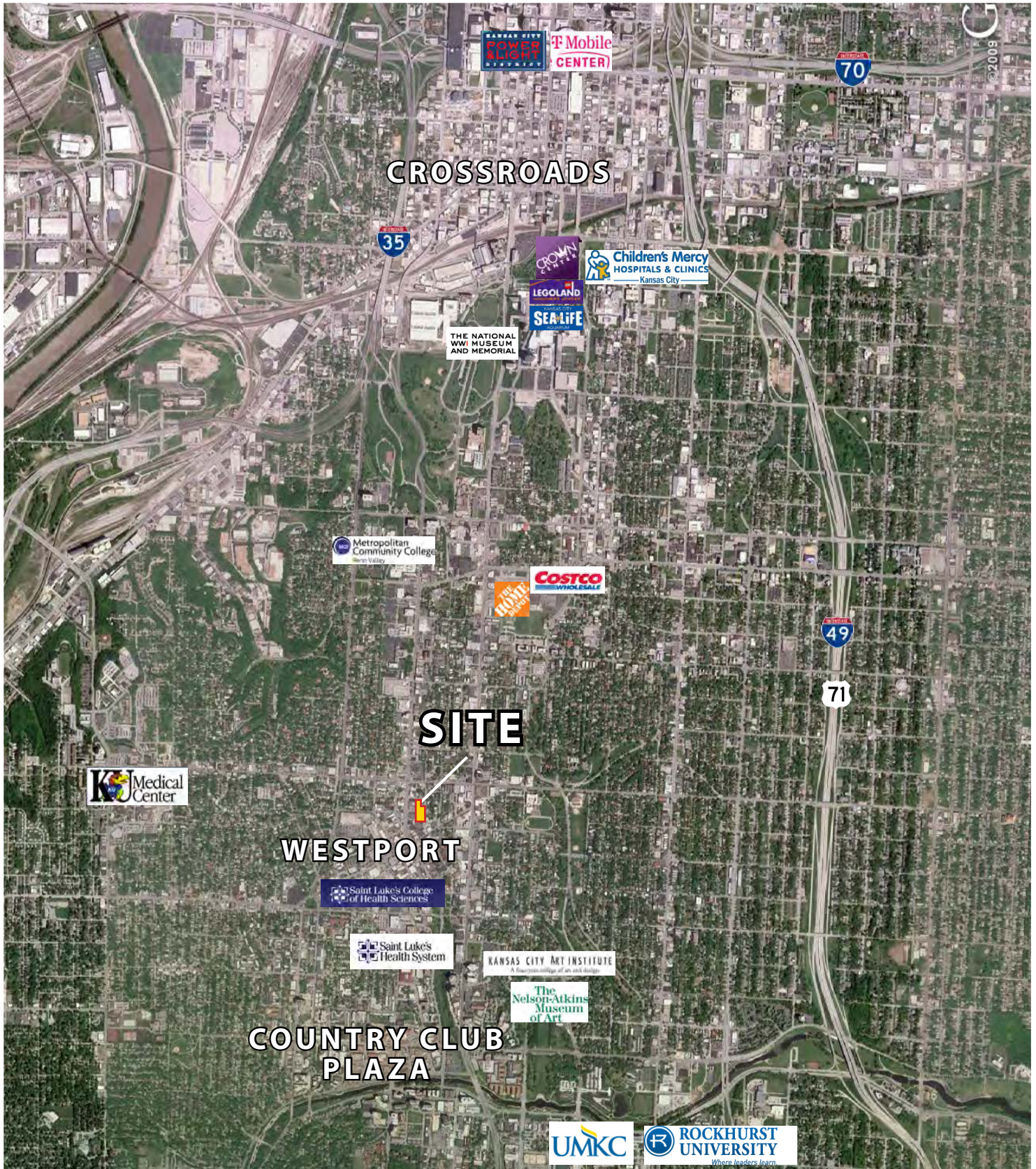
PLAT MAP



SITE PLAN

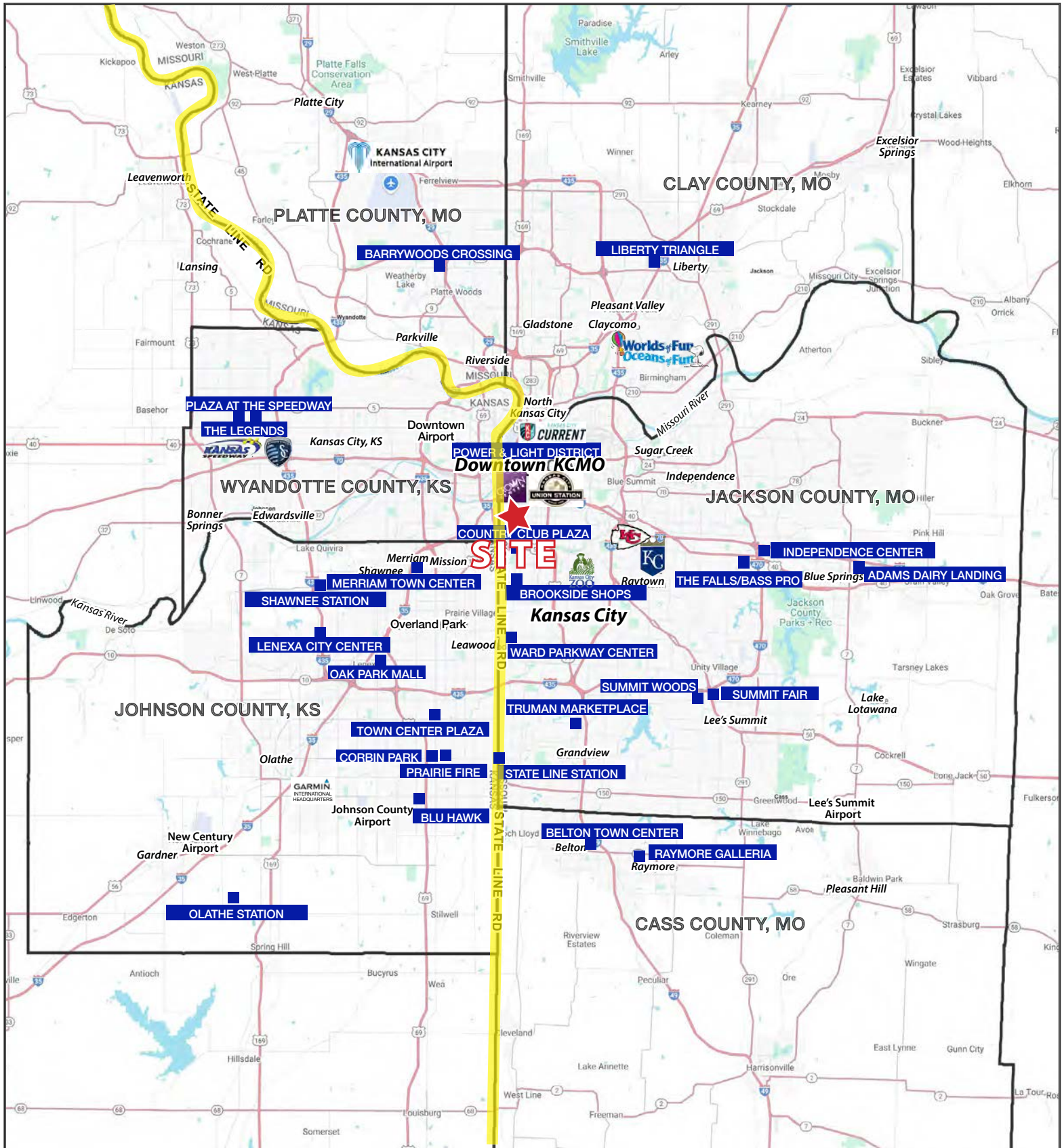


AERIAL



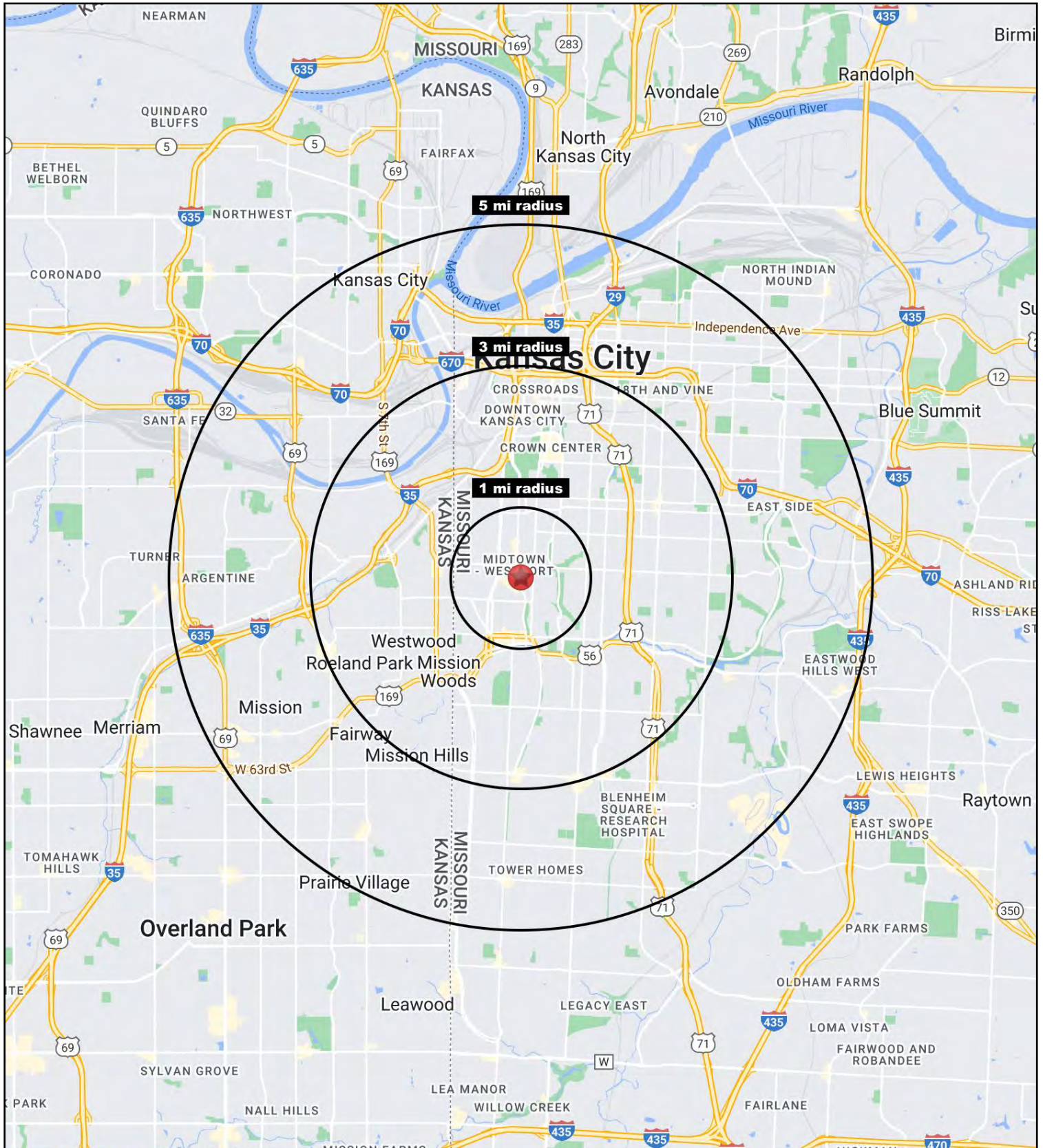
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40th & Central Street Kansas City, Missouri	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	24,908	118,029	280,062
2030 Projected Population	26,172	119,724	282,055
2020 Census Population	22,199	112,844	270,486
2010 Census Population	21,400	106,339	255,542
Projected Annual Growth 2025 to 2030	1.0%	0.3%	0.1%
Historical Annual Growth 2010 to 2025	1.1%	0.7%	0.6%
2025 Median Age	32.7	34.9	34.5
Households			
2025 Estimated Households	14,778	57,853	127,116
2030 Projected Households	15,675	59,544	130,281
2020 Census Households	13,148	53,354	119,536
2010 Census Households	12,408	49,679	110,498
Projected Annual Growth 2025 to 2030	1.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	1.3%	1.1%	1.0%
Race and Ethnicity			
2025 Estimated White	73.1%	55.9%	52.5%
2025 Estimated Black or African American	13.6%	29.6%	27.7%
2025 Estimated Asian or Pacific Islander	3.4%	2.7%	3.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2025 Estimated Other Races	9.6%	11.4%	16.0%
2025 Estimated Hispanic	10.5%	12.3%	17.9%
Income			
2025 Estimated Average Household Income	\$100,689	\$106,155	\$100,184
2025 Estimated Median Household Income	\$70,497	\$75,277	\$73,384
2025 Estimated Per Capita Income	\$59,854	\$52,276	\$45,673
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.9%	4.9%
2025 Estimated Some High School (Grade Level 9 to 11)	3.1%	5.0%	6.1%
2025 Estimated High School Graduate	12.6%	20.9%	22.7%
2025 Estimated Some College	14.9%	17.0%	18.1%
2025 Estimated Associates Degree Only	5.0%	5.6%	5.7%
2025 Estimated Bachelors Degree Only	37.8%	27.9%	25.0%
2025 Estimated Graduate Degree	25.3%	20.7%	17.5%
Business			
2025 Estimated Total Businesses	2,573	8,365	16,222
2025 Estimated Total Employees	31,255	103,484	201,447
2025 Estimated Employee Population per Business	12.1	12.4	12.4
2025 Estimated Residential Population per Business	9.7	14.1	17.3

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