



NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, Office & Residential

63rd Street & Prospect Avenue, Kansas City, Missouri



SOUTHPOINTE @ 63RD DEVELOPMENT

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 11,826 | 85,958 | 232,397 |
| Avg. Household Income | \$46,005 | \$95,417 | \$86,634 |

- Excellent Anchor and Junior Anchor tenants
- Small shop space for lease
- Restaurant and retail pad sites available
- Immediate access to Interstate 49/71 Highway
- Next to a major hospital
- New hotel and apartments with 250 residents
- Office space available

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com
 JAY BARRY | 816.412.7303 | jaybarry@blockandco.com

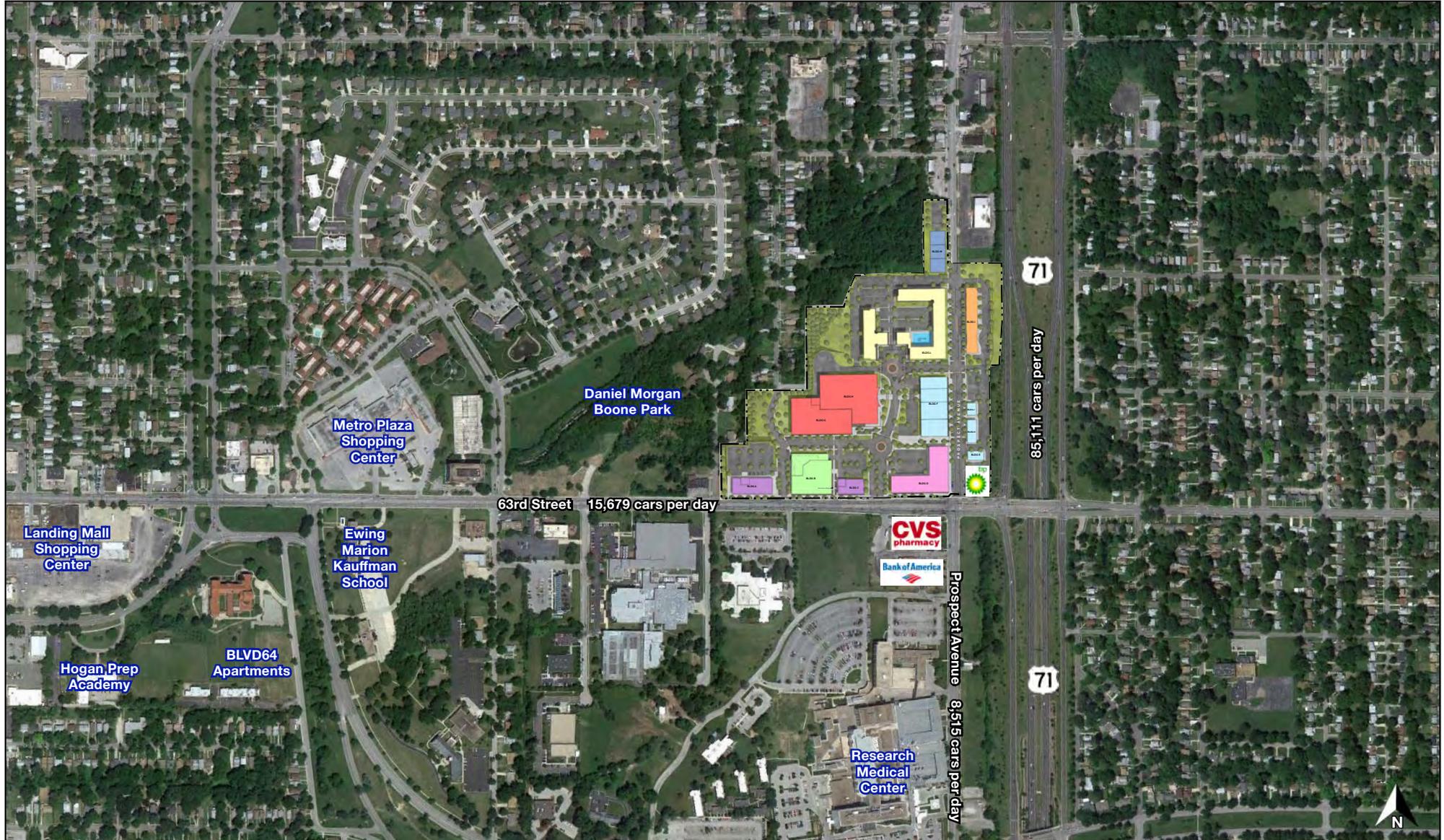




NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical
63rd Street & Prospect Avenue, Kansas City, Missouri

AERIAL





NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri

PROPOSED SITE PLAN



USE LEGEND

| | |
|--|--|
| ■ ANCHOR USE - RETAIL | ■ RESIDENTIAL |
| ■ HOTEL | ■ RETAIL/RESTAURANT |
| ■ MARKET | ■ STORAGE |
| ■ MIXED USE - OFFICE OVER RETAIL | ■ TRANSIT STOP |



1700 South Ave., Suite 100
North Kansas City, Missouri 64116
P 816-758-0444
F 816-758-1765



8131 Metcalf Ave #300
Overland Park, KS 66204
P 913-262-9095

NOTICE
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineer's guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

SOUTHPOINTE
KANSAS CITY, MISSOURI



SITE PLAN

1"=70'-0"



| |
|------------------------|
| DESIGNED BY |
| CHECKED BY |
| ISSUE PROJECT NUMBER |
| ILLUSTRATIVE SITE PLAN |
| A100 |





NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri

AERIAL RENDERING



AERIAL PERSPECTIVE (SE)



AERIAL PERSPECTIVE (SW)



1000000 sq. ft.
 1000000 sq. ft.
 1000000 sq. ft.
 1000000 sq. ft.



1000000 sq. ft.
 1000000 sq. ft.
 1000000 sq. ft.

1000000 sq. ft.
 1000000 sq. ft.
 1000000 sq. ft.

SOUTHPOINTE
KANSAS CITY, MISSOURI



1000000 sq. ft.
 1000000 sq. ft.
 1000000 sq. ft.

AERIAL PERSPECTIVES





NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri

BUILDING D RENDERING



DESIGN PERSPECTIVE (BLDG D)

NOT TO SCALE



100000 sq. ft. mixed-use development
 100000 sq. ft. mixed-use development
 100000 sq. ft. mixed-use development



100000 sq. ft. mixed-use development
 100000 sq. ft. mixed-use development
 100000 sq. ft. mixed-use development

100000 sq. ft. mixed-use development
 100000 sq. ft. mixed-use development
 100000 sq. ft. mixed-use development

SOUTHPOINTE
KANSAS CITY, MISSOURI



100000 sq. ft. mixed-use development





NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri

PROPOSED BUILDING D ELEVATIONS



NORTH ELEVATION (BLDG D)

NOT TO SCALE

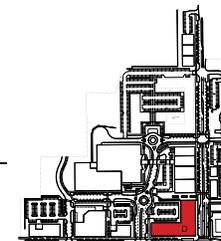


SOUTH ELEVATION (BLDG D)

NOT TO SCALE

MATERIALS LEGEND

| | | | |
|---------------------------------|---------------------------|---------------------------|------------------------------|
| 1 Metal Wall Panel - Dark Gray | 6 Metal Fascia - Charcoal | 11 EIFS - Light Gray | 16 CMU - Smooth Face - Buff |
| 2 Composite Panel - Light Gray | 7 Fabric Awning | 12 Louvers - Metal | 17 Stone Veneer - Dark Brown |
| 3 Wood-look Composite Siding | 8 Stone Veneer - Buff | 13 Louvers - Wood | 18 Metal Panel - Copper Look |
| 4 Brick Veneer - Running Bond | 9 Concrete Panel Veneer | 14 Perforated Metal Panel | |
| 5 Brick Veneer - Soldier Course | 10 EIFS - Charcoal | 15 Corrugated Roofing | |



KEY PLAN



1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1743



8131 Marcell Ave #300
Overland Park, KS 66204
P 913-262-9095

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**SOUTHPOINTE
PRELIMINARY
DEVELOPMENT PLAN
KANSAS CITY, MISSOURI**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | ISSUANCE | 06.24.2019 |



| | |
|----------------------|--|
| DESIGNED BY | |
| CHECKED BY | |
| ISSUE PRODUCT NUMBER | |

BUILDING D ELEVATIONS
A204



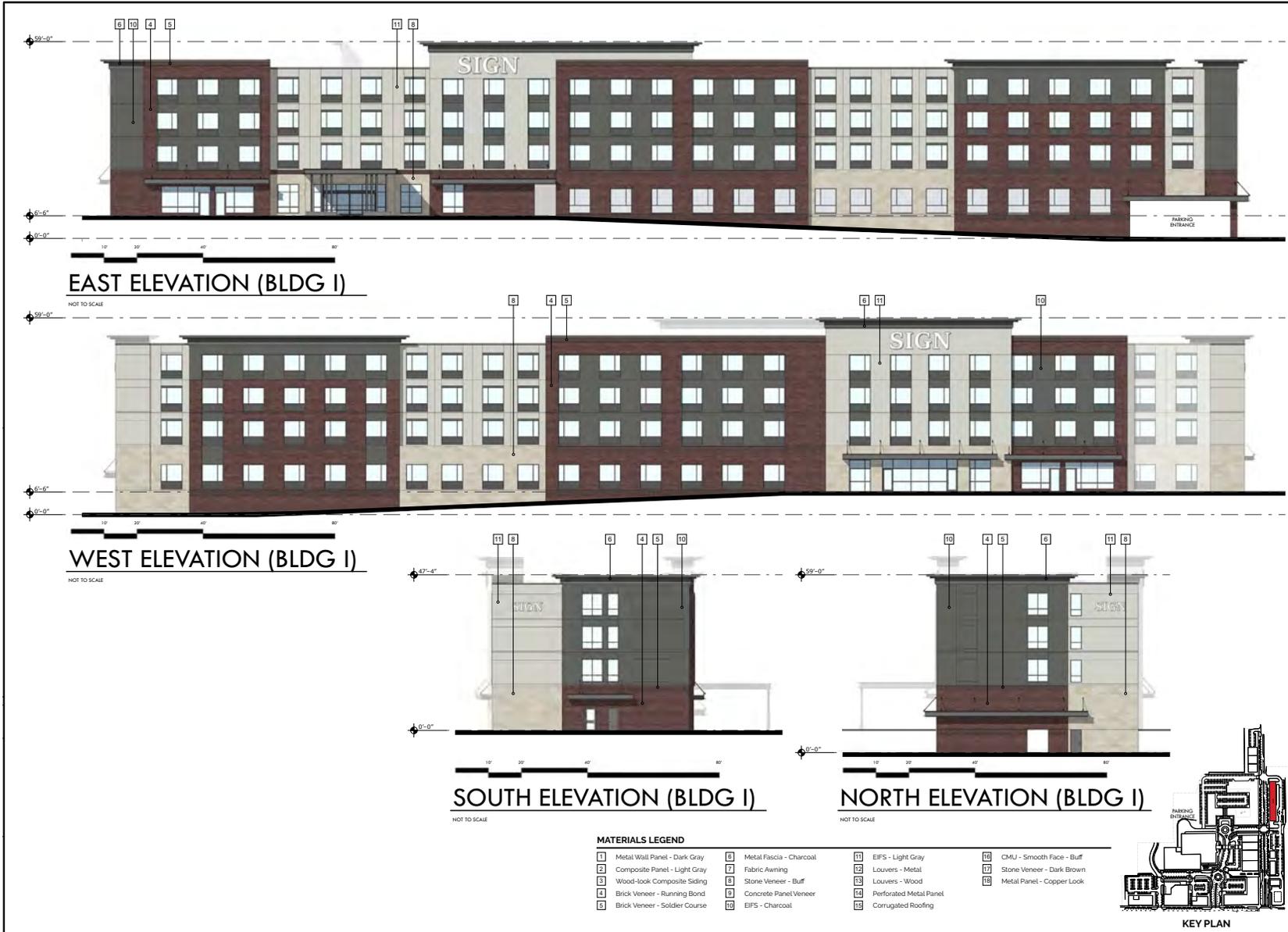


NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri

PROPOSED BUILDING 1 ELEVATIONS



MATERIALS LEGEND

| | | | |
|---------------------------------|---------------------------|---------------------------|------------------------------|
| 1 Metal Wall Panel - Dark Gray | 6 Metal Fascia - Charcoal | 11 EIFS - Light Gray | 16 CMU - Smooth Face - Buff |
| 2 Composite Panel - Light Gray | 7 Fabric Awning | 12 Louvers - Metal | 17 Stone Veneer - Dark Brown |
| 3 Wood-look Composite Siding | 8 Stone Veneer - Buff | 13 Louvers - Wood | 18 Metal Panel - Copper Look |
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| 5 Brick Veneer - Soldier Course | 10 EIFS - Charcoal | 15 Corrugated Roofing | |

McCLURE ENGINEERING
building strong communities.

1700 Swin Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
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brr
BUILDING RESEARCH REPORTS

8131 Metcalf Ave #300
Overland Park, KS 66204
P 913-262-9095

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**SOUTHPOINTE
PRELIMINARY
DEVELOPMENT PLAN
KANSAS CITY, MISSOURI**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

DESIGNED BY: _____
CHECKED BY: _____
SEC PROJECT NUMBER: _____

BUILDING 1 ELEVATIONS
A210

KEY PLAN

**PRELIMINARY
NOT FOR CONSTRUCTION**



From the Kansas City Business Journal:

<https://www.bizjournals.com/kansascity/news/2022/04/27/southpointe-63rd-street-urbanamerica-tif-mixed-use.html>

\$250M plan to revitalize Citadel neighborhood clears TIF hurdle

Apr 27, 2022, 7:09am CDT

The minority-owned developer behind the SouthPointe at 63rd Street proposal continues to lay the groundwork for a \$250 million revitalization of the Citadel neighborhood.

In late March, UrbanAmerica saw the city's Tax Increment Financing Commission recommend approval for a TIF plan, for a redevelopment area covering 31.9 mostly vacant acres northwest of 63rd Street and Prospect Avenue. The recommendation was subject to the Florida builder providing proof of committed equity.

Within part of that acreage, an initial project area along Prospect calls for \$78.6 million in new development. That would include a 250-unit workforce housing community co-developed by UrbanAmerica and Gateway Properties LLC, a 114-room extended-stay hotel, and a 156,000-square-foot building with 113,800 office square feet above 42,200 square feet of retail.

"We're really looking to make this into a live-work-play master developed community that'll bring jobs, residential units, retail, goods and services to a community that hasn't had these things in over 30 years," Robert Farmer, senior vice president with UrbanAmerica, told the TIF Commission in March.

Starting with this first phase, Block & Co. Inc. Realtors will be the exclusive leasing brokerage for SouthPointe at 63rd Street, with the firm's Jay Barry and David Block handling the new retail's leasing and representation needs.

"Once complete, SouthPointe will be a major draw to the area and serve as the cornerstone of new commercial development along 63rd Street, which is the main transportation artery that connects Brookside to the entertainment attractions located within Swope Park," Block & Co. wrote in its first quarter 2022 report.



BRR ARCHITECTURE

A four-story, 114-room extended stay hotel is part of a phase one project planned for UrbanAmerica's SouthPointe at 63rd Street development.

With its proximity to Research Medical Center and other entertainment destinations, the SouthPointe project "will bring a high demand of new business generators, employers and residents to the area," while having the potential to spur economic growth elsewhere along Prospect Avenue, Block & Co. wrote.

Of the project's initial \$78.6 million investment, up to \$20.6 million is projected to be available to reimburse the developer — or \$18 million in TIF and \$2.6 million in Super TIF revenues over 23 years.

The incentives hinge on City Council's approval of the TIF plan, plus a financing agreement for the Super TIF component, recommended by the TIF Commission in mid-April.

Another \$2.5 million in benefit could be realized through a future PIEA request for a 25-year, 100% abatement on residential real and personal property taxes, on top of \$322,215 in Public Improvements Advisory Committee funds. UrbanAmerica would cover the \$55 million balance through debt and equity financing.

With future TIF plan amendments, the city could carve out three subsequent project areas for redevelopment:

A second phase with two mixed-use office buildings, at 32,426 and 48,825 square feet, plus a 43,943-square-foot grocery store.

A third phase with two retail buildings, together totaling 83,500 square feet, and a 65,080-square-foot entertainment retail space.

A fourth phase with two restaurants, together totaling 7,700 square feet; a BP Gas Station renovation; and a 10,100-square-foot self-storage facility.

Fully built out, SouthPointe at 63rd Street would peak at \$250.9 million, about \$195.5 million of which would be privately financed, with the balance coming from different sources of public assistance.

The project's first phase is expected to break ground later this year, after UrbanAmerica exercises the first of several land purchase options outlined in a development agreement the city approved in July.

The phase's construction would finish by 2024, with the rest of the project finished over an eight-year period.

Thomas Friestad
Staff Writer
Kansas City Business Journal

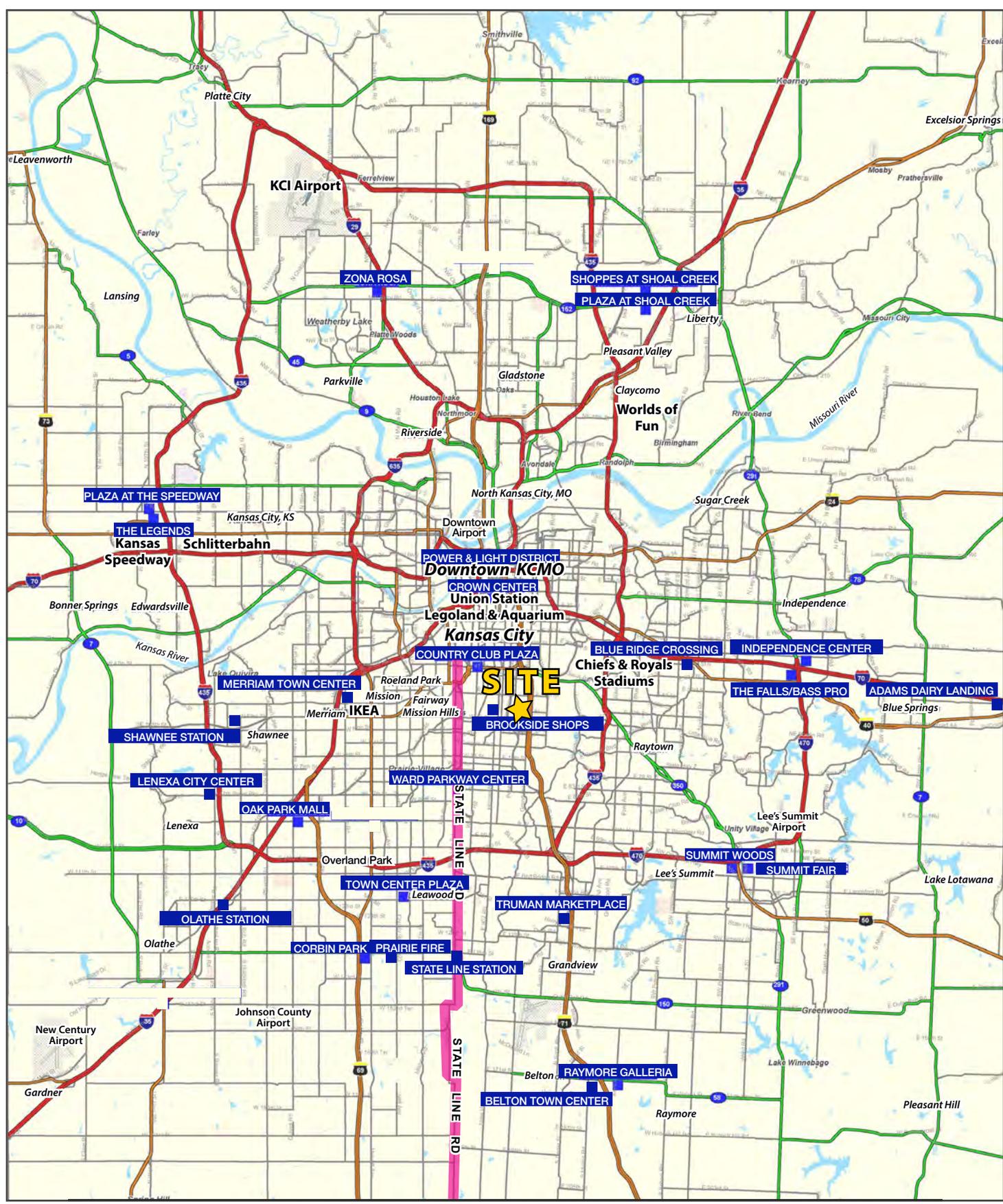




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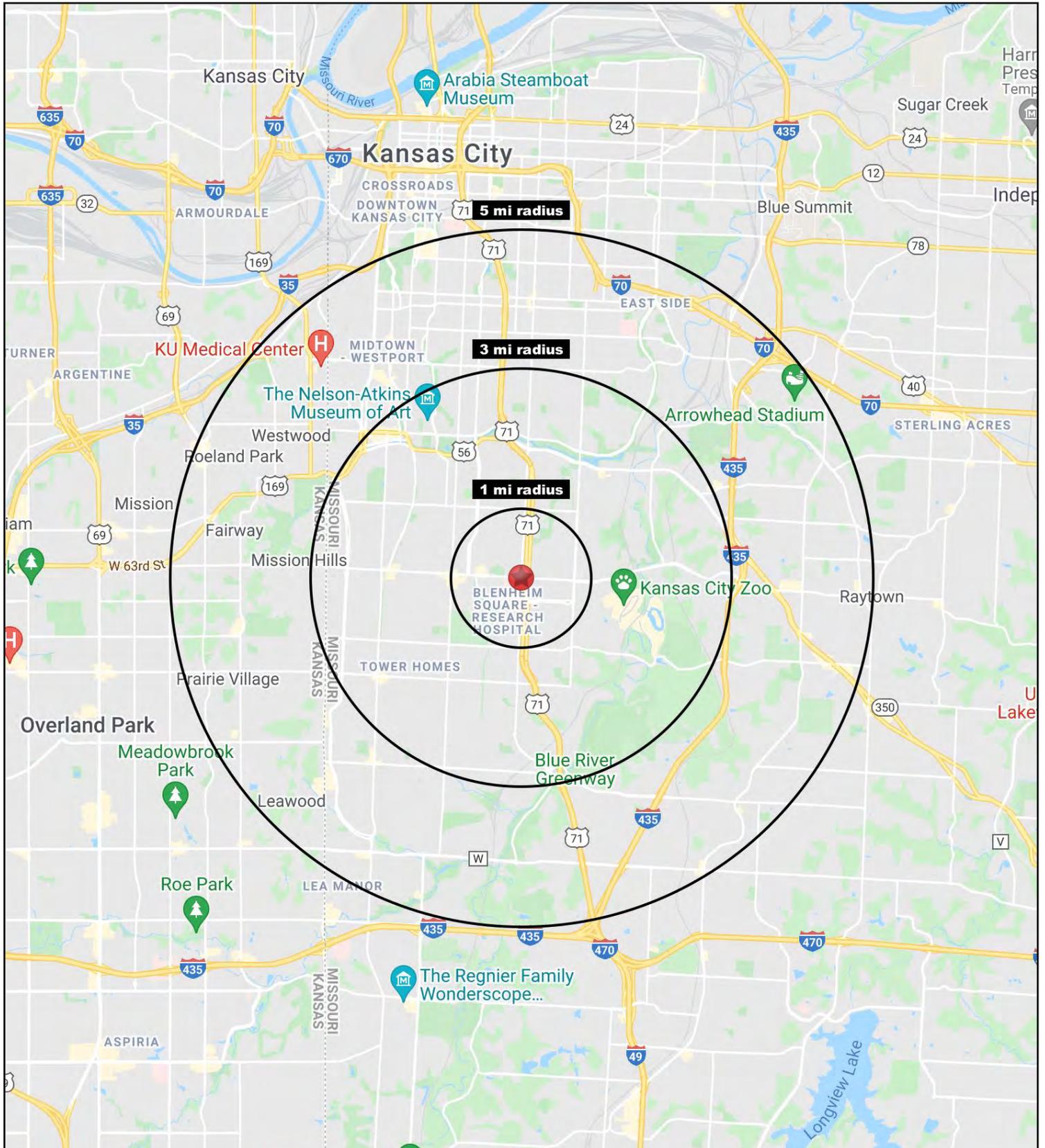
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NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri





NEW MIXED USE DEVELOPMENT

Retail, Restaurant, Hotel, and Medical

63rd Street & Prospect Avenue, Kansas City, Missouri

| 63rd Street & Prospect Avenue Kansas City, MO 64130 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|----------------|----------------|----------------|
| Population | | | |
| 2021 Estimated Population | 11,826 | 85,958 | 232,397 |
| 2026 Projected Population | 11,616 | 85,410 | 232,873 |
| 2010 Census Population | 11,807 | 84,574 | 222,145 |
| 2000 Census Population | 14,397 | 95,281 | 246,164 |
| Projected Annual Growth 2021 to 2026 | -0.4% | -0.1% | - |
| Historical Annual Growth 2000 to 2021 | -0.9% | -0.5% | -0.3% |
| 2021 Median Age | 38.9 | 37.6 | 37.4 |
| Households | | | |
| 2021 Estimated Households | 4,909 | 38,201 | 107,188 |
| 2026 Projected Households | 4,858 | 38,218 | 108,530 |
| 2010 Census Households | 4,827 | 36,889 | 99,930 |
| 2000 Census Households | 5,378 | 40,570 | 108,995 |
| Projected Annual Growth 2021 to 2026 | -0.2% | - | 0.3% |
| Historical Annual Growth 2000 to 2021 | -0.4% | -0.3% | - |
| Race and Ethnicity | | | |
| 2021 Estimated White | 5.1% | 43.9% | 51.6% |
| 2021 Estimated Black or African American | 89.8% | 49.1% | 38.5% |
| 2021 Estimated Asian or Pacific Islander | 0.4% | 2.1% | 2.4% |
| 2021 Estimated American Indian or Native Alaskan | 0.3% | 0.4% | 0.4% |
| 2021 Estimated Other Races | 4.4% | 4.5% | 7.1% |
| 2021 Estimated Hispanic | 2.3% | 4.0% | 8.4% |
| Income | | | |
| 2021 Estimated Average Household Income | \$46,005 | \$95,417 | \$86,634 |
| 2021 Estimated Median Household Income | \$37,014 | \$66,885 | \$65,162 |
| 2021 Estimated Per Capita Income | \$19,194 | \$42,528 | \$40,074 |
| Education (Age 25+) | | | |
| 2021 Estimated Elementary (Grade Level 0 to 8) | 2.7% | 1.7% | 2.1% |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 13.0% | 6.6% | 5.9% |
| 2021 Estimated High School Graduate | 38.4% | 25.2% | 23.5% |
| 2021 Estimated Some College | 24.4% | 19.4% | 19.9% |
| 2021 Estimated Associates Degree Only | 5.7% | 5.4% | 6.0% |
| 2021 Estimated Bachelors Degree Only | 9.8% | 23.9% | 25.4% |
| 2021 Estimated Graduate Degree | 6.0% | 17.8% | 17.1% |
| Business | | | |
| 2021 Estimated Total Businesses | 377 | 3,416 | 9,588 |
| 2021 Estimated Total Employees | 5,283 | 50,335 | 141,173 |
| 2021 Estimated Employee Population per Business | 14.0 | 14.7 | 14.7 |
| 2021 Estimated Residential Population per Business | 31.4 | 25.2 | 24.2 |

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