



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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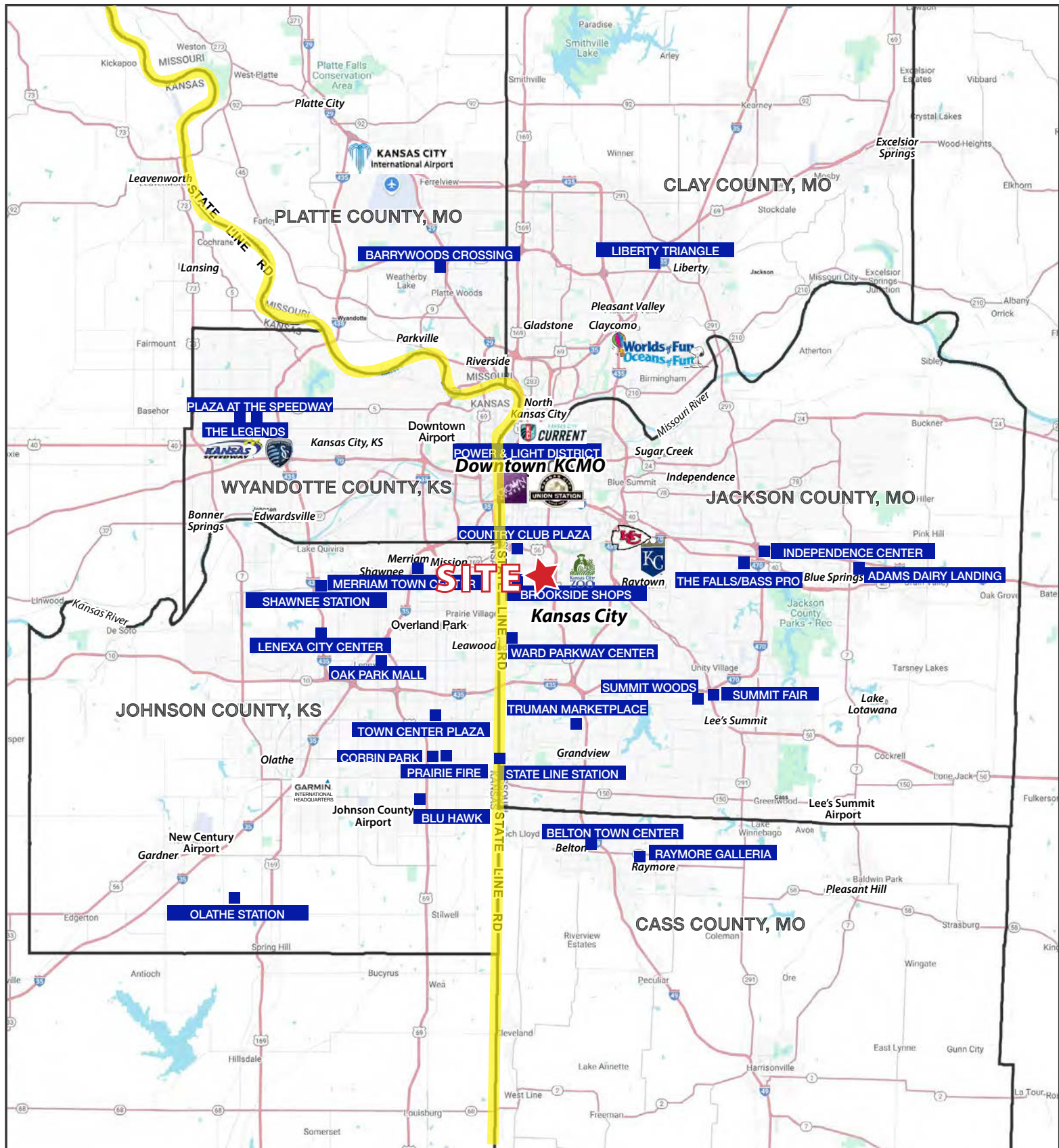
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| 1734 E. 63rd Street Kansas City, MO 64110 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 13,264 | 97,396 | 238,868 |
| 2030 Projected Population | 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 |
| Households | | | |
| 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% |
| Race and Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Education (Age 25+) | | | |
| 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% |
| Business | | | |
| 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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