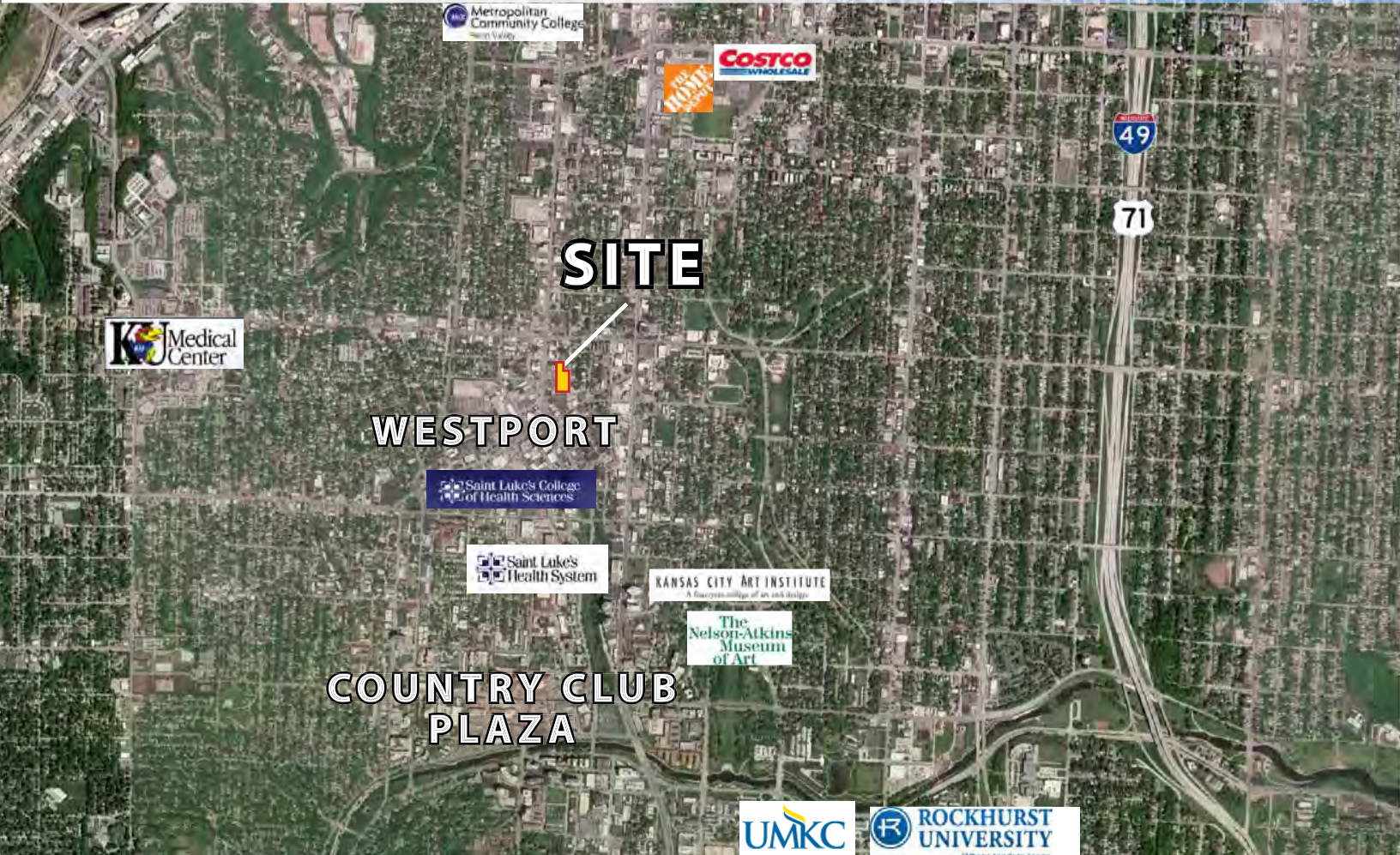




40 BROADWAY DEVELOPMENT SITE

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



SALE PRICE: \$2,995,000 | 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

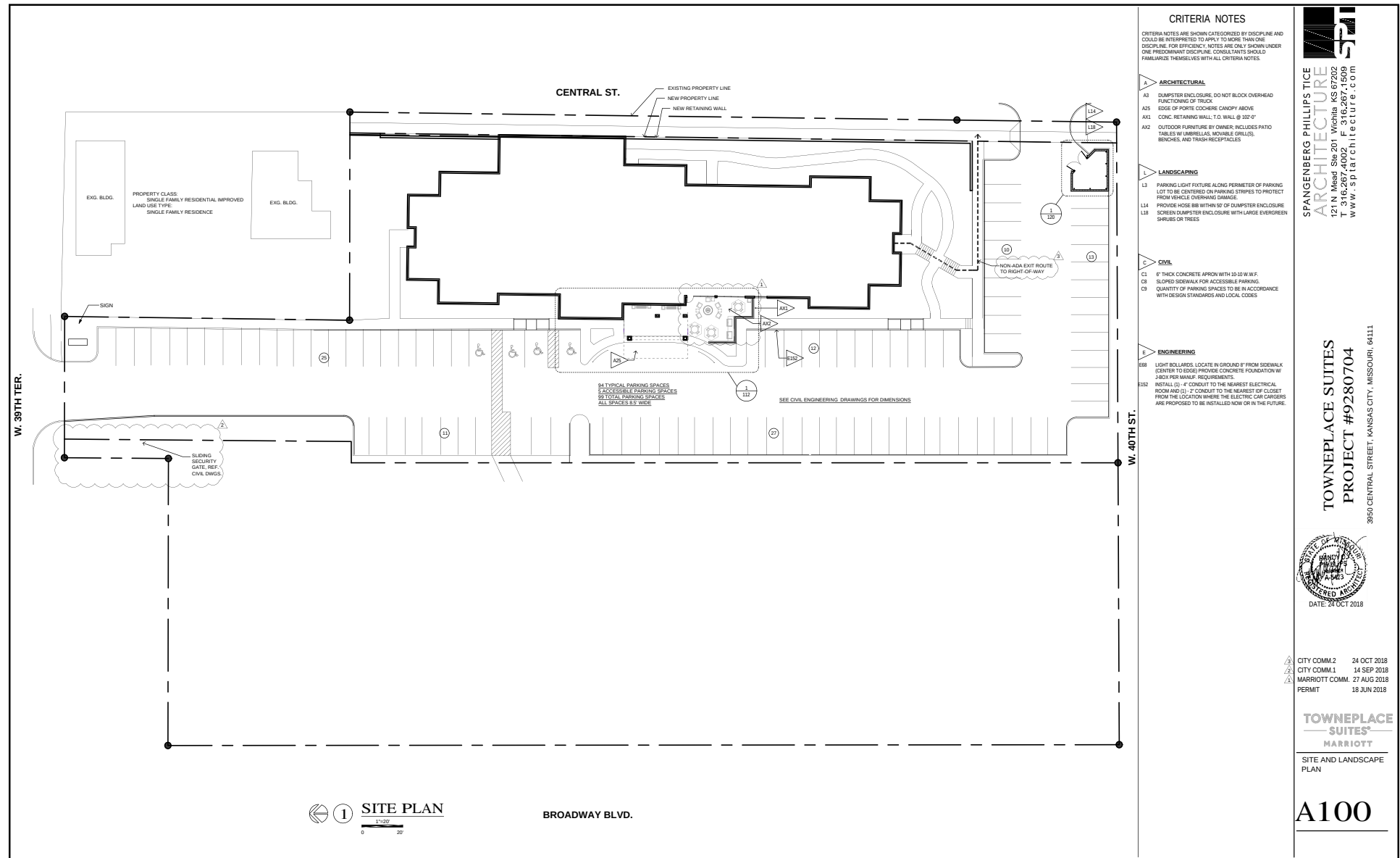
Exclusive Agent



40 BROADWAY DEVELOPMENT SITE

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

APPROVED PLANS



CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE FOR EFFICIENCY. NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURAL

- A3 DUMPSTER ENCLOSURE, DO NOT BLOCK OVERHEAD FUNCTIONING OF TRUCK
- A25 EDGE OF PORTE COCHERE CANOPY ABOVE
- A01 CONC. RETAINING WALL, T.O. WALL @ 100'-0"
- A02 OUTDOOR FURNITURE BY OWNER, INCLUDES PATIO TABLES W/ UMBRELLAS, MOVABLE GRILLS, BENCHES, AND TRASH RECEPTACLES

LANDSCAPING

- L3 PARKING LIGHT FIXTURE ALONG PERIMETER OF PARKING LOT TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM VEHICLE OVERHANG DAMAGE
- L14 PROVIDE HOSE BIB WITHIN 50' OF DUMPSTER ENCLOSURE
- L18 SCREEN DUMPSTER ENCLOSURE WITH LARGE EVERGREEN SHRUBS OR TREES

CIVIL

- C1 12" THICK CONCRETE APRON WITH 10-10 W/W.F. SLOPED SIDEWALK FOR ACCESSIBLE PARKING
- C9 QUANTITY OF PARKING SPACES TO BE IN ACCORDANCE WITH DESIGN STANDARDS AND LOCAL CODES

ENGINEERING

- E08 LIGHT BOLLARDS, LOCATE IN GROUND 8" FROM SIDEWALK (CENTER TO EDGE) PROVIDE CONCRETE FOUNDATION W/ SLOPE PER MANNING REQUIREMENTS
- E102 INSTALL (1) 4" CONDUIT TO THE NEAREST ELECTRICAL ROOM AND (1) 2" CONDUIT TO THE NEAREST OR CLOSEST FROM THE LOCATION WHERE THE ELECTRIC CAR CHARGERS ARE PROPOSED TO BE INSTALLED NOW OR IN THE FUTURE.



SPANGENBERG PHILLIPS TICE
ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.4509
WWW.SPARCHITECTURE.COM

TOWNEPLACE SUITES
PROJECT #9280704
3950 CENTRAL STREET, KANSAS CITY, MISSOURI, 64111



3	CITY COMM 2	24 OCT 2018
2	CITY COMM 1	14 SEP 2018
2	MARRIOTT COMM.	27 AUG 2018
1	PERMIT	18 JUN 2018

TOWNEPLACE
SUITESSM
MARRIOTT

SITE AND LANDSCAPE
PLAN

A100





40 BROADWAY DEVELOPMENT SITE

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

APPROVED PLANS



① **COLORED ELEVATION**
3/32"=1'-0"
0 5' 10'

SPANGENBERG PHILLIPS TICE
ARCHITECTURE
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Tel: 316.261.1100
www.sptarchitecture.com

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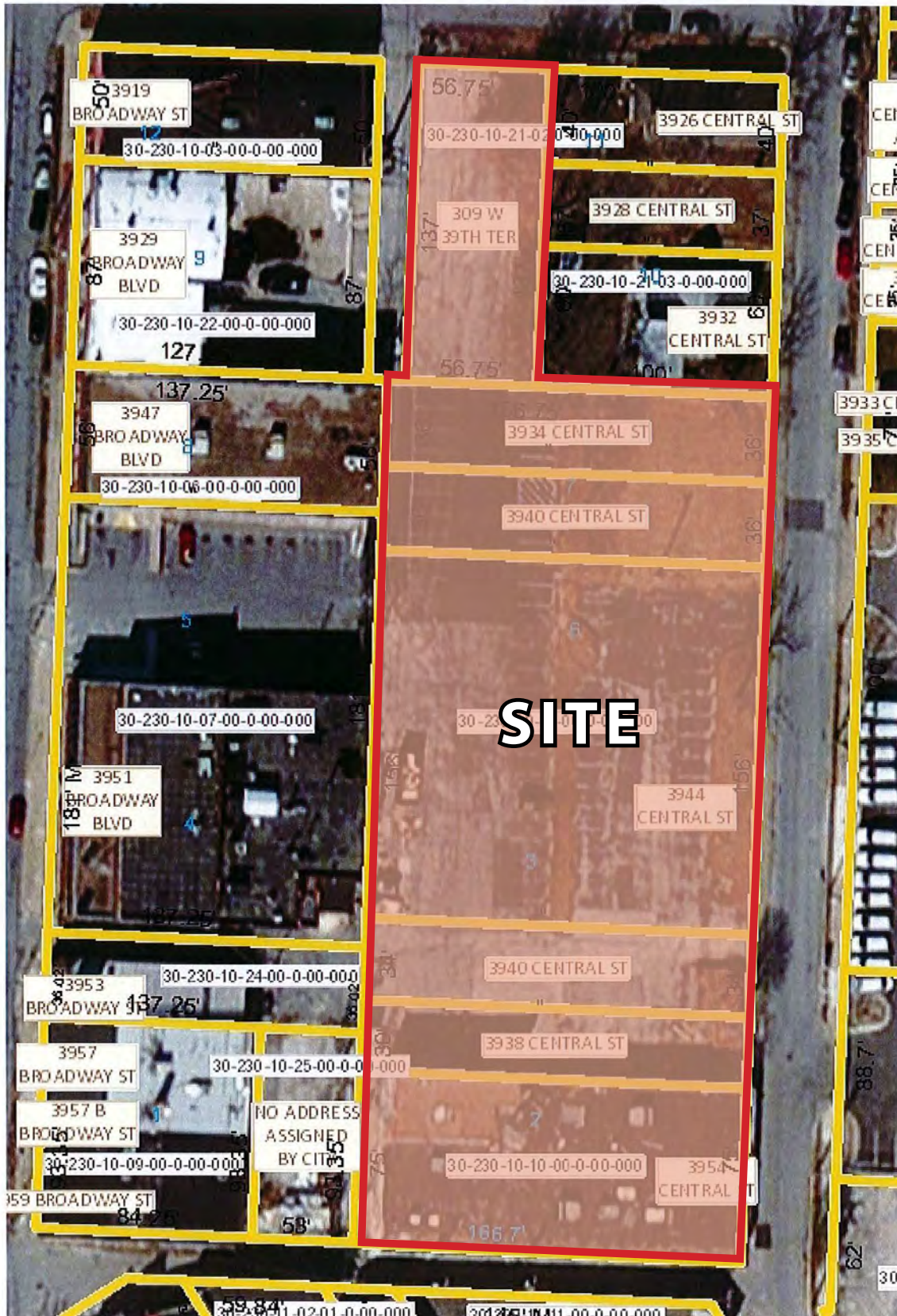
PERMIT 18 JUN 2018

TOWNEPLACE SUITES®
MARRIOTT
RENDERED ELEVATION

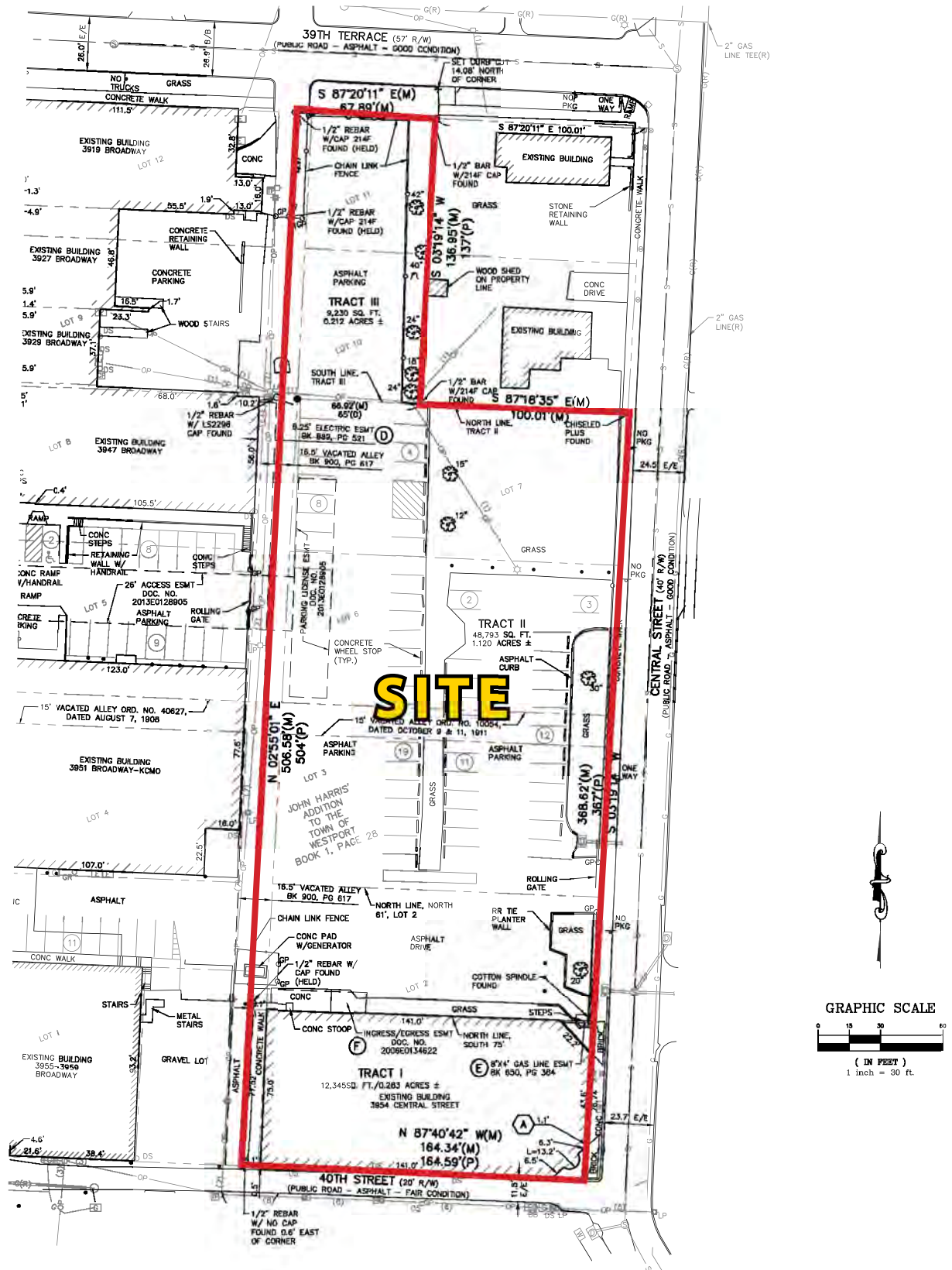
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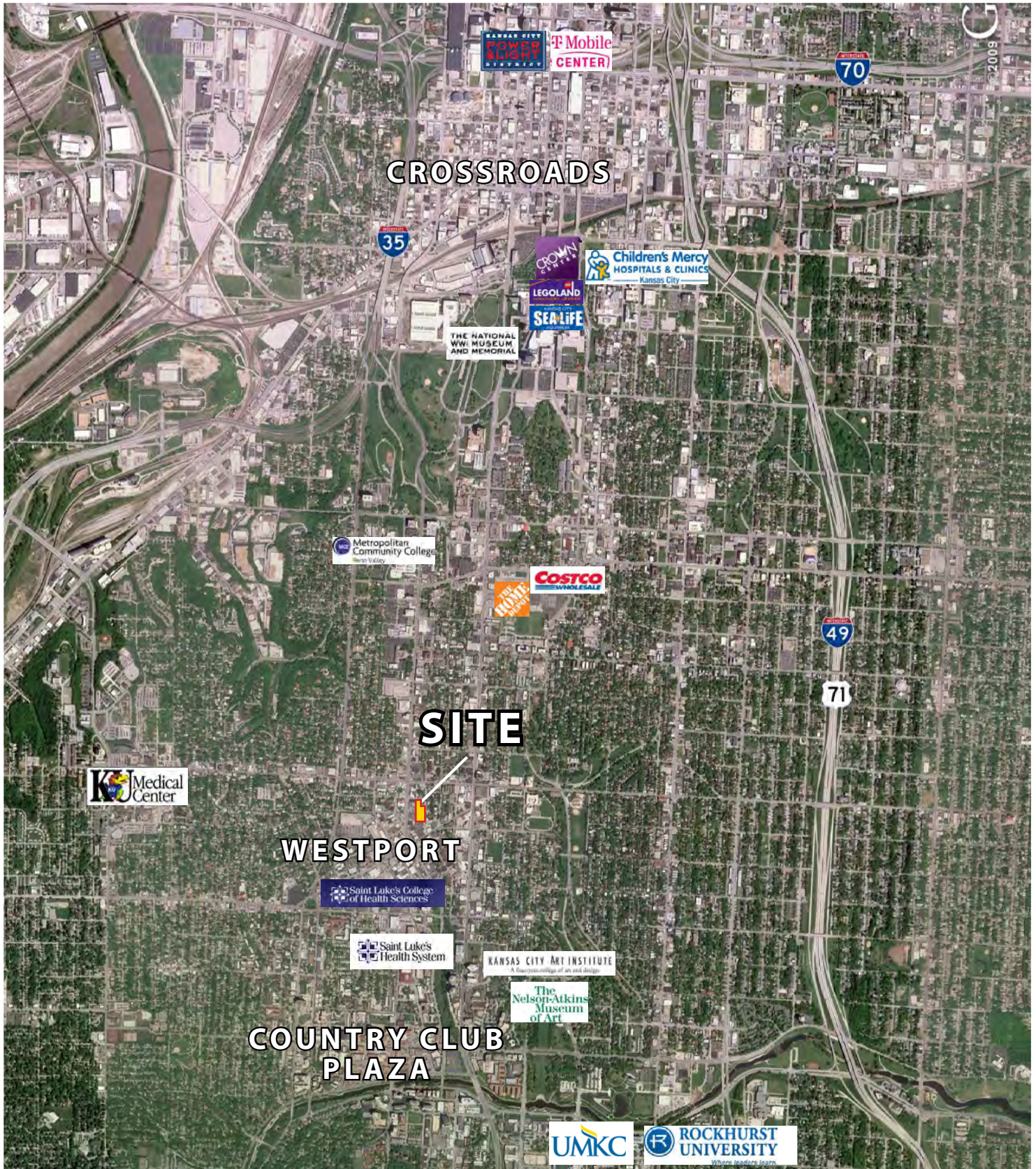
PLAT MAP



SITE PLAN

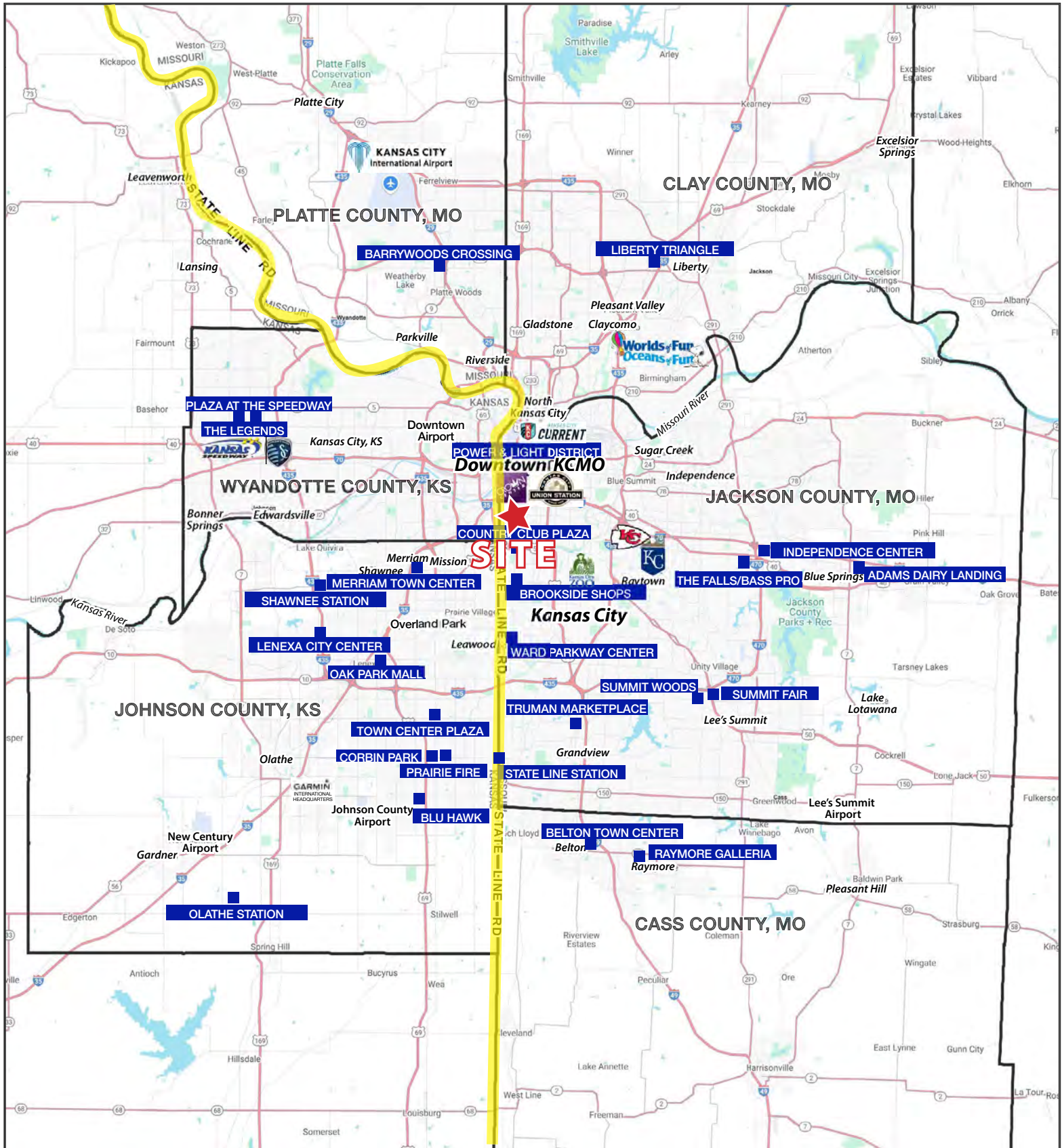


AERIAL



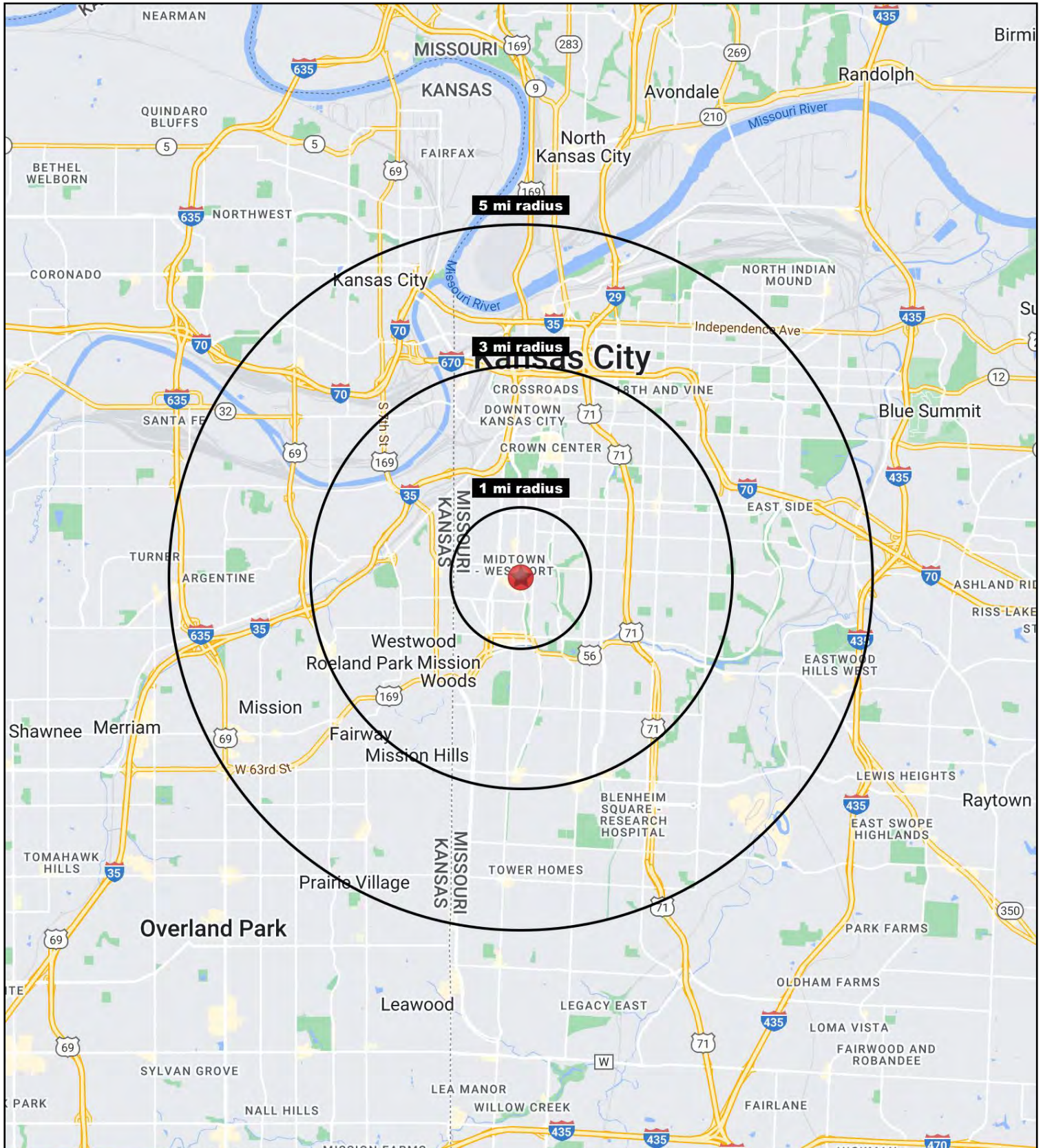
40 BROADWAY DEVELOPMENT SITE

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



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40 BROADWAY DEVELOPMENT SITE

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

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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