

Quarterly Review
3rd Quarter 2025



**NEW CHAPTER FOR MERRIAM: Block & Company Sells
Chipotle and Shell Station Sites to Make Way for Exciting
Mixed-Use Project** [VIEW PRESS RELEASE](#)



Site prior to redevelopment



The Block & Company, Inc., Realtors Quarterly Review

Letter from President David M. Block



The second half of 2025 has been very exciting, marked by strong positivity and growing activity in the real estate market that is expected to continue well into 2026. Block & Company is seeing a surge of interest in both the acquisition of existing buildings and the development of vacant land sites. Our brokerage team has been highly active in identifying and targeting available properties to meet our clients' needs.

Kansas City as a whole continues to experience strong momentum. With interest rates projected to continue trending downward, enthusiasm for leasing activity this quarter remains high. Without getting into specific regional projects, it's clear that across the metro area there is visible growth — new tenants opening, new construction, and redevelopment projects progressing on schedule. This level of activity is encouraging for Block & Company's business and is expected to carry into next year.

The food and beverage segment of our business has also been especially dynamic. New companies and franchises continue to explore opportunities in the Kansas City market, drawn by the city's national recognition and thriving sports culture. The ongoing visibility brought by Kansas City's championship teams — and even the upcoming high-profile

wedding — have further boosted interest in the local restaurant and hospitality sectors.

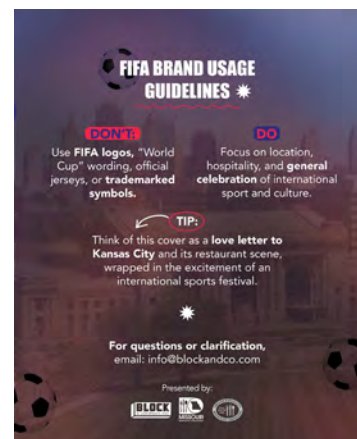
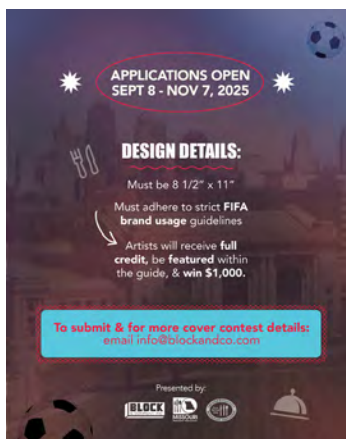
As always, Block & Company remains committed to giving back to the Kansas City community. This year, we've continued to support local employers such as KU Med and Children's Mercy Hospital, as well as charitable organizations that are close to our team's hearts — including Steppin' Stone, Inc., our Q2 Charity of the Quarter.

We sincerely thank everyone who contributes to Block & Company's continued growth and success. Together, we are proud to play a key role in shaping the future of the Kansas City economy.

David M. Block

President, Block & Company, Inc., Realtors

Summer '26 KC Restaurant Guide & Map | FIFA World Cup Cover Design Contest presented by Block & Company + GKCRA



BLOCK Promotions: A look into what's new and exciting at Block & Co.

NEW TEAM MEMBERS



Marleina Brown
Portfolio Manager
September 2025



Adam Lopez
Portfolio Manager
September 2025



Kathryn Gattton
Accounts Payable Specialist
September 2025



Scott Acosta
Transaction Coordinator
September 2025

BLOCK Philanthropy

Bill Maas has been named a 2025 Honoree for the Big Brothers Big Sisters' Most Wanted Auction! The Most Wanted Auction is the agency's largest annual fundraiser. The event takes place on December 13th at the Midland Theater.



Our very own Alex Block won Top Individual Fundraiser of the Night at Big Brothers Big Sisters of Kansas City's annual Bowl for Kids' Sake! Alex has been a Big with BBBSKC for 6 years now, and has enjoyed growing his relationship with his Little, Alijah. Alex rallied his network through raffle items and donation opportunities to raise \$5,500, surpassing his goal of \$5,000, and celebrated this achievement with fellow Block & Company agents on the lanes. This achievement illustrates Block & Company's dedication to positively impacting our community.



Follow Block & Company on Social
to hear about What's new in Kansas City!



What's new in Kansas City?

COSMO BURGER XR NOW OPEN IN THE CROSSROADS
Cosmo Burger XR / Adjacent Space Available for Lease, Contact Phil Peck, CCIM phil@blockandco.com

FOR LEASE 740-3,004 SF
3675 S. NOLAND RD., INDEPENDENCE, MO OFFICE SPACE*

Paul Maxwell 816-412-7429 paul@blockandco.com
*Floor plans may vary, available upon request

What's new in Kansas City?

NEW COCKTAIL CONCEPT COMING TO LENEXA, KS
Next Craft Cocktail / Leased by David Brando

BUSINESS FOR SALE The Homesteader
100 E. 7TH ST., KANSAS CITY, MO POPULAR FARM-TO-TABLE RESTAURANT

Josh Rothchild 816-412-7548 josh@blockandco.com
Garrett Cohen 816-412-7415 garrett@blockandco.com

What's new in Kansas City?

DAVE'S HOT CHICKEN OPENS 3RD KC-AREA LOCATION
Dave's Hot Chicken / Leased by Alex Block and David M. Block / Property Managed by Block & Company, Inc. Realtors

BLOCK Newswire: Selected Deals of the Quarter

A look into a few of Block & Company's most noteworthy transactions



Restaurant | Block & Company brings new concept to former Houlihan's Restaurant in Fairway, Kansas

Block & Company, Inc., Realtors is pleased to announce that we have successfully leased the former Houlihan's location in Fairway, Kansas. The space will soon be home to American Fire, a new concept from the W. VinZant Restaurant Group. [David Block](#) and [Alex Block](#) of Block & Company worked diligently to ensure that this space was leased to a tenant who would be a great fit for the community.



Retail | Block & Company brings two National Restaurants to new Mixed-Use Development Project at 115th & Nall

Block & Company is excited to announce that two nationally recognized restaurant brands will be joining the 9.64-acre mixed-use development project located on the southwest corner of 115th & Nall Avenue in Overland Park, KS. [Bill Maas, CCIM](#) and [Daniel Brocato](#) of Block & Company, Inc., Realtors successfully negotiated the restaurant lease transactions on behalf of the landlord. [Click Here to Read Full Press Release](#)



Industrial | Block & Company, Inc., Realtors leases industrial space to Prime Time Truck Repair in Kansas City, KS

Camren Sinclair of Block & Company, Inc., Realtors recently leased a 5,000 square foot building on .51 acres located at 910-922 S. 19th Street in Kansas City, Kansas to Prime Time Truck Repair. [Camren Sinclair](#) negotiated the transaction on behalf of the landlord.



Restaurant | Block & Company, Inc., Realtors teams up to secure a new Texas Tom's Restaurant location in Liberty, MO

Block & Company is pleased to announce that Texas Tom's Restaurant has secured its 10th Kansas City Metro Area location at 600 S. 291 Highway, Liberty, MO. Both the tenant and the property ownership group were represented by Block & Company, Inc., Realtors. [Bill Maas, CCIM](#), represented Texas Tom's, while [Zach Albrecht](#) and [David M. Block](#) represented the property ownership group in the lease transaction. [Click Here to Read Full Press Release](#)



Land | Block & Company, Inc., Realtors sells Prime Development Land near the Kansas Speedway in Kansas City, KS

Block & Company is pleased to announce the sale of 7.4 acres of Prime Development land on the corner of Parallel Parkway and N. 121st Street. The property is located 5 minutes from the Legends and the Kansas Speedway and 10 minutes from the new Homefield development. [Grant Summers](#) of Block & Company represented the seller in the transaction.

Featured Properties

Use the list below to search properties by category or browse through our featured listings of the quarter.

- [Retail Properties](#)
- [Restaurant Properties](#)
- [Auto/C-store Properties](#)
- [Industrial/Flex Properties](#)
- [Office Buildings/Spaces](#)
- [Investment Properties](#)
- [Shopping Centers](#)
- [Land/Pad Sites](#)
- [Mixed-Use Properties](#)
- [Entertainment Properties](#)
- [Hotel Properties](#)
- [Multi-Family Properties](#)

Multi-Level Crossroads Office Space

Listed by: Will Sanders & Coltin Diehl



- 322 SW Boulevard, Kansas City, MO
- Total Building: 6,500 SF - Leasable Space: 4,500 SF
- High end finishes with FF&E included
- Large Offices, Conference Room, Kitchenettes, Cocktail Bar, and ability to add 8+ cubicles
- [View Listing Page](#)

Emporia Mall Out Parcel

Listed by: Tony DeTommaso & David Block



- 2725 W. 18th Street, Emporia, KS
- Site is fronting Sutherlands and the Flint Hills Mall
- 3,444 SF Drive-Thru Building on 22,500 SF Lot
- Great retail corridor with Walmart Supercenter, Walgreens, Hobby Lobby, McDonald's, and more
- [View Listing Page](#)

Office Building & Land For Sale

Listed by: Bob Wallen



- 4100-4120 NE Port Drive, Lee's Summit, MO
- 18,000 SF Beautiful Two Story Office Building
- Renovated and Updated Interior/Exterior
- Large Open administrative Work Areas and Perimeter Offices
- [View Listing Page](#)

Move-in Ready Offices in Midtown

Listed by: Bianca Gates & Karsyn Smith



- 4605-4609 Paseo Boulevard, Kansas City, MO
- Just minutes from UMKC, Rockhurst, and the Plaza
- High-traffic corridor with excellent visibility
- Enjoy dedicated on-site parking and flexible layouts
- [View Listing Page](#)

BLOCK Life:

News, Events, & Announcements from the Block & Company Family Tree

CREW KC Golf

Interface KC Retail Conference

KCRAR Clay Shooting Tournament



Dakota Grizzle, Madison Baddick, Payton Thielmann (Prime Capital) and Daniel Brocato represented Block & Company, Inc., Realtors at the 22nd Annual CREW Kansas City Golf Classic on August 18th at Canyon Farms Golf Club in Lenexa, KS.

Block & Company once again was a sponsor at the Annual InterFace Kansas City Retail Conference held at the Westin Crown Center on August 18th. Block & Company's own David Block and Bill Maas, CCIM spoke on panels covering the challenges and opportunities shaping the dynamic Kansas City retail market.

Block & Company participated in this year's KCRAR Commercial Clay Shooting Tournament on September 10th at Powder Creek Shooting Park in Lenexa, KS. The players who represented Block & Company were Daniel Brocato, Karsyn Smith, Garrett Cohoon, Dakota Grizzle, Paul Massali, Josh Rothschild, Zach Albrecht, Ryan Cline, Camren Sinclair, and Greg Roberts. Zach, Dakota, Garrett, and Ryan's team took 2nd place and Garrett took 1st place for the best individual score.

David Block's Birthday Celebration | July 2025



The Block & Company Event Committee was established with the mission to foster connections between departments through engaging and enjoyable activities. These activities range from afternoon events to full-day outings and include opportunities for volunteerism and community involvement.

The committee, led by Sara Zahner and Leslie Crust, includes Christina Bathez and Jean Dawson. Each member is instrumental in planning events that promote team building and camaraderie.

Monthly Birthday Treat Day

AUGUST



SEPTEMBER



BLOCK Life:

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Charity of the Quarter

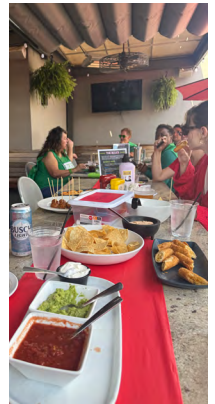


Block & Company's "Tacos & Hats for Charity" and "Breakfast for Charity" initiatives this quarter have raised a total of \$709 for Steppin' Stone, Inc. David Block has graciously agreed to match this amount, bringing the grand total to \$1,418! We are proud to support Steppin' Stone, Inc. and the invaluable work you do for the community.

Steppin' Stone is a new Non-profit 501 (c) (3) organization that helps support youth by coaching and mentoring while engaging in sports, education and activities so that they can be successful in life. Services would be, coaching, mentoring, tutoring, sports, activities, Youth and Teen Group sessions. Youth Community service activities to clean our neighborhoods.

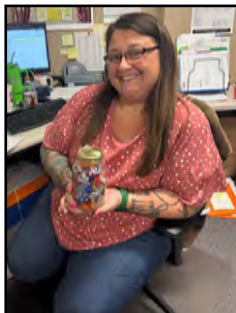


Block Trivia | September 25th, 2025



Monthly Candy Guessing Contest Winners

JULY



Leslie Crust

AUGUST



Zach Albrecht

SEPTEMBER



Mitch DiCarlo

MY BLOCK

If you are a property investor or business owner in the Greater Kansas City area, be sure to sign up for **MY BLOCK on blockandco.com**

MY BLOCK gives our clients a first look at new-to-market commercial properties that are for sale or lease. Our property alerts are fully customizable and conveniently delivered straight to your inbox.



SCAN THE QR CODE TO
REGISTER TODAY

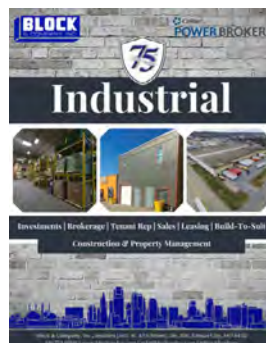


BLOCK Services:

A look into Block & Company's commercial real estate efforts and solutions

Providing Full Service Commercial Real Estate for nearly 80 years

Click to view any of our service brochures



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