

Redevelopment Opportunity - Proposals Due November 15, 2020



Rare Opportunity in Troost Corridor

- 2.75 acres available with R-1.5 and B4-5 zoning
- Located in a Qualified Opportunity Zone
- Adjacent to the Longfellow and Beacon Hill neighborhoods
- Convenient access to Highway 71 and I-70
- Highly desirable infill development site proximate to the Crossroads and Downtown KC

For more information:

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Proposal Requirements

Seller desires proposals that accomplish the following:

- Complimentary to adjacent anchors (KCPS HQ, Metropolitan Community College campus, Operation Breakthrough campus)
- Complimentary to adjacent residential neighborhoods and their residents (ie supports inclusive redevelopment of the corridor)
- Activates the Troost commercial corridor (helps support/sustain local businesses)
- Identifies creative solutions for parking (ie shared parking or otherwise)
- Retains green space/open space that can remain accessible to KCPS employees (note: site currently has a walking path that is used by employees/residents during business hours)
- Is consistent with the Troost Overlay Plan

Submittal Requirements:

- Offer Terms
- Respondent's background and qualifications
- Description of the proposed reuse of the property, including how the property meets KCPS' stated objectives
- Sources & uses budget (including whether incentives will be pursued)
- Schedule
- Response Certification Form (Block Real Estate Services will provide to interested parties)
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Parcel Map



Property to be retained by KCPS (for warehouse and parking use)

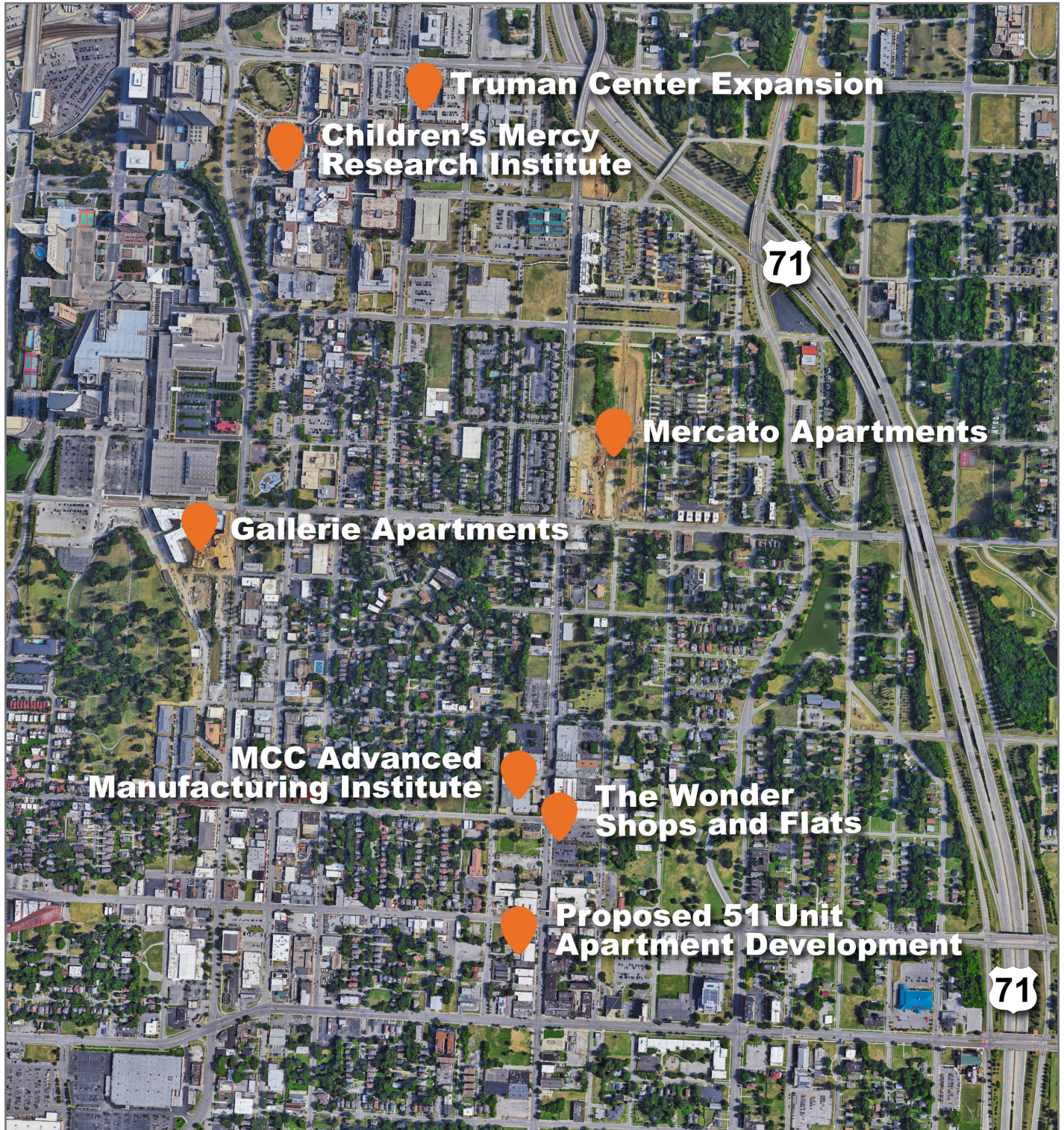
Property for Sale: Approx. 120K SF

2801 Troost Avenue

Kansas City, Missouri 64109

For Sale

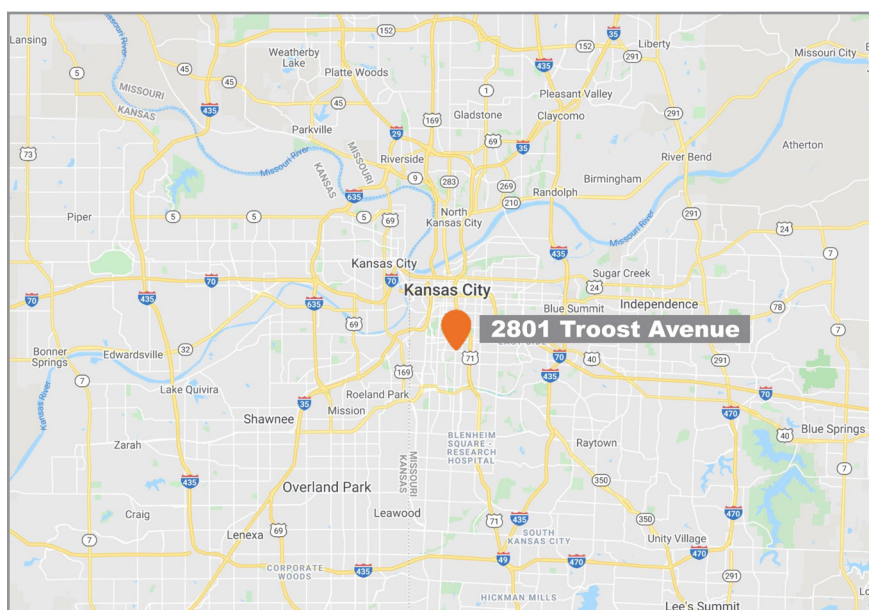
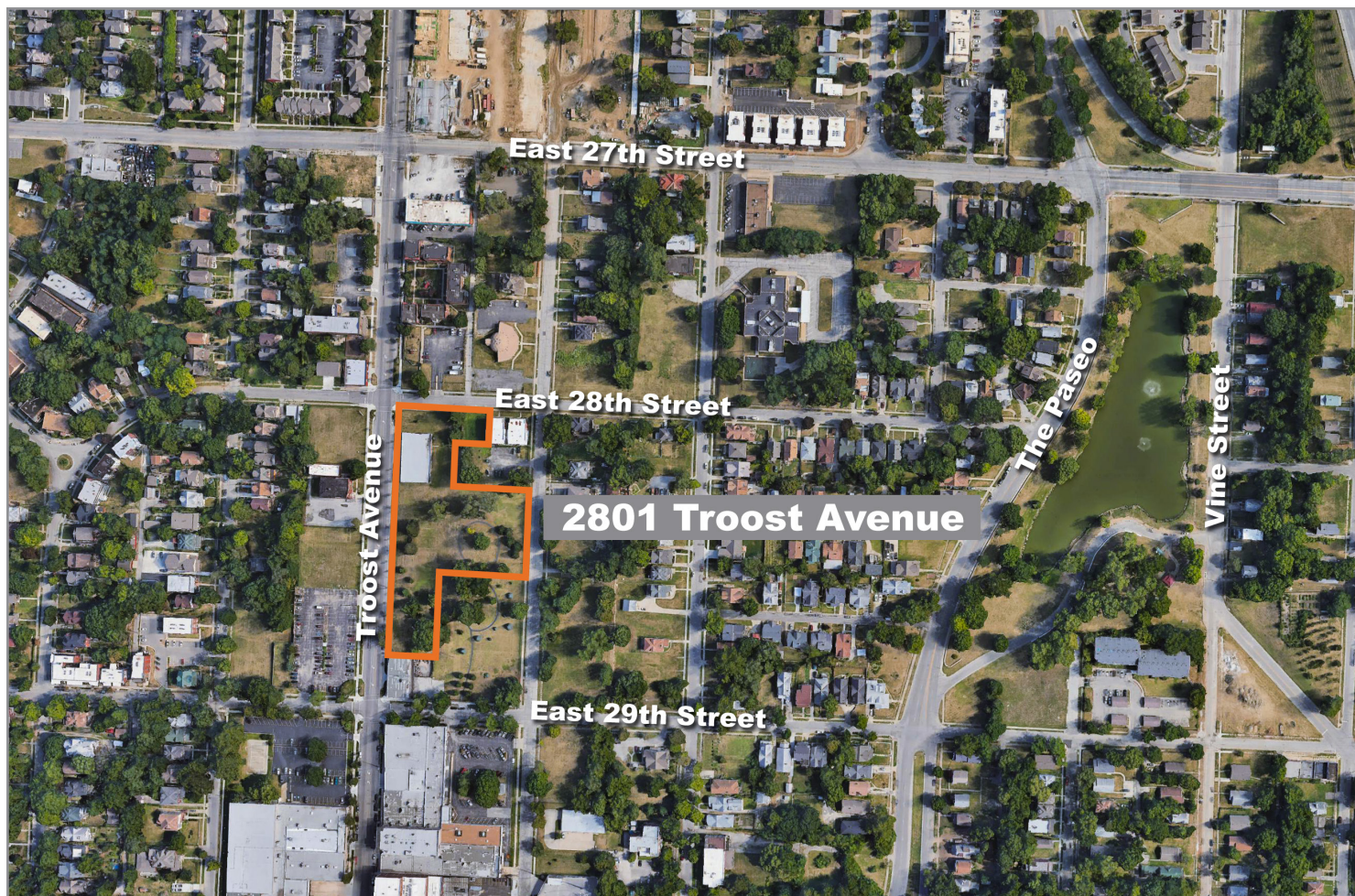
Recent Developments



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