

Development Opportunity

East 36th Street

Also Available
for Sale

Site

Walnut Street

Southbound Streetcar Extension
Main Street 12,913 VPD
Northbound Streetcar Extension

3600 Walnut Kansas City, Missouri is a unique development opportunity near 36th & Main Streets along the streetcar extension. Currently zoned R6, this site is ideal for a variety of uses including: multifamily, office, medical office or boutique retail. The site is .46± Acres with the potential area of .75± Acres when combined with the adjacent site.

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CROSSROADS ARTS DISTRICT



CROWN CENTER

UNION HILL



ARMOUR BOULEVARD



WESTPORT

39TH STREET

EXTENSION

43RD STREET



COUNTRY CLUB PLAZA

47TH STREET



3600 Walnut Site Details

Gross Total Acreage	.46± Acres (21,118± SF)
Current Zoning	R6 - Medium Density Residential
Access	Excellent access to Main Street via Walnut; located one block east and one block south of future streetcar stop
Site Dimensions	145±' x 145±'
Utility Providers	Evergy, Spire, KC Water, Spectrum, Google Fiber
Price	Negotiable

Major Employers

within a 2-mile radius

3600 Walnut Kansas City, Missouri

Multifamily Projects

within a 2-mile radius

Name	Status	Address	Units
44 Washington	Delivered 2Q 2020	551 West 44th Street	196
The Netherland	Delivered 3Q 2020	3835 Main Street	118
Gallerie Townhomes	Delivered 3Q 2020	2705 McGee Trafficway	57
Arc on Armour	Delivered 4Q 2020	211 West Armour Boulevard	62
Midtown Plaza	Under Construction	3420 Broadway Boulevard	107
Uptown Lofts	Under Construction	Valentine Road & Broadway Boulevard	213
Armour Corners	Planned	Armour Boulevard & Troost Avenue	450
Katz on Main	Planned	3948 Main Street	192
The Levy at Martini Corner	Planned	Gillham Road & 31st Street	163
MAC Properties Redevelopment	Planned	Main Street & Armour Boulevard	TBD

Name	Type	Employees
Federal Government	Government	20,846
Children's Mercy Hospital	Health Services	8,382
Saint Luke's Health System	Health Services	4,638
Internal Revenue Service	Government	4,600
Truman Medical Centers	Health Services	3,579
University of Missouri-Kansas City	Higher Education	2,427
Hallmark Cards, Inc.	Greeting Cards	2,262
Federal Reserve Bank of Kansas City	Banking	2,218
Kansas City Public Schools	Public Education	2,018
BlueCross and Blue Shield of Kansas City	Insurance	1,300
Lockton Companies	Insurance Broker	1,286
American Century Companies, Inc.	Mutual Funds	1,103
ISS Facility Services	Building Maintenance	850
Metropolitan Community College-Penn Valley	Higher Education	795
Stowers Institute for Medical Research	Biomedical Research	550
CBIZ	Management Consulting	543
Sun Life Financial Inc.	Insurance Broker	541
Polsinelli	Law Firm	489
Country Club Bank	Community Bank	445
Kansas City Life Insurance Company	Insurance	437
Littler Mendelson	Labor Law Firm	398
Deloitte	Accounting Firm	387
AutoAlert	Automotive Data Mining	350
MRIGlobal	Scientific R&D	350
Populous	Architecture	324
Husch Blackwell LLP	Law Firm	291

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