# 7301 NW TIFFANY SPRINGS RD 🗡

KANSAS CITY, MO 64153









### HIGHLIGHTS

- Former hotel & conference center an existing 122,800+/- SF, 11-story building with 255 hotel rooms, and a 30,800+/- SF conference center, situated on 6.77+/- acres
- Close proximity to Zona Rosa, St. Luke's North Hospital and power box retail centers
- Less than 5 minutes from KCI and 15 minutes from downtown Kansas City
- Major redevelopment/conversion opportunity
- Office, retail, apartment, mixed use zoning (B3-3)
- Tax incentive eligible Up to 25 years of tax abatement
- Strong demographics

#### **FOR AUCTION: 9/25-9/27**



Tour dates are as follows:

Tuesday, 8/299am-NoonWednesday, 9/69am-NoonTuesday, 9/129am-Noon

#### **DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2017 POPULATION	4,508	35,702	82,771
2017 AVG HOUSEHOLD INCOME	\$96,622	\$91,183	\$91,364

#### TRAFFIC COUNTS

I-29 78,000 Vehicles/DayHWY 152 32,000 Vehicles/Day

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### EXECUTIVE SUMMARY

7301 NW TIFFANY SPRINGS RD, KANSAS CITY, MO 64153



#### **POINTS OF INTEREST**

- Located in Kansas City, Missouri NWC of Interstate 29 and 152 HWY
- Close Proximity to Zona Rosa and St. Lukes North Medical Center
- Minutes from the Kansas City International Airport

The offering is a former hotel and conference center situated on nearly 7 acres of land located on the northwest corner of Interstate 29 and Highway 152 in Kansas City, Missouri.

Less than a 5-minute walk from Zona Rosa Town Center (500,000 square feet, mixed-use development) and a 5-minute car ride to the Kansas City International Airport, this offering is a rare redevelopment opportunity with up to 25 years of tax abatement. The subject site is visible to over 78,000 CPD on I-29 and over 32,000 CPD on HWY 152 with Power Box Centers including AMC Theaters, Lowe's, Walmart Supercenter, Hobby Lobby, Bed Bath & Beyond, Main Event, Office Max, Applebee's, Chili's Grill & Bar and Panera Bread.

Kansas City, Missouri is a vibrant, diverse and well-established municipality that is incorporated in Jackson, Clay and Platte Counties respectively, with a population of 2,071,133 across the metro. The subject site is located within Platte County, Missouri. Platte County has spurred recent development success stories involving a CVS Distribution Center, Northland Costco, TriWest Healthcare Alliance, Kansas City International Intermodal Business Center and a new Kansas City North Police Department Patrol Division. The county's population continues to increase (25% since 2000) and according the latest Census, is the fastest growing area in the region.

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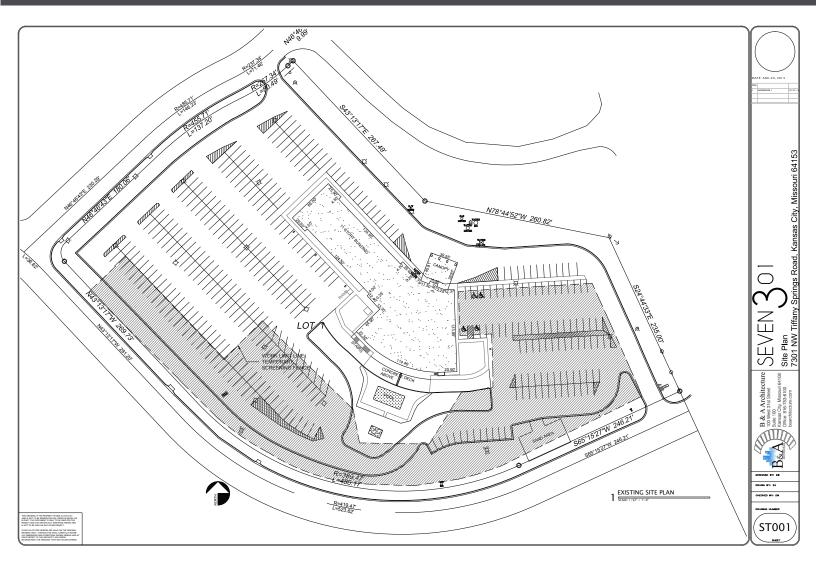
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## SITE PLAN & RENDERINGS

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## **AERIAL**

SEVEN 301 TRAIL & BRIDGE PROJECT OVER I-29





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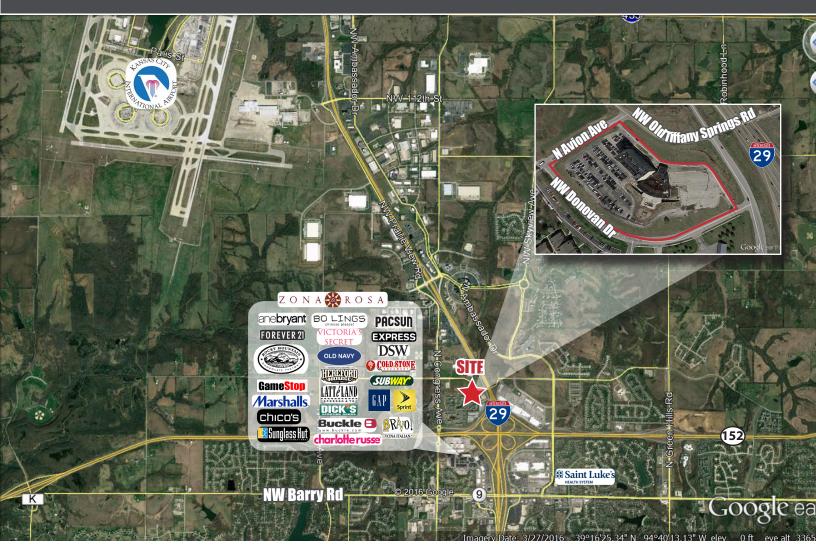
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