



PHOTO OF ZONA ROSA

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



To register, please visit: www.ten-x.com

Tour dates are as follows:

Tuesday, 8/29	9am-Noon
Wednesday, 9/6	9am-Noon
Tuesday, 9/12	9am-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/Day
HWY 152	32,000 Vehicles/Day

Miguel Jaramillo

Office: 913.945.3781
Mobile: 816.585.1619
Email: mj@reececommercial.com

John Sweeney, CCIM

Office: 913.945.3718
Mobile: 913.461.6326
Email: john@reececommercial.com

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.

Miguel Jaramillo

Office: 913.945.3781

Mobile: 816.585.1619

Email: mj@reececommercial.com

John Sweeney, CCIM

Office: 913.945.3718

Mobile: 913.461.6326

Email: john@reececommercial.com

AERIAL

SEVEN 301 TRAIL & BRIDGE PROJECT OVER I-29



**OLD TIFFANY SPRINGS AND
DONOVAN DRIVE
CITY PROJECT 89008153**
12/8/2015



Miguel Jaramillo

Office: 913.945.3781
Mobile: 816.585.1619
Email: mj@reececommercial.com

John Sweeney, CCIM

Office: 913.945.3718
Mobile: 913.461.6326
Email: john@reececommercial.com

AERIAL

7301 NW TIFFANY SPRINGS RD, KANSAS CITY, MO 64153



Miguel Jaramillo

Office: 913.945.3781

Mobile: 816.585.1619

Email: mj@reececommercial.com

John Sweeney, CCIM

Office: 913.945.3718

Mobile: 913.461.6326

Email: john@reececommercial.com