

# Commercial Land For Sale

1205-17 E Linwood Boulevard, Kansas City, Missouri 64109



- 164' of frontage on E Linwood Blvd and 140' on Tracy Ave
- Center City neighborhood 0.4 mile west of U.S. 71 Hwy 1-½ blocks east of Troost Ave between Forest and Tracy Aves
- Kansas City Catalytic Urban Redevelopment (KC-CUR) initiative area, a partnership with the Greater Kansas City Local Initiatives Support Corporation (LISC), the Mid- America Regional Council (MARC) and the City of Kansas City, Missouri <https://www.lisc.org/kansas-city/what-we-do/economic-development/kc-cur/>
- Located within Midtown Plaza Area Plan and Heart of the City Tax Increment Financing Redevelopment Area <https://edckc.com/facade/>
- Tremendous amount of commercial revitalization is planned, underway or already completed in the area to include thousands of apartments along an eight-block stretch of Troost Ave from 27th St to Armour Blvd

## Proposed Use

High Density Residential

## Location

Midtown Opportunity Zone

## MLS #

2360114

## Sale Price

\$300,000 (\$14.00/SF)

## Land Area

21,426± SF (0.49± AC)

## Zoning District

B4-5, Heavy Business / Commercial

Demographics	1 MILE	3 MILE	5 MILE
2021 Estimated Population	16,472	123,796	243,211
Average Household Income	\$54,884	\$57,554	\$63,097

## FOR MORE INFORMATION

Susan Scott | 816.668.7276 | [susan@scottcrs.com](mailto:susan@scottcrs.com)

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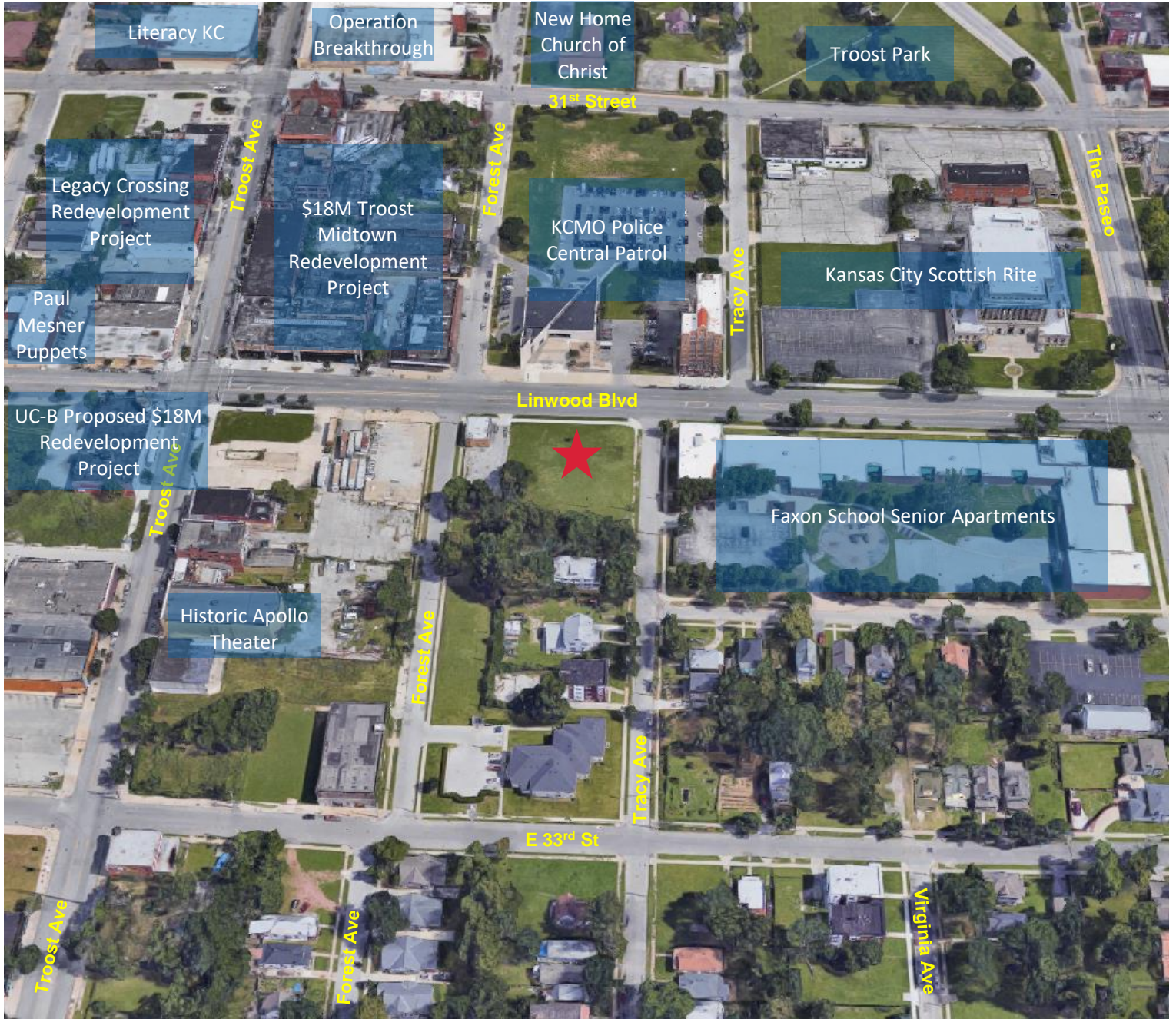
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# Aerial Map

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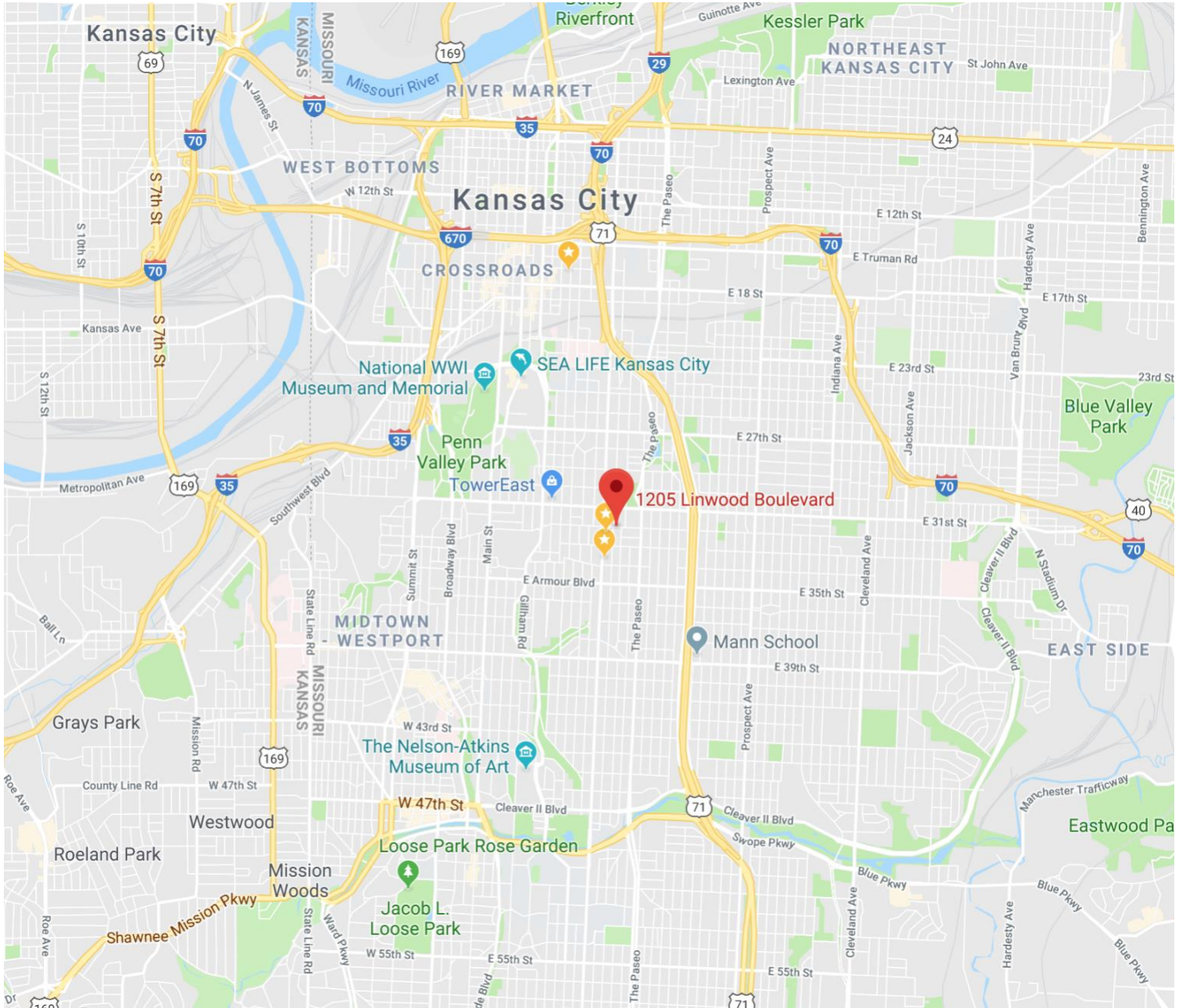
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