

9000 OLD SANTA FE

9000 Old Santa Fe, Kansas City, MO 64138



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PROPERTY INFORMATION

PURCHASE PRICE

\$795,000.00

PROPERTY ADDRESS

*9000 Old Santa Fe
Kansas City, MO 64138*

YEAR BUILT

1980

PROPERTY SIZE

12,075 Sq. Ft.

LAND SIZE

2.17 Acres

9000 Old Santa Fe
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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY PHOTOS



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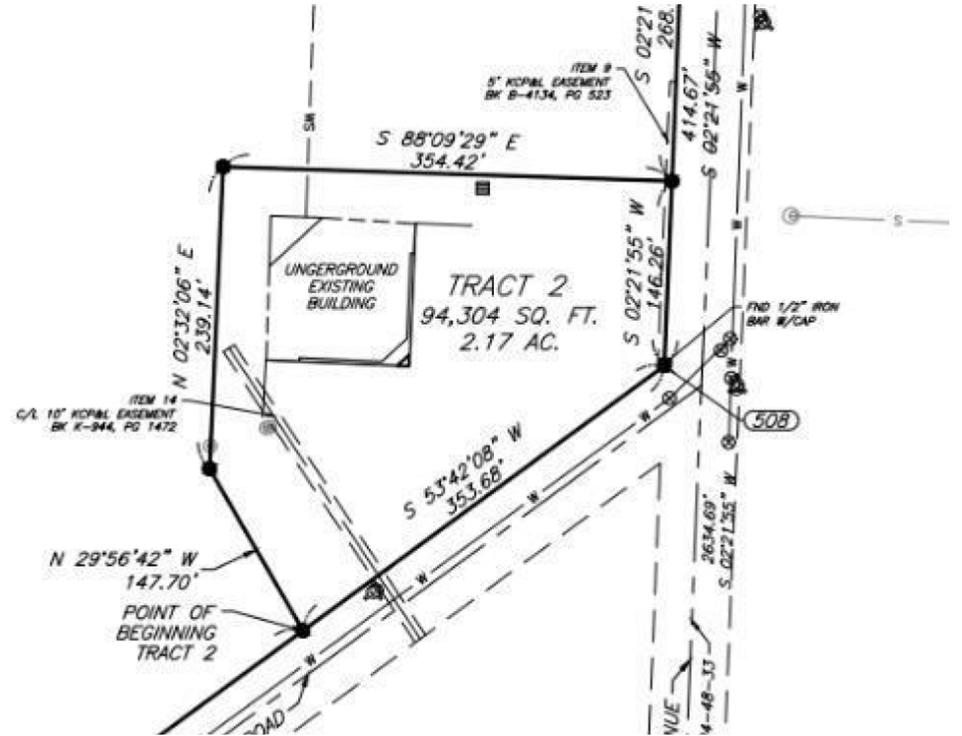


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PROPERTY PHOTOS



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PROPERTY OVERVIEW

Gutted & Ready for Transformation LM2 Office Opportunity with Full Architectural Plans

9000 Old Santa Fe Rd, Kansas City, MO 64138

±12,075 SF | B3-2 Zoning | Ideal Owner-User or Investment Play Selling "AS IS"

Unlock the potential of this rare standalone office building in south Kansas City. Located at a signalized intersection on Old Santa Fe Rd, this ±12,075 SF property has already been professionally gutted and is prepped for immediate renovation with a full set of stamped architectural plans included in the sale, as well as a full exterior renovation completed June 2025. Skip the costly demo phase and start building to your specific needs.

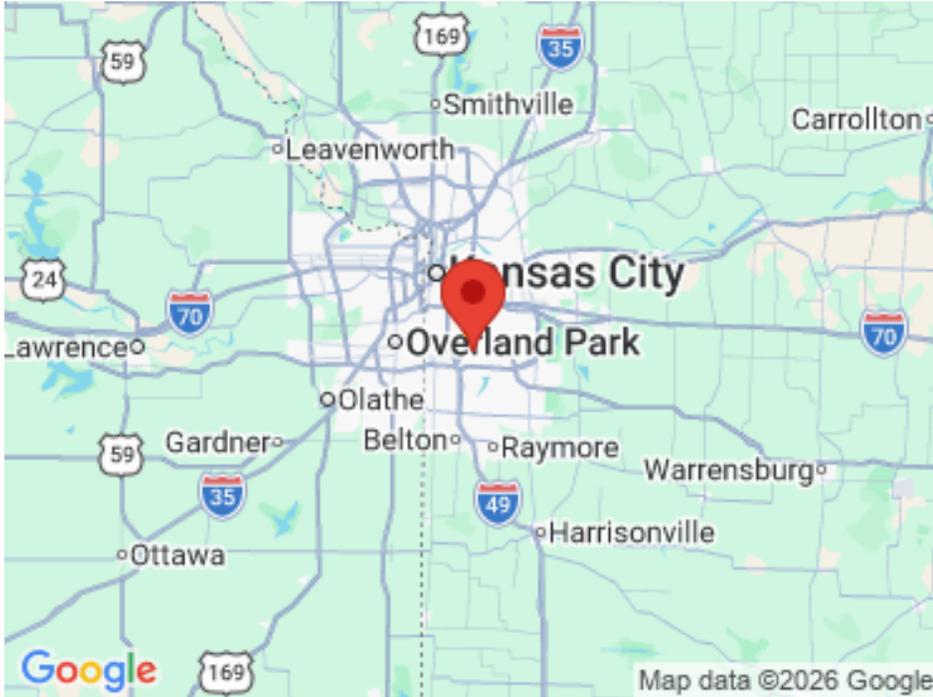


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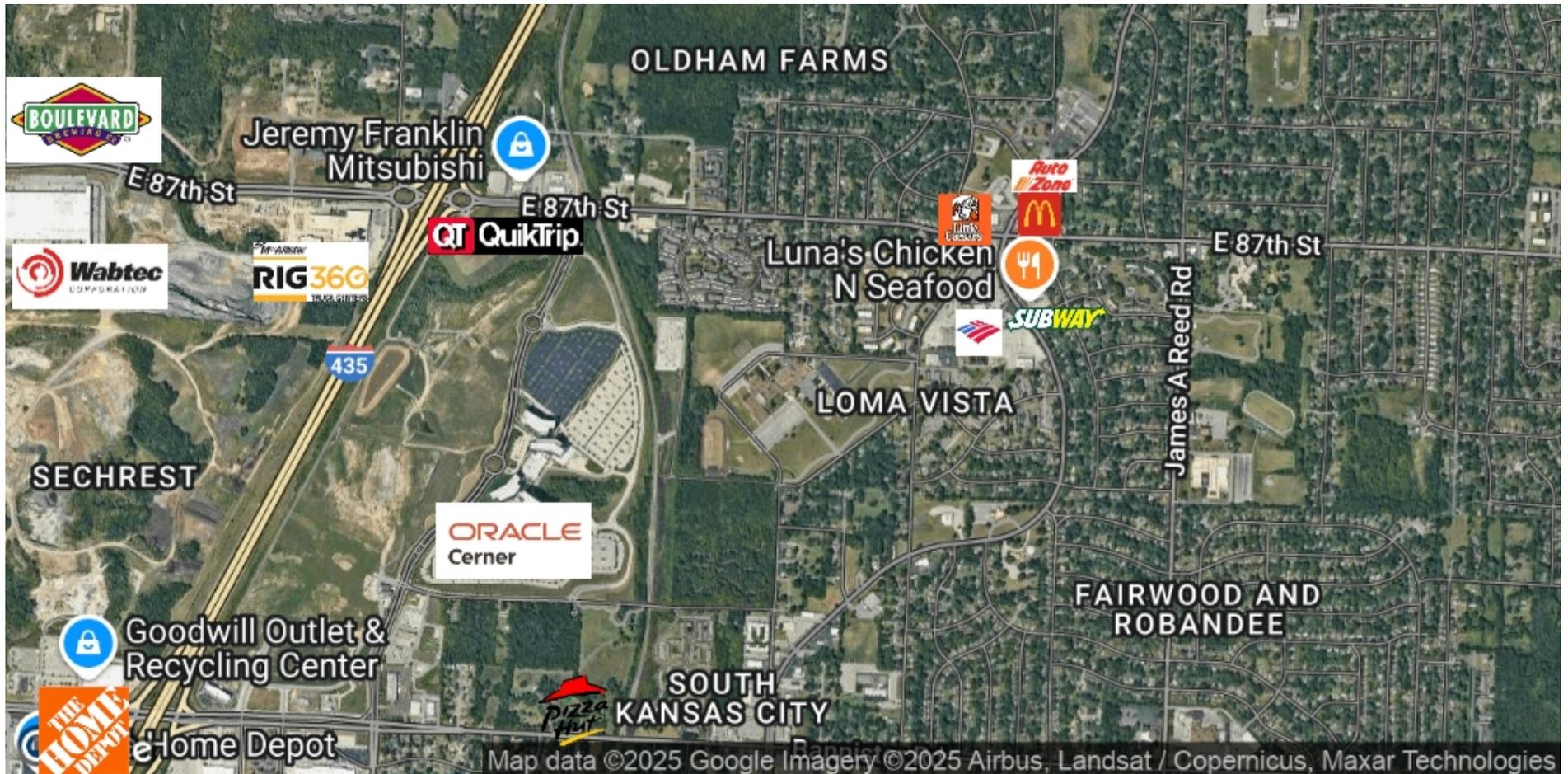


AREA LOCATION MAP



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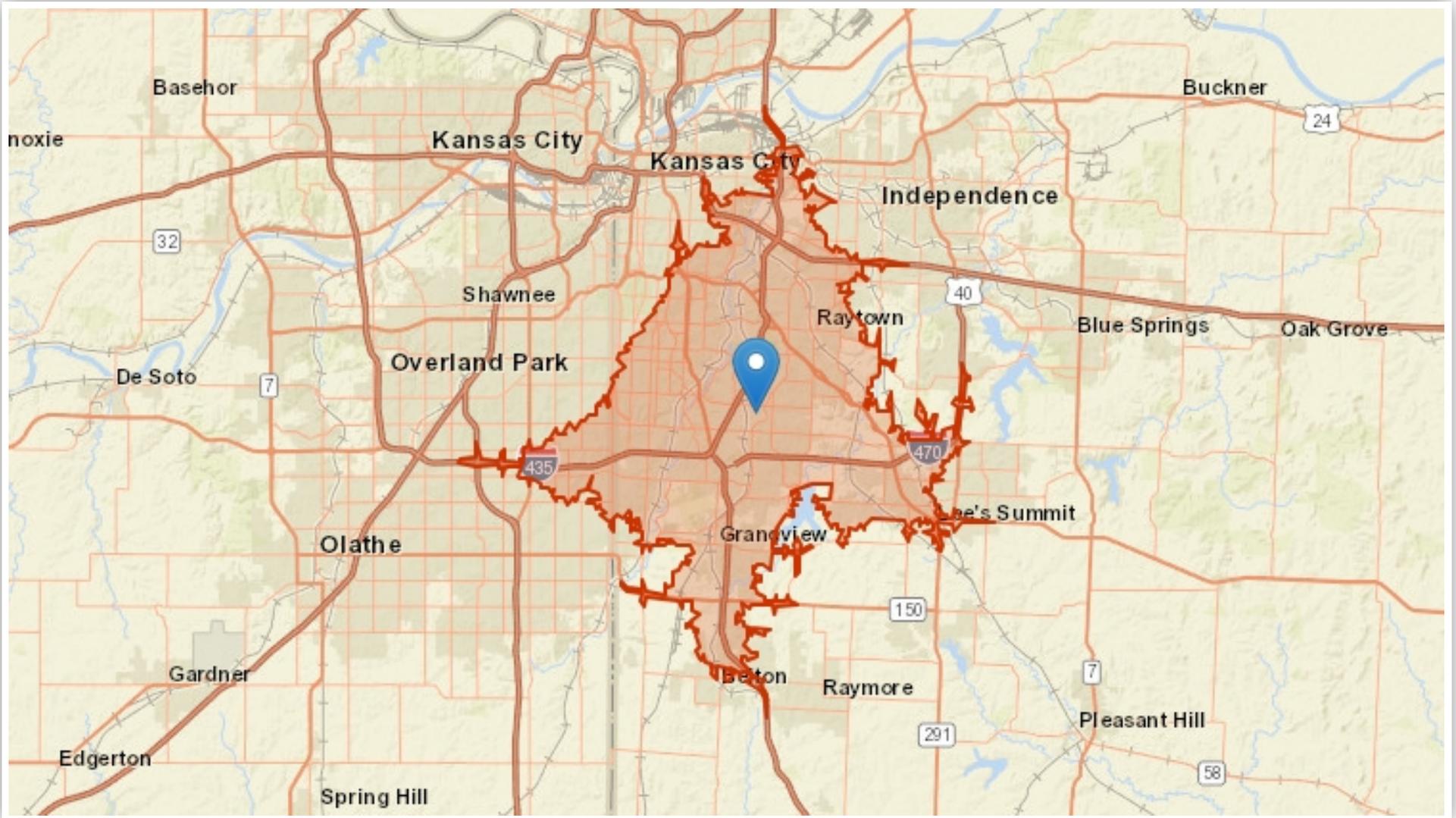
AERIAL ANNOTATION MAP



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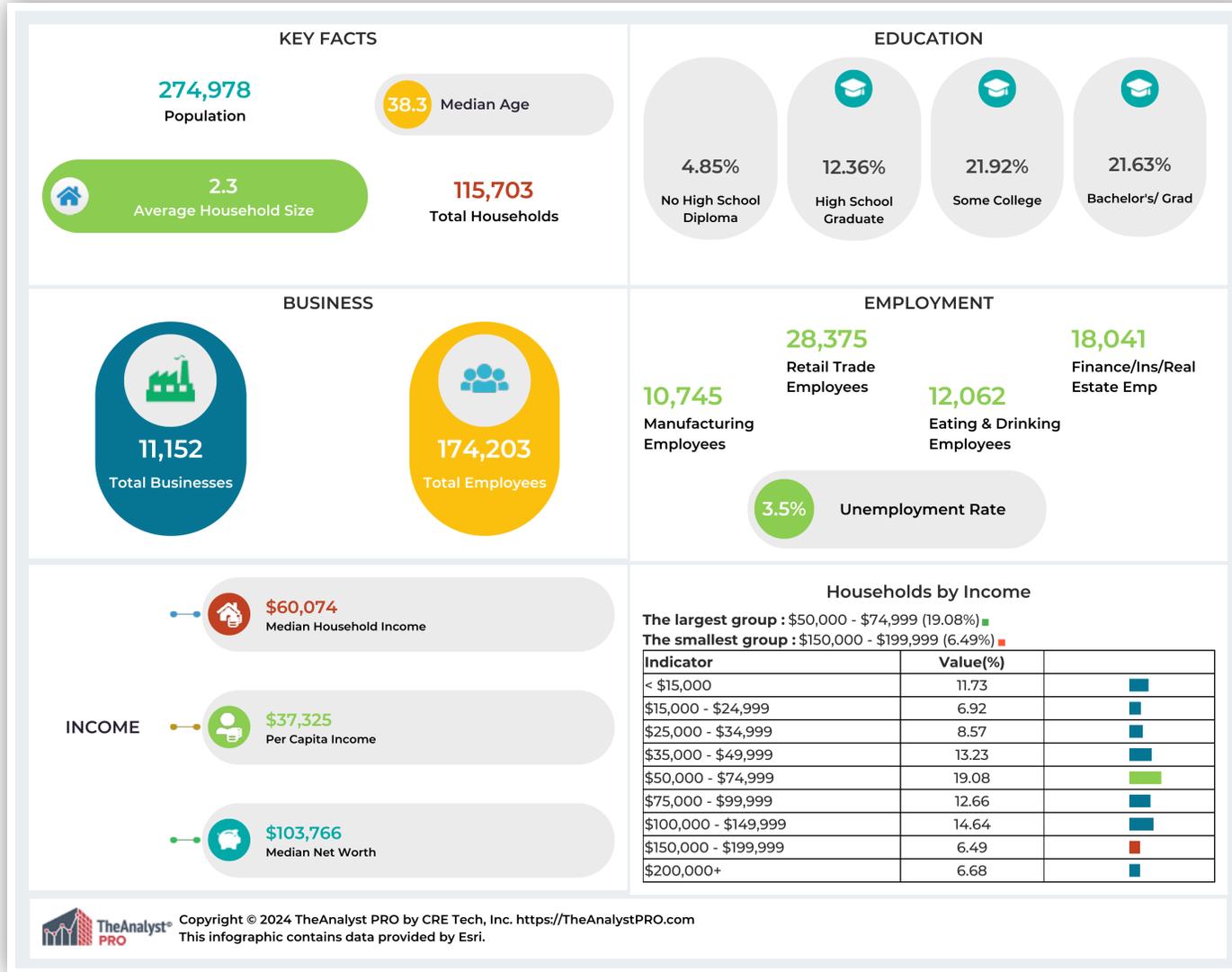
LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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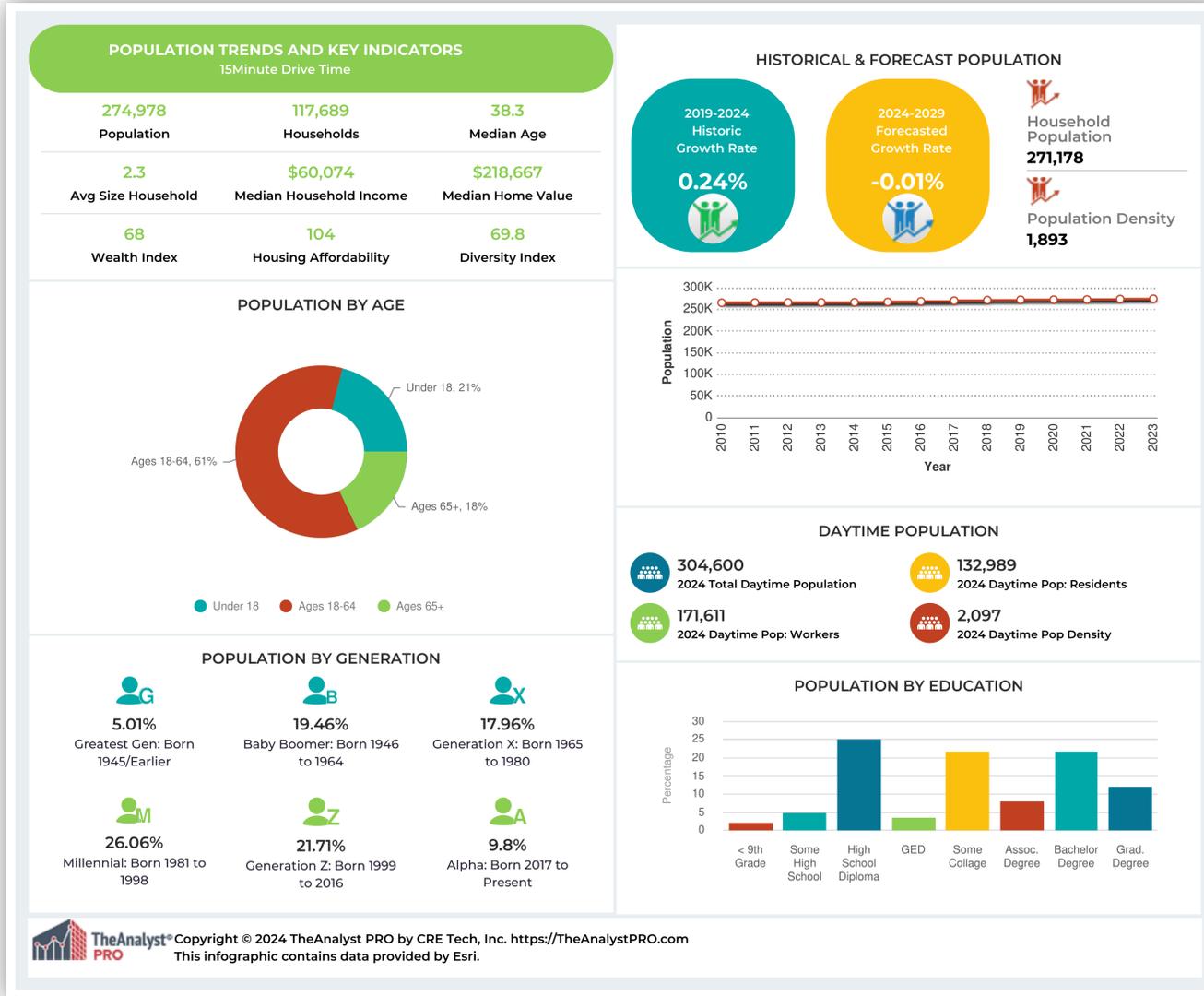
INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



DAYTIME POPULATION

304,600 2024 Total Daytime Population	132,989 2024 Daytime Pop: Residents
171,611 2024 Daytime Pop: Workers	2,097 2024 Daytime Pop Density

HISTORICAL & FORECAST POPULATION

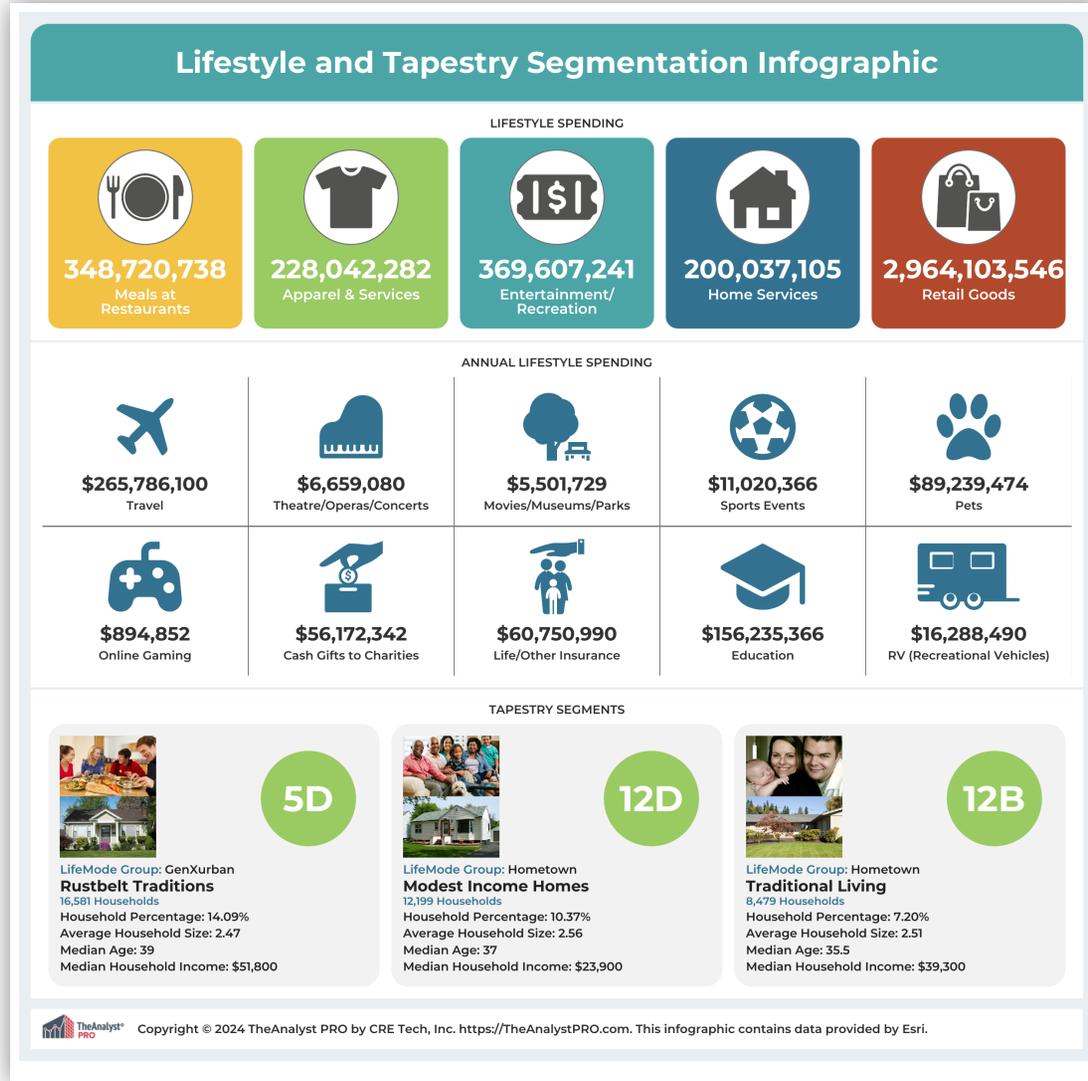
Year	Population
2010	~250K
2011	~250K
2012	~250K
2013	~250K
2014	~250K
2015	~250K
2016	~250K
2017	~250K
2018	~250K
2019	~250K
2020	~250K
2021	~250K
2022	~250K
2023	~250K

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INFOGRAPHIC: LIFESTYLE / TAPESTRY (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

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