



# The City of North Kansas City Missouri

...

## Commercial Real Estate Analysis

DRAFT

March 6, 2026

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Prepared by:



**LandUseUSA**  
UrbanStrategies

In Collaboration with:

**olsson**<sup>®</sup>



# Commercial Real Estate Analysis

Section 3-A      Narrative | Slide Deck

Section 3-B      For-Sale Land

Section 3-C      For-Sale Buildings

Section 3-C      For-Lease Buildings

# Section 3-A Narrative Slide Deck

# Section 3-B Commercial For-Sale Land

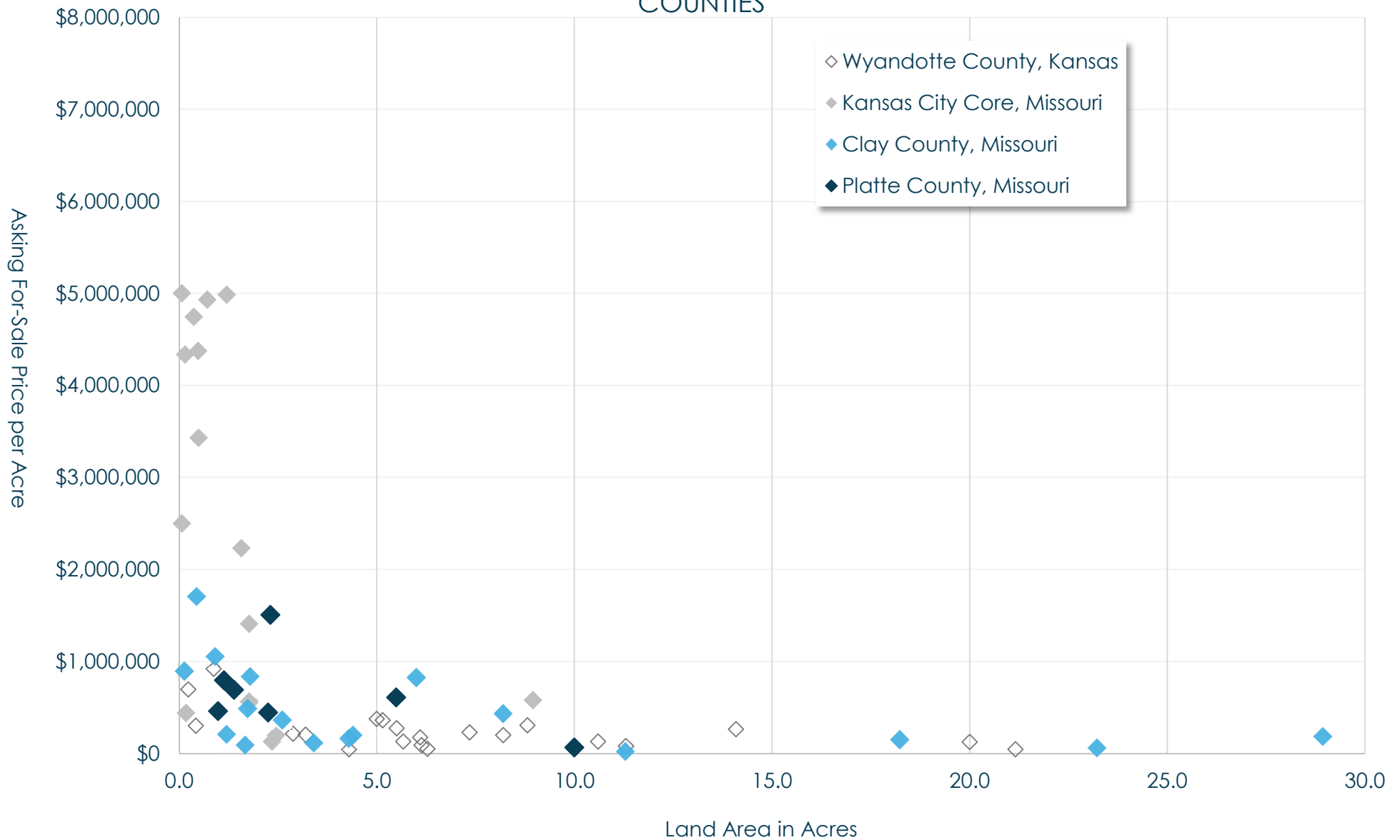
## COUNTIES



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

# Asking For-Sale Price per Acre vs. Available Land Platte and Clay Counties, Missouri with Comparisons

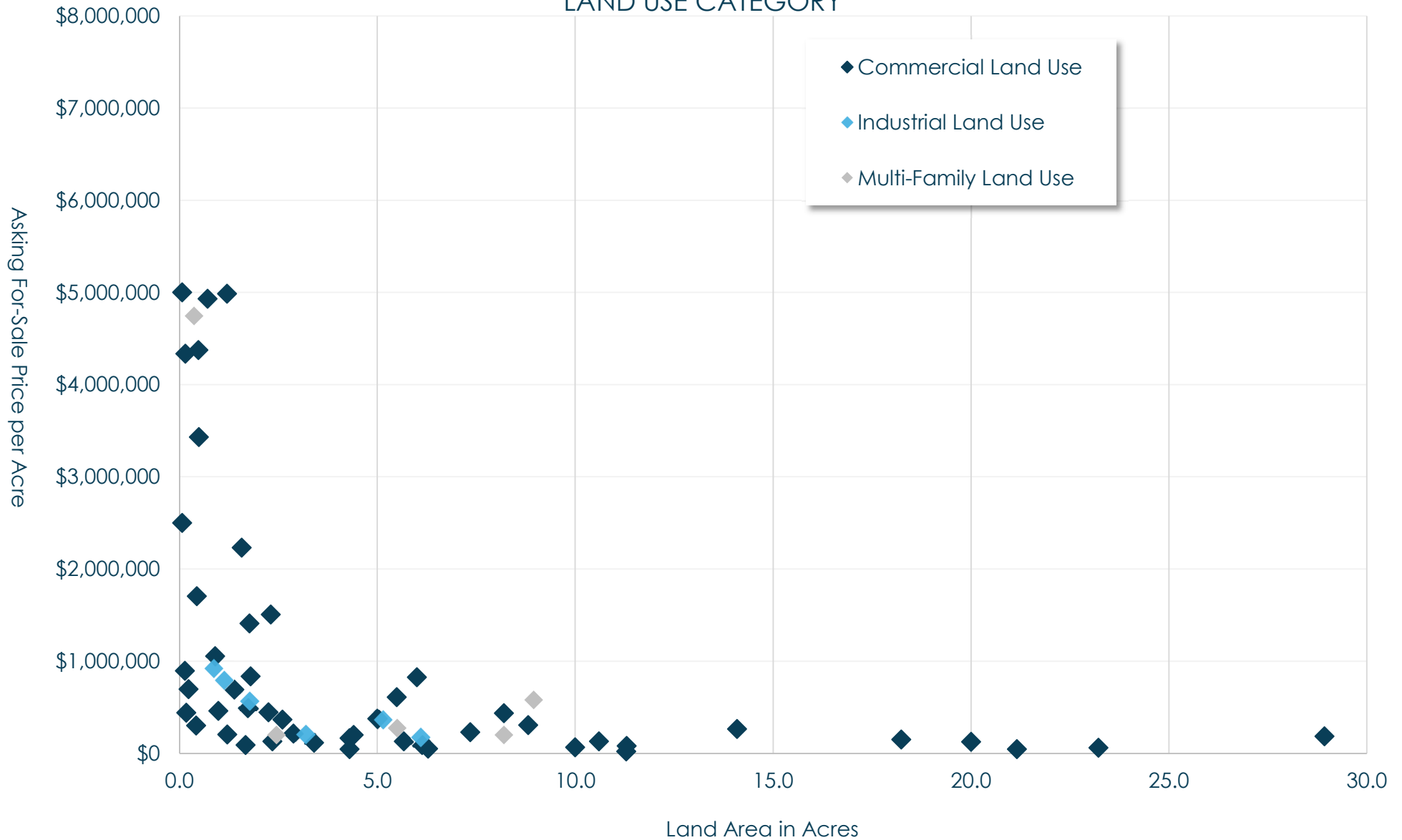
## COUNTIES



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# Asking For-Sale Price per Acre vs. Available Land Platte and Clay Counties, Missouri with Comparisons

## LAND USE CATEGORY



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Land Clay County, Missouri | Spring 2026

| Row Number | Land Use Category | Available Acres | Asking Price | Asking Price/Acre |
|------------|-------------------|-----------------|--------------|-------------------|
| 1          | Commercial        | 0.14            | \$125,000    | \$895,000         |
| 2          | Commercial        | 0.44            | \$750,000    | \$1,705,000       |
| 3          | Commercial        | 0.90            | \$950,000    | \$1,055,000       |
| 4          | Commercial        | 1.21            | \$250,000    | \$205,000         |
| 5          | Commercial        | 1.67            | \$150,000    | \$90,000          |
| 6          | Commercial        | 1.73            | \$850,000    | \$490,000         |
| 7          | Commercial        | 1.80            | \$1,500,000  | \$835,000         |
| 8          | Commercial        | 2.60            | \$950,000    | \$365,000         |
| 9          | Commercial        | 3.40            | \$395,000    | \$115,000         |
| 10         | Commercial        | 4.30            | \$710,000    | \$165,000         |
| 11         | Commercial        | 4.40            | \$875,000    | \$200,000         |
| 12         | Commercial        | 6.00            | \$4,950,000  | \$825,000         |
| 13         | Commercial        | 8.20            | \$3,570,000  | \$435,000         |
| 14         | Commercial        | 11.29           | \$225,000    | \$20,000          |
| 15         | Commercial        | 18.24           | \$2,780,000  | \$150,000         |
| 16         | Commercial        | 23.22           | \$1,395,000  | \$60,000          |
| 17         | Commercial        | 28.93           | \$5,355,000  | \$185,000         |
| 18         | Commercial        | 60.00           | \$3,920,000  | \$65,000          |
| 19         | Commercial        | 124.26          | \$2,485,000  | \$20,000          |
| 20         | Commercial        | 218.88          | \$18,240,000 | \$85,000          |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Land Kansas City Core, Missouri | Spring 2026

| Row Number | Land Use Category | Available Acres | Asking Price | Asking Price/Acre |
|------------|-------------------|-----------------|--------------|-------------------|
| 1          | Commercial        | 0.07            | \$175,000    | \$2,500,000       |
| 2          | Commercial        | 0.07            | \$350,000    | \$5,000,000       |
| 3          | Commercial        | 0.15            | \$650,000    | \$4,335,000       |
| 4          | Commercial        | 0.17            | \$75,000     | \$440,000         |
| 5          | Commercial        | 0.48            | \$2,100,000  | \$4,375,000       |
| 6          | Commercial        | 0.49            | \$1,680,000  | \$3,430,000       |
| 7          | Commercial        | 0.71            | \$3,500,000  | \$4,930,000       |
| 8          | Commercial        | 1.20            | \$5,980,000  | \$4,985,000       |
| 9          | Commercial        | 1.57            | \$3,500,000  | \$2,230,000       |
| 10         | Commercial        | 1.77            | \$2,500,000  | \$1,410,000       |
| 11         | Commercial        | 2.35            | \$300,000    | \$130,000         |
| 1          | Industrial        | 1.77            | \$1,000,000  | \$565,000         |
| 1          | Multi-Family      | 0.37            | \$1,755,000  | \$4,745,000       |
| 2          | Multi-Family      | 2.45            | \$490,000    | \$200,000         |
| 3          | Multi-Family      | 8.95            | \$5,200,000  | \$580,000         |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Land Platte County, Missouri | Spring 2026

| Row Number | Land Use Category | Available Acres | Asking Price | Asking Price/Acre |
|------------|-------------------|-----------------|--------------|-------------------|
| 1          | Commercial        | 0.98            | \$450,000    | \$460,000         |
| 2          | Commercial        | 1.39            | \$960,000    | \$690,000         |
| 3          | Commercial        | 2.25            | \$1,000,000  | \$445,000         |
| 4          | Commercial        | 2.31            | \$3,475,000  | \$1,505,000       |
| 5          | Commercial        | 5.49            | \$3,350,000  | \$610,000         |
| 6          | Commercial        | 10.00           | \$650,000    | \$65,000          |
| 7          | Commercial        | 31.00           | \$11,500,000 | \$370,000         |
| 8          | Commercial        | 38.50           | \$5,200,000  | \$135,000         |
| 9          | Commercial        | 50.00           | \$10,355,000 | \$205,000         |
| 10         | Commercial        | 116.94          | \$3,960,000  | \$35,000          |
| 1          | Industrial        | 1.13            | \$900,000    | \$795,000         |
| 2          | Industrial        | 39.00           | \$3,820,000  | \$100,000         |
| 3          | Industrial        | 163.00          | \$9,000,000  | \$55,000          |
| 4          | Industrial        | 163.00          | \$9,000,000  | \$55,000          |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Land Wyandotte County, Kansas | Spring 2026

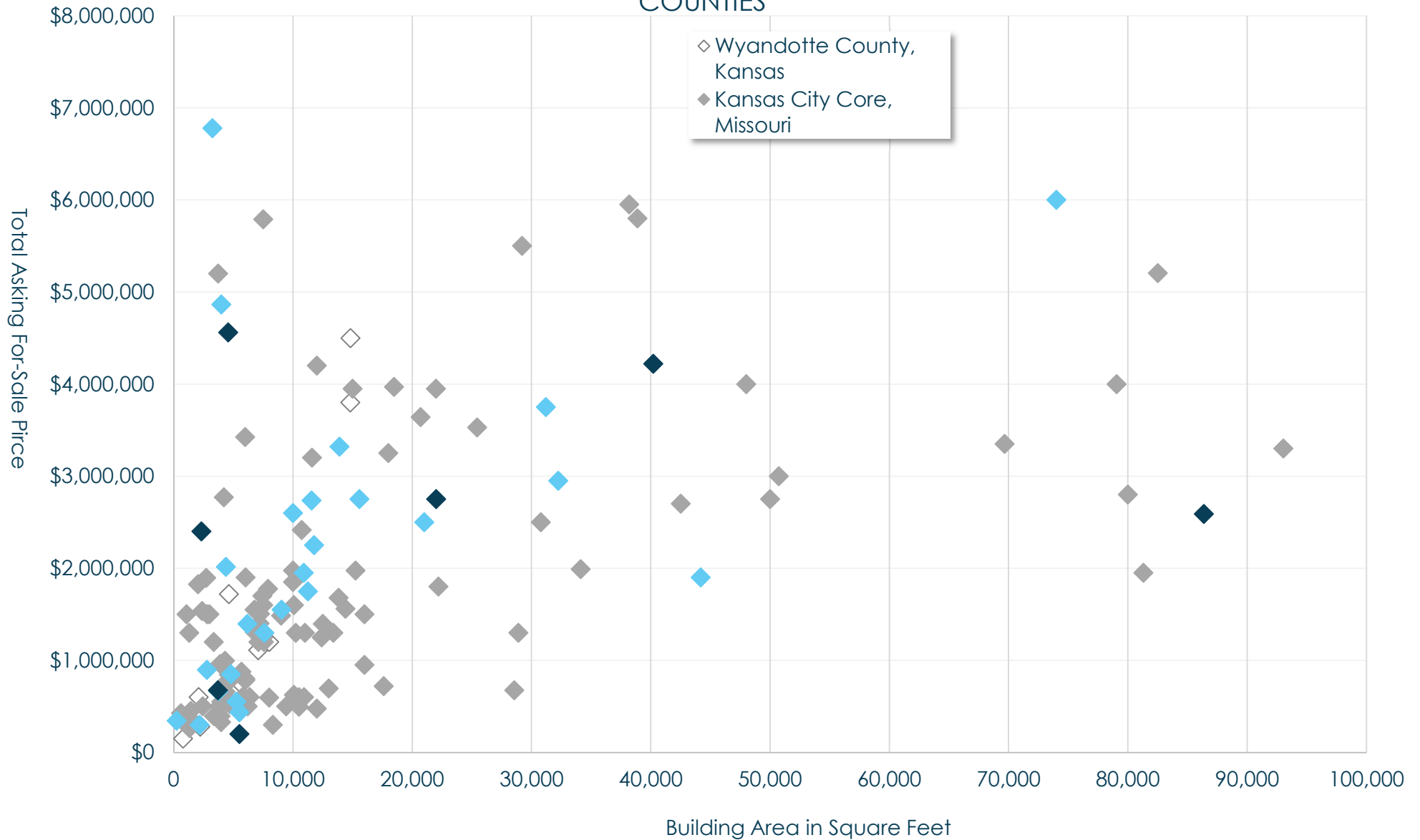
| Row Number | Land Use Category | Available Acres | Asking Price | Asking Price/Acre |
|------------|-------------------|-----------------|--------------|-------------------|
| 1          | Commercial        | 0.23            | \$160,000    | \$695,000         |
| 2          | Commercial        | 0.42            | \$125,000    | \$300,000         |
| 3          | Commercial        | 2.88            | \$625,000    | \$215,000         |
| 4          | Commercial        | 4.30            | \$200,000    | \$45,000          |
| 5          | Commercial        | 5.00            | \$1,870,000  | \$375,000         |
| 6          | Commercial        | 5.67            | \$730,000    | \$130,000         |
| 7          | Commercial        | 6.13            | \$550,000    | \$90,000          |
| 8          | Commercial        | 6.28            | \$305,000    | \$50,000          |
| 9          | Commercial        | 7.35            | \$1,690,000  | \$230,000         |
| 10         | Commercial        | 8.81            | \$2,670,000  | \$305,000         |
| 11         | Commercial        | 10.60           | \$1,360,000  | \$130,000         |
| 12         | Commercial        | 11.30           | \$910,000    | \$80,000          |
| 13         | Commercial        | 14.09           | \$3,750,000  | \$265,000         |
| 14         | Commercial        | 20.00           | \$2,450,000  | \$125,000         |
| 15         | Commercial        | 21.16           | \$1,000,000  | \$45,000          |
| 16         | Commercial        | 37.70           | \$6,200,000  | \$165,000         |
| 17         | Commercial        | 119.31          | \$7,400,000  | \$60,000          |
|            |                   |                 |              |                   |
| 1          | Industrial        | 0.87            | \$800,000    | \$920,000         |
| 2          | Industrial        | 3.20            | \$655,000    | \$205,000         |
| 3          | Industrial        | 5.15            | \$1,850,000  | \$360,000         |
| 4          | Industrial        | 6.10            | \$1,065,000  | \$175,000         |
|            |                   |                 |              |                   |
| 1          | Multi-Family      | 5.50            | \$1,500,000  | \$275,000         |
| 2          | Multi-Family      | 8.20            | \$1,650,000  | \$200,000         |
| 3          | Multi-Family      | 100.00          | \$15,000,000 | \$150,000         |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

# Section 3-C Commercial For-Sale Buildings

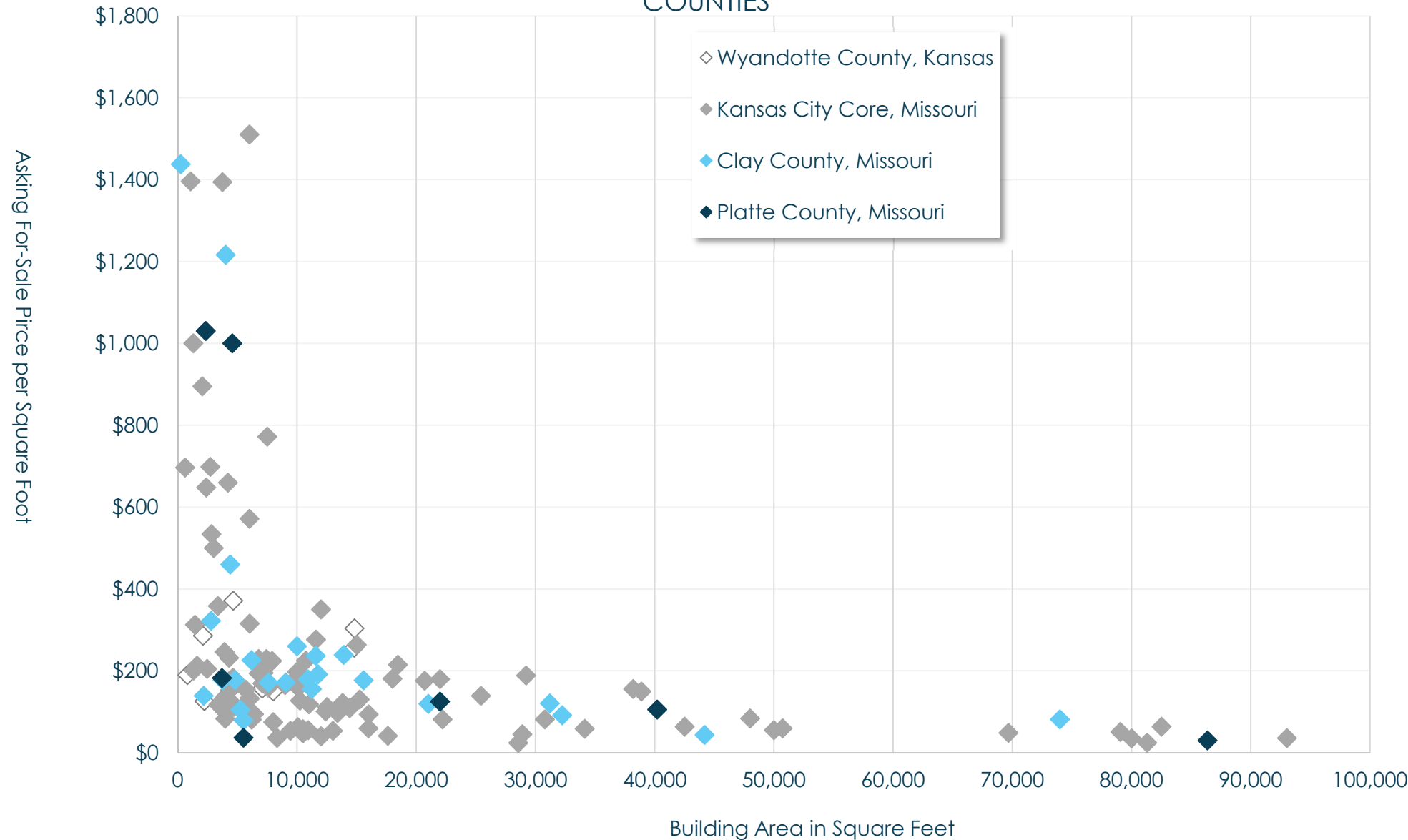
# Total Asking For-Sale Price for Commercial Buildings Platte and Clay Counties, Missouri with Comparisons

## COUNTIES



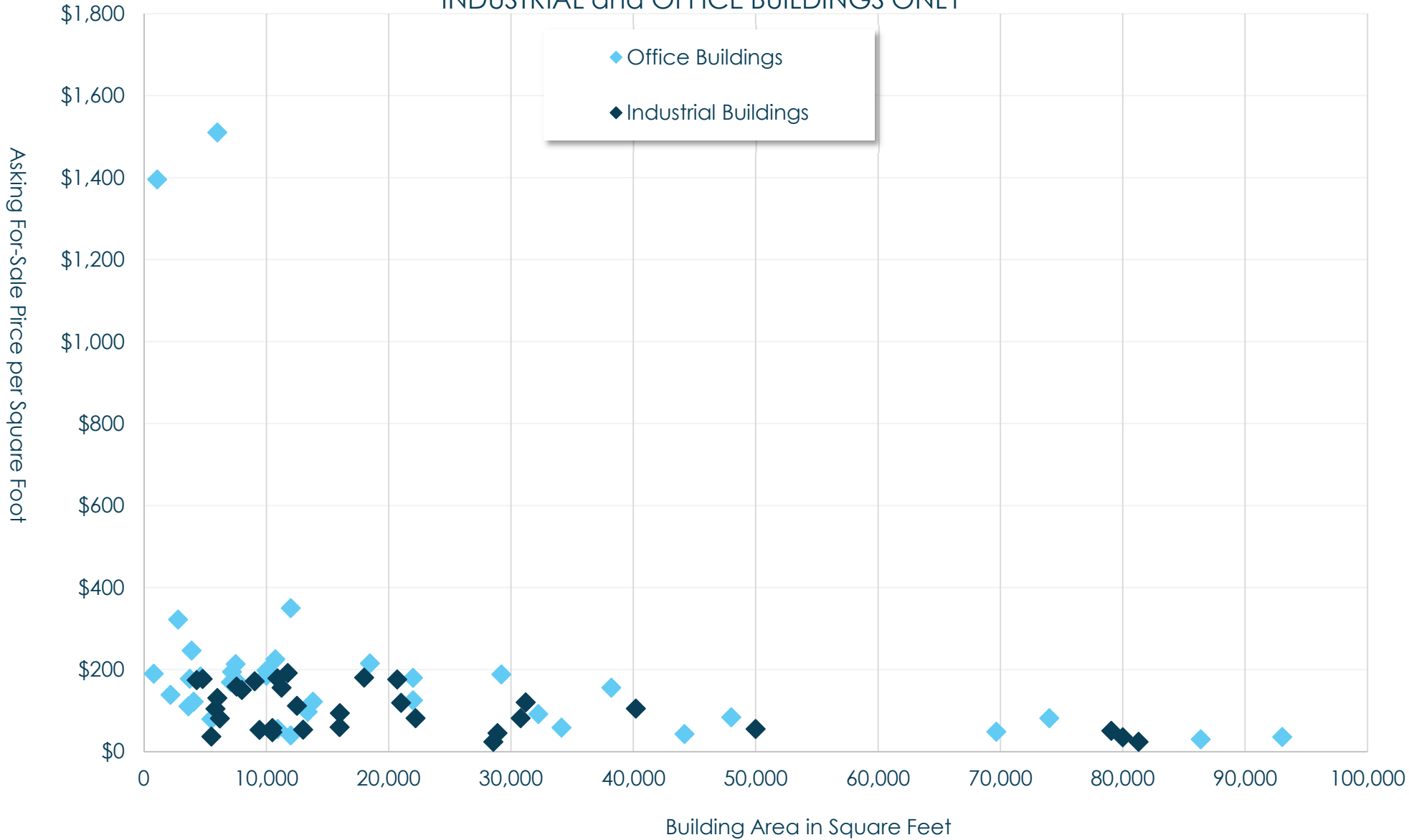
Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

Asking For-Sale Price per Square Foot for Commercial Buildings  
Platte and Clay Counties, Missouri with Comparisons  
COUNTIES



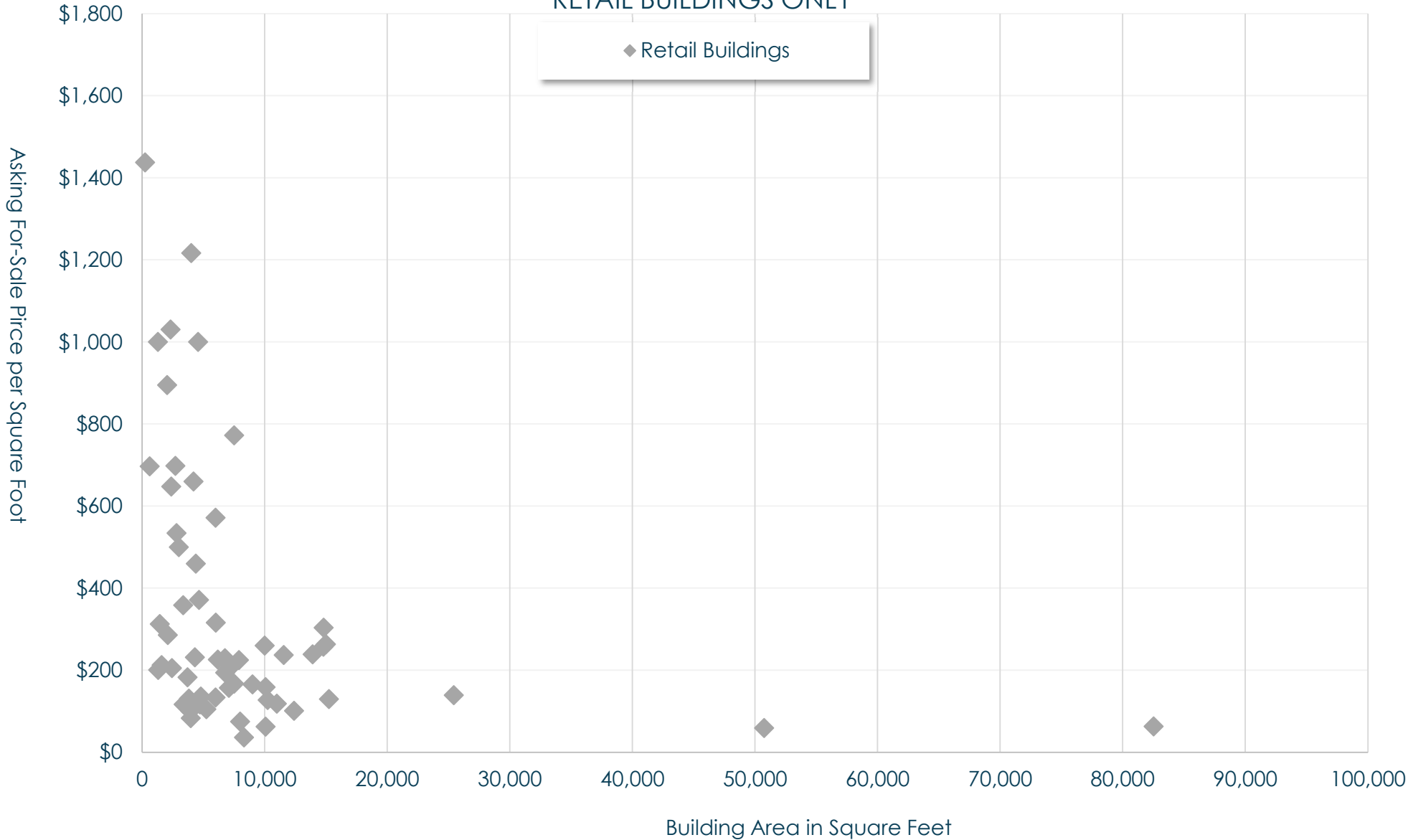
Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

Asking For-Sale Price per Square Foot for Commercial Buildings  
Platte and Clay Counties, Missouri with Comparisons  
INDUSTRIAL and OFFICE BUILDINGS ONLY



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

Asking For-Sale Price per Square Foot for Commercial Buildings  
Platte and Clay Counties, Missouri with Comparisons  
RETAIL BUILDINGS ONLY



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Buildings Clay County, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|--------------|-----------------|------------|-----------|
| 1          | Industrial        | 4,800       | \$850,000    | \$177           | 2023       | 2020-26   |
| 2          | Industrial        | 9,045       | \$1,550,000  | \$171           | 1950       | <2000     |
| 3          | Industrial        | 10,910      | \$1,950,000  | \$179           | 2023       | 2020-26   |
| 4          | Industrial        | 11,250      | \$1,750,000  | \$156           | 2018       | 2000-19   |
| 5          | Industrial        | 11,760      | \$2,250,000  | \$191           | 2017       | 2000-19   |
| 6          | Industrial        | 21,015      | \$2,500,000  | \$119           | 1990       | <2000     |
| 7          | Industrial        | 31,200      | \$3,750,000  | \$120           | 1978       | <2000     |
| 8          | Industrial        | 163,355     | \$3,750,000  | \$23            | 1947       | <2000     |
| 1          | Multi-Family      | 15,580      | \$2,750,000  | \$177           | 2020       | 2020-26   |
| 1          | Office            | 2,165       | \$300,000    | \$139           | 1967       | <2000     |
| 2          | Office            | 2,780       | \$895,000    | \$322           | 1953       | <2000     |
| 3          | Office            | 3,745       | \$665,000    | \$178           | 2004       | 2000-19   |
| 4          | Office            | 5,500       | \$435,000    | \$79            | 1988       | <2000     |
| 5          | Office            | 7,600       | \$1,300,000  | \$171           | 1989       | <2000     |
| 6          | Office            | 32,240      | \$2,950,000  | \$92            | 1983       | <2000     |
| 7          | Office            | 44,180      | \$1,900,000  | \$43            | 1953       | <2000     |
| 8          | Office            | 74,000      | \$6,000,000  | \$81            | 1995       | <2000     |
| 1          | Retail            | 240         | \$345,000    | \$1,438         | 2014       | 2000-19   |
| 2          | Retail            | 3,245       | \$6,780,000  | \$2,089         | 2010       | 2000-19   |
| 3          | Retail            | 4,000       | \$4,865,000  | \$1,216         | 2023       | 2020-26   |
| 4          | Retail            | 4,385       | \$2,015,000  | \$460           | 2001       | 2000-19   |
| 5          | Retail            | 5,250       | \$550,000    | \$105           | 1930       | <2000     |
| 6          | Retail            | 6,175       | \$1,395,000  | \$226           | 1989       | <2000     |
| 7          | Retail            | 10,000      | \$2,600,000  | \$260           | 2019       | 2000-19   |
| 8          | Retail            | 11,560      | \$2,735,000  | \$237           | 2006       | 2000-19   |
| 9          | Retail            | 13,905      | \$3,320,000  | \$239           | 1950       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Industrial Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|--------------|-----------------|------------|-----------|
| 1          | Industrial        | 4,300       | \$750,000    | \$174           | 1971       | <2000     |
| 2          | Industrial        | 5,845       | \$610,000    | \$104           | 1984       | <2000     |
| 3          | Industrial        | 6,000       | \$785,000    | \$131           | 1957       | <2000     |
| 4          | Industrial        | 6,200       | \$500,000    | \$81            | 1958       | <2000     |
| 5          | Industrial        | 7,560       | \$1,200,000  | \$159           | 1940       | <2000     |
| 6          | Industrial        | 9,435       | \$500,000    | \$53            | 1953       | <2000     |
| 7          | Industrial        | 10,500      | \$600,000    | \$57            | 1911       | <2000     |
| 8          | Industrial        | 10,500      | \$495,000    | \$47            | 1965       | <2000     |
| 9          | Industrial        | 12,500      | \$1,395,000  | \$112           | 1940       | <2000     |
| 10         | Industrial        | 13,000      | \$695,000    | \$53            | 1928       | <2000     |
| 11         | Industrial        | 15,985      | \$950,000    | \$59            | 1912       | <2000     |
| 12         | Industrial        | 16,000      | \$1,500,000  | \$94            | 1954       | <2000     |
| 13         | Industrial        | 18,000      | \$3,250,000  | \$181           | 1955       | <2000     |
| 14         | Industrial        | 20,700      | \$3,640,000  | \$176           | 1945       | <2000     |
| 15         | Industrial        | 22,195      | \$1,800,000  | \$81            | 1975       | <2000     |
| 16         | Industrial        | 28,550      | \$675,000    | \$24            | 1919       | <2000     |
| 17         | Industrial        | 28,900      | \$1,300,000  | \$45            | 1928       | <2000     |
| 18         | Industrial        | 30,790      | \$2,500,000  | \$81            | 1979       | <2000     |
| 19         | Industrial        | 50,000      | \$2,750,000  | \$55            | 1903       | <2000     |
| 20         | Industrial        | 79,060      | \$4,000,000  | \$51            | 1972       | <2000     |
| 21         | Industrial        | 80,000      | \$2,800,000  | \$35            | 1925       | <2000     |
| 22         | Industrial        | 81,300      | \$1,950,000  | \$24            | 1901       | <2000     |
| 23         | Industrial        | 363,000     | \$21,250,000 | \$59            | 1890       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Multi-Family Buildings

### Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price  | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|---------------|-----------------|------------|-----------|
| 1          | Multi-Family      | 3,730       | \$5,200,000   | \$1,394         | 1914       | <2000     |
| 2          | Multi-Family      | 4,000       | \$550,000     | \$138           | 1910       | <2000     |
| 3          | Multi-Family      | 4,340       | \$660,000     | \$152           | 1908       | <2000     |
| 4          | Multi-Family      | 4,695       | \$525,000     | \$112           | 1890       | <2000     |
| 5          | Multi-Family      | 4,800       | \$795,000     | \$166           | 1903       | <2000     |
| 6          | Multi-Family      | 5,690       | \$875,000     | \$154           | 1921       | <2000     |
| 7          | Multi-Family      | 6,380       | \$600,000     | \$94            | 1930       | <2000     |
| 8          | Multi-Family      | 7,425       | \$1,700,000   | \$229           | 1927       | <2000     |
| 9          | Multi-Family      | 11,595      | \$3,200,000   | \$276           | 1910       | <2000     |
| 10         | Multi-Family      | 14,400      | \$1,560,000   | \$108           | 1964       | <2000     |
| 11         | Multi-Family      | 17,610      | \$720,000     | \$41            | 1916       | <2000     |
| 12         | Multi-Family      | 38,880      | \$5,800,000   | \$149           | 1921       | <2000     |
| 13         | Multi-Family      | 42,510      | \$2,700,000   | \$64            | 1960       | <2000     |
| 14         | Multi-Family      | 384,545     | \$100,000,000 | \$260           | 2018       | 2000-19   |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Office Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|--------------|-----------------|------------|-----------|
| 1          | Office            | 1,075       | \$1,500,000  | \$1,395         | 1954       | <2000     |
| 2          | Office            | 3,630       | \$400,000    | \$110           | 1920       | <2000     |
| 3          | Office            | 3,900       | \$960,000    | \$246           | 1900       | <2000     |
| 4          | Office            | 4,620       | \$845,000    | \$183           | 1960       | <2000     |
| 5          | Office            | 6,000       | \$9,060,000  | \$1,510         | 2019       | 2000-19   |
| 6          | Office            | 7,100       | \$1,200,000  | \$169           | 1955       | <2000     |
| 7          | Office            | 7,200       | \$1,400,000  | \$194           | 1926       | <2000     |
| 8          | Office            | 7,500       | \$1,600,000  | \$213           | 1950       | <2000     |
| 9          | Office            | 10,000      | \$1,975,000  | \$198           | 1912       | <2000     |
| 10         | Office            | 10,000      | \$1,850,000  | \$185           | 1950       | <2000     |
| 11         | Office            | 10,735      | \$2,415,000  | \$225           | 1916       | <2000     |
| 12         | Office            | 10,930      | \$600,000    | \$55            | 1962       | <2000     |
| 13         | Office            | 12,000      | \$4,200,000  | \$350           | 1915       | <2000     |
| 14         | Office            | 12,000      | \$475,000    | \$40            | 1965       | <2000     |
| 15         | Office            | 13,390      | \$1,300,000  | \$97            | 1895       | <2000     |
| 16         | Office            | 13,820      | \$1,680,000  | \$122           | 1935       | <2000     |
| 17         | Office            | 18,465      | \$3,970,000  | \$215           | 1930       | <2000     |
| 18         | Office            | 21,995      | \$3,950,000  | \$180           | 1958       | <2000     |
| 19         | Office            | 29,210      | \$5,500,000  | \$188           | 1929       | <2000     |
| 20         | Office            | 34,120      | \$1,990,000  | \$58            | 1961       | <2000     |
| 21         | Office            | 38,200      | \$5,950,000  | \$156           | 1998       | <2000     |
| 22         | Office            | 48,000      | \$4,000,000  | \$83            | 1890       | <2000     |
| 23         | Office            | 69,670      | \$3,350,000  | \$48            | 1982       | <2000     |
| 24         | Office            | 93,030      | \$3,300,000  | \$35            | <2000      | <2000     |
| 25         | Office            | 150,935     | \$695,000    | \$5             | 1972       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Retail Buildings

### Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|--------------|-----------------|------------|-----------|
| 1          | Retail            | 610         | \$425,000    | \$697           | 1949       | <2000     |
| 2          | Retail            | 1,300       | \$1,300,000  | \$1,000         | 1990       | <2000     |
| 3          | Retail            | 1,320       | \$265,000    | \$201           | 1927       | <2000     |
| 4          | Retail            | 1,440       | \$450,000    | \$313           | 1912       | <2000     |
| 5          | Retail            | 1,600       | \$340,000    | \$213           | 1920       | <2000     |
| 6          | Retail            | 2,040       | \$1,825,000  | \$895           | 2000       | 2000-19   |
| 7          | Retail            | 2,370       | \$1,535,000  | \$648           | 1985       | <2000     |
| 8          | Retail            | 2,440       | \$500,000    | \$205           | 1968       | <2000     |
| 9          | Retail            | 2,715       | \$1,895,000  | \$698           | 1985       | <2000     |
| 10         | Retail            | 2,810       | \$1,500,000  | \$534           | 1972       | <2000     |
| 11         | Retail            | 3,000       | \$1,500,000  | \$500           | 1986       | <2000     |
| 12         | Retail            | 3,350       | \$1,200,000  | \$358           | 1987       | <2000     |
| 13         | Retail            | 3,385       | \$395,000    | \$117           | 1942       | <2000     |
| 14         | Retail            | 3,825       | \$500,000    | \$131           | 1968       | <2000     |
| 15         | Retail            | 3,940       | \$395,000    | \$100           | 1964       | <2000     |
| 16         | Retail            | 3,975       | \$330,000    | \$83            | 1959       | <2000     |
| 17         | Retail            | 4,200       | \$2,770,000  | \$660           | 2023       | 2020-26   |
| 18         | Retail            | 4,300       | \$995,000    | \$231           | 1960       | <2000     |
| 19         | Retail            | 4,720       | \$550,000    | \$117           | <2000      | <2000     |
| 20         | Retail            | 5,995       | \$3,425,000  | \$571           | 1923       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Retail Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price  | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|---------------|-----------------|------------|-----------|
| 21         | Retail            | 6,000       | \$800,000     | \$133           | 1962       | <2000     |
| 22         | Retail            | 6,020       | \$1,900,000   | \$316           | 1885       | <2000     |
| 23         | Retail            | 6,769       | \$1,550,000   | \$229           | 1950       | <2000     |
| 24         | Retail            | 6,770       | \$1,310,000   | \$194           | 1950       | <2000     |
| 25         | Retail            | 7,230       | \$1,504,000   | \$208           | 1986       | <2000     |
| 26         | Retail            | 7,500       | \$1,250,000   | \$167           | 1940       | <2000     |
| 27         | Retail            | 7,500       | \$5,790,000   | \$772           | <2000      | <2000     |
| 28         | Retail            | 7,910       | \$1,775,000   | \$224           | 1986       | <2000     |
| 29         | Retail            | 8,000       | \$595,000     | \$74            | 1984       | <2000     |
| 30         | Retail            | 8,315       | \$300,000     | \$36            | 1930       | <2000     |
| 31         | Retail            | 9,000       | \$1,485,000   | \$165           | 2014       | 2000-19   |
| 32         | Retail            | 10,070      | \$625,000     | \$62            | 1984       | <2000     |
| 33         | Retail            | 10,080      | \$1,600,000   | \$159           | 1947       | <2000     |
| 34         | Retail            | 10,240      | \$1,300,000   | \$127           | 1965       | <2000     |
| 35         | Retail            | 11,000      | \$1,300,000   | \$118           | 1986       | <2000     |
| 36         | Retail            | 12,400      | \$1,250,000   | \$101           | 1908       | <2000     |
| 37         | Retail            | 15,000      | \$3,950,000   | \$263           | 1944       | <2000     |
| 38         | Retail            | 15,245      | \$1,975,000   | \$130           | 1971       | <2000     |
| 39         | Retail            | 25,435      | \$3,530,000   | \$139           | 1959       | <2000     |
| 40         | Retail            | 50,735      | \$3,000,000   | \$59            | 1986       | <2000     |
| 41         | Retail            | 82,520      | \$5,205,000   | \$63            | 1987       | <2000     |
| 42         | Retail            | 84,463      | \$238,250,000 | \$2,821         | <2000      | <2000     |
| 43         | Retail            | 155,905     | \$6,940,000   | \$45            | 1976       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Buildings Platte County, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|--------------|-----------------|------------|-----------|
| 1          | Industrial        | 5,500       | \$200,000    | \$36            | 1990       | <2000     |
| 2          | Industrial        | 40,210      | \$4,220,000  | \$105           | 2001       | 2000-19   |
| 1          | Office            | 22,000      | \$2,750,000  | \$125           | 1985       | <2000     |
| 2          | Office            | 86,375      | \$2,590,000  | \$30            | 1988       | <2000     |
| 1          | Retail            | 2,330       | \$2,400,000  | \$1,030         | 2022       | 2020-26   |
| 2          | Retail            | 3,700       | \$675,000    | \$182           | 1972       | <2000     |
| 3          | Retail            | 4,560       | \$4,560,000  | \$1,000         | 2002       | 2000-19   |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Sale Commercial Buildings Wyandotte County, Kansas | Spring 2026

| Row Number | Building Category | Square Feet | Asking Price | Asking Price/SF | Year Built | Era Built |
|------------|-------------------|-------------|--------------|-----------------|------------|-----------|
| 1          | Industrial        | 8,000       | \$1,200,000  | \$150           | 1970       | <2000     |
| 1          | Multi-Family      | 2,225       | \$280,000    | \$126           | 1930       | <2000     |
| 1          | Office            | 790         | \$150,000    | \$190           | 1960       | <2000     |
| 2          | Office            | 4,070       | \$495,000    | \$122           | 1932       | <2000     |
| 1          | Retail            | 2,100       | \$600,000    | \$286           | 1950       | <2000     |
| 2          | Retail            | 4,635       | \$1,720,000  | \$371           | 2004       | 2000-19   |
| 3          | Retail            | 4,800       | \$650,000    | \$135           | 1977       | <2000     |
| 4          | Retail            | 7,075       | \$1,110,000  | \$157           | 1965       | <2000     |
| 5          | Retail            | 14,800      | \$3,800,000  | \$257           | 2006       | 2000-19   |
| 6          | Retail            | 14,820      | \$4,500,000  | \$304           | 2035       | 2020-26   |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

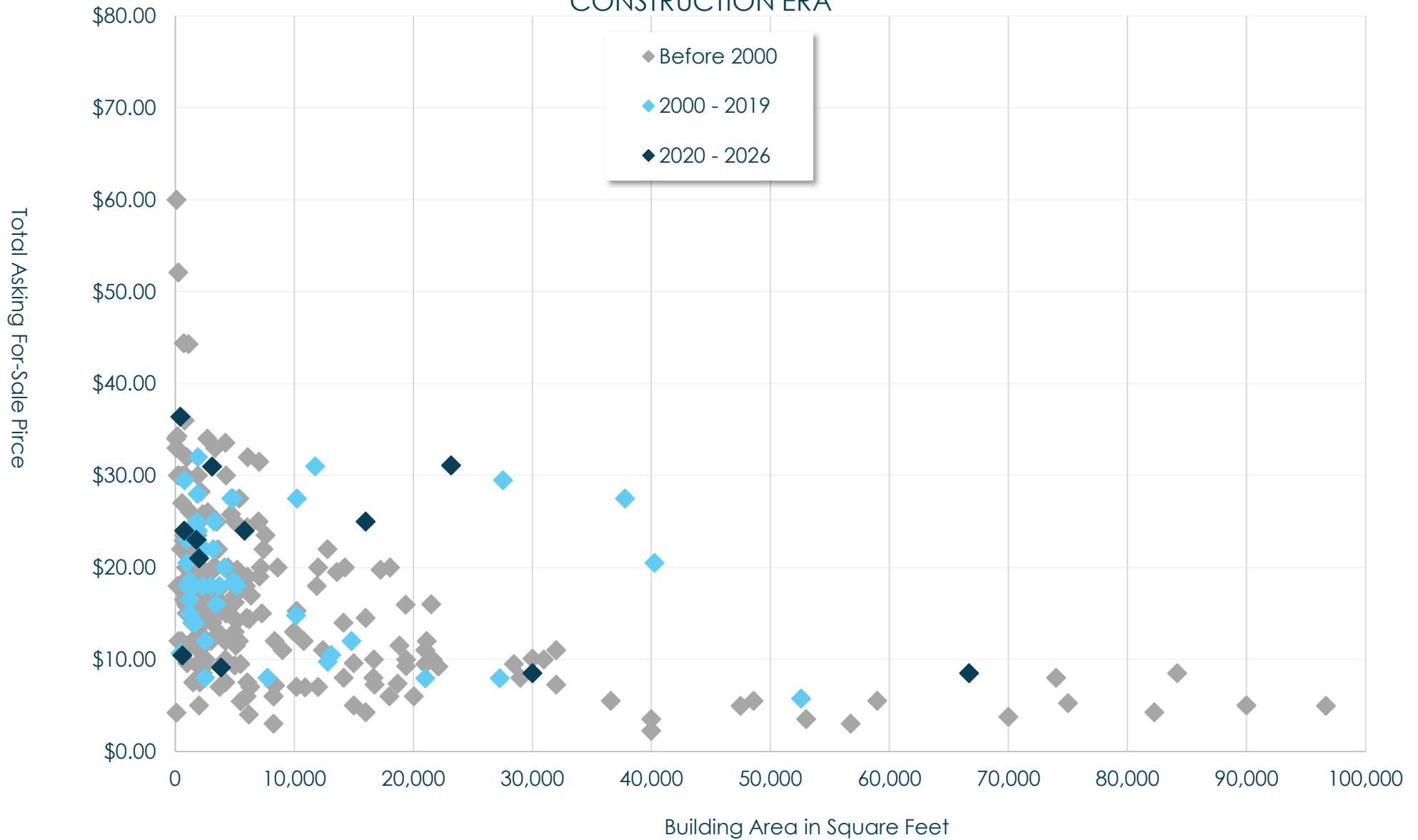
# Section 3-C Commercial For-Lease Buildings

# Asking For-Lease Rent per Square Foot (Annual) for Commercial Buildings Platte and Clay Counties, Missouri with Comparisons



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

Asking For-Lease Rent per Square Foot (Annual) for Commercial Buildings  
Platte and Clay Counties, Missouri with Comparisons  
CONSTRUCTION ERA



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

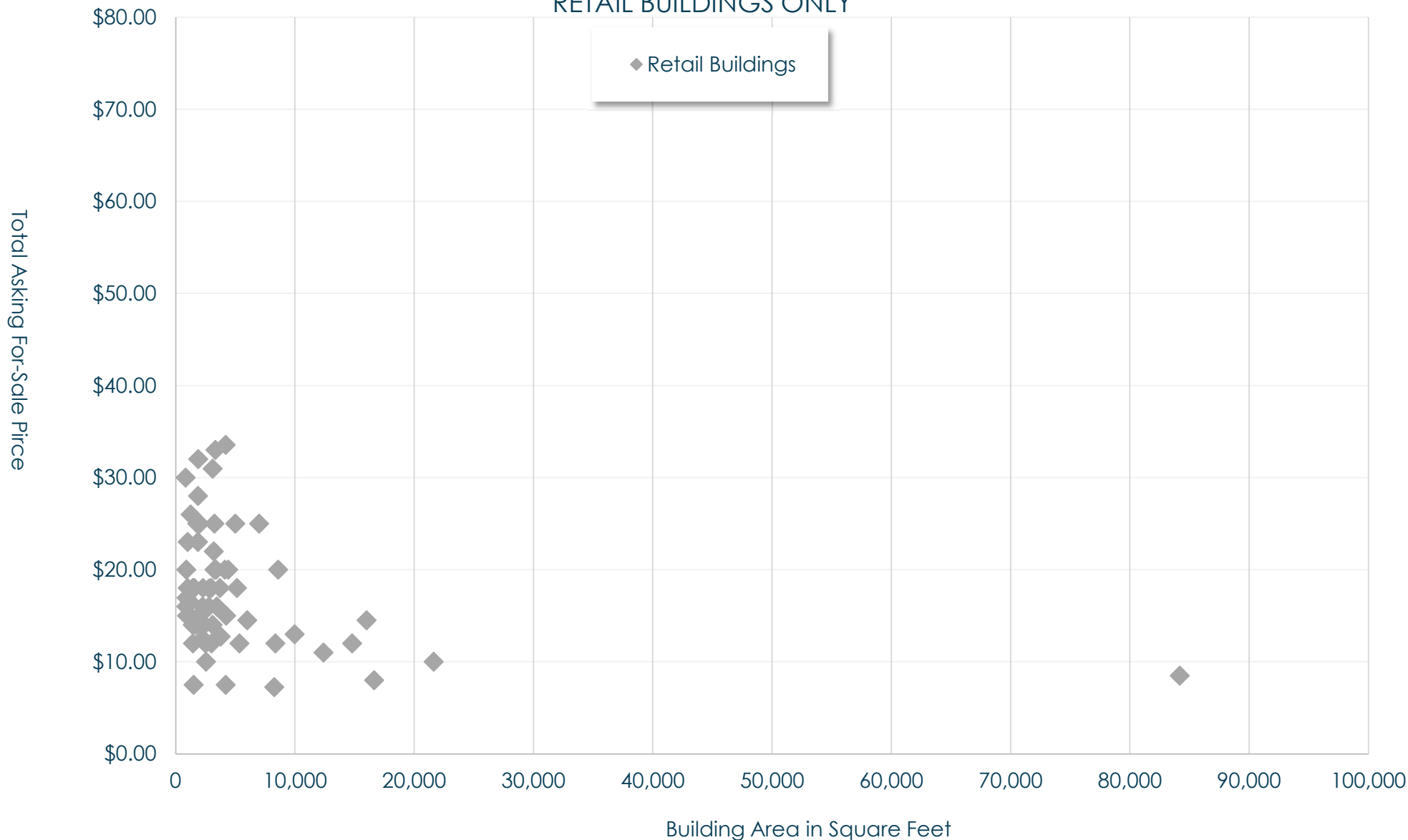
## INDUSTRIAL and OFFICE BUILDINGS ONLY



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

# Asking For-Lease Rent per Square Foot (Annual) for Commercial Buildings Platte and Clay Counties, Missouri with Comparisons

## RETAIL BUILDINGS ONLY



Source: Underlying data is estimated based on licensed CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Industrial Buildings Clay County, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Industrial        | 600         | \$10.44        | 2020       | 2020-26   |
| 2          | Industrial        | 1,000       | \$9.60         | 1966       | <2000     |
| 3          | Industrial        | 2,000       | \$5.00         | 1974       | <2000     |
| 4          | Industrial        | 2,000       | \$11.00        | 1988       | <2000     |
| 5          | Industrial        | 2,305       | \$8.50         | 1980       | <2000     |
| 6          | Industrial        | 3,840       | \$9.12         | 2020       | 2020-26   |
| 7          | Industrial        | 6,200       | \$14.40        | 1947       | <2000     |
| 8          | Industrial        | 12,810      | \$9.75         | 2006       | 2000-19   |
| 9          | Industrial        | 15,000      | \$9.60         | 1966       | <2000     |
| 10         | Industrial        | 16,740      | \$7.25         | 1989       | <2000     |
| 11         | Industrial        | 20,040      | \$6.00         | 1967       | <2000     |
| 12         | Industrial        | 21,000      | \$11.00        | 1988       | <2000     |
| 13         | Industrial        | 21,015      | \$9.50         | 1990       | <2000     |
| 14         | Industrial        | 27,255      | \$7.95         | 2016       | 2000-19   |
| 15         | Industrial        | 30,000      | \$10.08        | 1929       | <2000     |
| 16         | Industrial        | 30,000      | \$8.50         | 2023       | 2020-26   |
| 17         | Industrial        | 40,000      | \$3.50         | 1945       | <2000     |
| 18         | Industrial        | 40,000      | \$2.23         | 1997       | <2000     |
| 19         | Industrial        | 47,500      | \$4.95         | 1957       | <2000     |
| 20         | Industrial        | 53,000      | \$3.50         | 1940       | <2000     |
| 21         | Industrial        | 58,970      | \$5.50         | 1970       | <2000     |
| 22         | Industrial        | 66,700      | \$8.50         | 2023       | 2020-26   |
| 23         | Industrial        | 70,000      | \$3.75         | 1997       | <2000     |
| 24         | Industrial        | 96,685      | \$4.95         | 1997       | <2000     |
| 25         | Industrial        | 128,100     | \$4.95         | 1957       | <2000     |
| 26         | Industrial        | 162,500     | \$3.50         | 1945       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Office Buildings Clay County, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Office            | 70          | \$34.00        | <2000      | <2000     |
| 2          | Office            | 100         | \$60.00        | 1950       | <2000     |
| 3          | Office            | 105         | \$33.00        | <2000      | <2000     |
| 4          | Office            | 175         | \$34.29        | 1978       | <2000     |
| 5          | Office            | 220         | \$30.00        | <2000      | <2000     |
| 6          | Office            | 250         | \$52.08        | 1950       | <2000     |
| 7          | Office            | 275         | \$12.00        | <2000      | <2000     |
| 8          | Office            | 430         | \$36.39        | 2025       | 2020-26   |
| 9          | Office            | 700         | \$22.93        | 1977       | <2000     |
| 10         | Office            | 730         | \$16.50        | 1980       | <2000     |
| 11         | Office            | 765         | \$29.50        | 2008       | 2000-19   |
| 12         | Office            | 1,070       | \$22.00        | 1984       | <2000     |
| 13         | Office            | 1,115       | \$44.29        | <2000      | <2000     |
| 14         | Office            | 1,235       | \$18.50        | 2001       | 2000-19   |
| 15         | Office            | 1,380       | \$18.00        | 1972       | <2000     |
| 16         | Office            | 1,515       | \$16.50        | 1980       | <2000     |
| 17         | Office            | 1,675       | \$14.75        | 1973       | <2000     |
| 18         | Office            | 1,780       | \$23.00        | 2022       | 2020-26   |
| 19         | Office            | 1,920       | \$22.00        | 1979       | <2000     |
| 20         | Office            | 2,000       | \$21.00        | 2026       | 2020-26   |
| 21         | Office            | 2,140       | \$28.24        | <2000      | <2000     |
| 22         | Office            | 2,205       | \$19.95        | 1977       | <2000     |
| 23         | Office            | 2,800       | \$19.25        | 1998       | <2000     |
| 24         | Office            | 3,200       | \$20.00        | 1930       | <2000     |
| 25         | Office            | 3,470       | \$14.75        | 1973       | <2000     |
| 26         | Office            | 4,715       | \$27.50        | 2001       | 2000-19   |
| 27         | Office            | 4,835       | \$27.50        | 2000       | 2000-19   |
| 28         | Office            | 4,920       | \$18.50        | 2001       | 2000-19   |
| 29         | Office            | 5,155       | \$14.19        | 1978       | <2000     |
| 30         | Office            | 6,065       | \$19.00        | 1984       | <2000     |
| 31         | Office            | 7,060       | \$19.00        | 1972       | <2000     |
| 32         | Office            | 10,210      | \$27.50        | 2001       | 2000-19   |
| 33         | Office            | 13,100      | \$10.50        | 2001       | 2000-19   |
| 34         | Office            | 16,000      | \$25.00        | 2026       | 2020-26   |
| 35         | Office            | 19,350      | \$15.95        | 1955       | <2000     |
| 36         | Office            | 23,175      | \$31.10        | 2025       | 2020-26   |
| 37         | Office            | 27,525      | \$29.50        | 2008       | 2000-19   |
| 38         | Office            | 29,000      | \$8.00         | 1995       | <2000     |
| 39         | Office            | 37,775      | \$27.50        | 2000       | 2000-19   |
| 40         | Office            | 74,000      | \$8.00         | 1995       | <2000     |

## Inventory of For-Lease Retail Buildings Clay County, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Retail            | 1,000       | \$18.00        | 2000       | 2000-19   |
| 2          | Retail            | 1,100       | \$15.00        | 1955       | <2000     |
| 3          | Retail            | 1,450       | \$12.00        | 1984       | <2000     |
| 4          | Retail            | 1,450       | \$18.00        | 2009       | 2000-19   |
| 5          | Retail            | 1,575       | \$18.00        | 2015       | 2000-19   |
| 6          | Retail            | 1,900       | \$32.00        | 2017       | 2000-19   |
| 7          | Retail            | 2,100       | \$14.00        | 1960       | <2000     |
| 8          | Retail            | 2,280       | \$12.50        | 1998       | <2000     |
| 9          | Retail            | 2,400       | \$14.00        | 1972       | <2000     |
| 10         | Retail            | 2,500       | \$12.00        | 1964       | <2000     |
| 11         | Retail            | 2,980       | \$18.00        | 2000       | 2000-19   |
| 12         | Retail            | 3,100       | \$14.00        | 1989       | <2000     |
| 13         | Retail            | 3,260       | \$25.00        | 2015       | 2000-19   |
| 14         | Retail            | 3,715       | \$18.00        | 2019       | 2000-19   |
| 15         | Retail            | 5,140       | \$18.00        | 2009       | 2000-19   |
| 16         | Retail            | 5,340       | \$12.00        | 1972       | <2000     |
| 17         | Retail            | 8,360       | \$12.00        | 1964       | <2000     |
| 18         | Retail            | 16,650      | \$8.00         | 1960       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Industrial Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Industrial        | 100         | \$4.20         | 1914       | <2000     |
| 2          | Industrial        | 720         | \$44.39        | 1911       | <2000     |
| 3          | Industrial        | 1,700       | \$12.00        | 1920       | <2000     |
| 4          | Industrial        | 2,000       | \$11.00        | 1960       | <2000     |
| 5          | Industrial        | 3,720       | \$7.00         | 1920       | <2000     |
| 6          | Industrial        | 5,000       | \$9.35         | 1955       | <2000     |
| 7          | Industrial        | 5,090       | \$11.50        | 1930       | <2000     |
| 8          | Industrial        | 6,310       | \$7.00         | 1985       | <2000     |
| 9          | Industrial        | 7,045       | \$31.50        | 1911       | <2000     |
| 10         | Industrial        | 8,260       | \$6.00         | 1920       | <2000     |
| 11         | Industrial        | 9,000       | \$11.00        | 1960       | <2000     |
| 12         | Industrial        | 10,170      | \$7.00         | 1920       | <2000     |
| 13         | Industrial        | 12,000      | \$7.00         | 1954       | <2000     |
| 14         | Industrial        | 15,000      | \$5.00         | 1910       | <2000     |
| 15         | Industrial        | 16,000      | \$4.25         | 1920       | <2000     |
| 16         | Industrial        | 18,830      | \$11.50        | 1930       | <2000     |
| 17         | Industrial        | 36,595      | \$5.50         | 1967       | <2000     |
| 18         | Industrial        | 48,595      | \$5.50         | 1967       | <2000     |
| 19         | Industrial        | 52,580      | \$5.75         | 2002       | 2000-19   |
| 20         | Industrial        | 90,000      | \$5.00         | 1910       | <2000     |
| 21         | Industrial        | 210,000     | \$5.25         | 1994       | <2000     |
| 22         | Industrial        | 503,000     | \$4.20         | 1914       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Office Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Office            | 190         | \$18.00        | 1888       | <2000     |
| 2          | Office            | 490         | \$22.00        | 1919       | <2000     |
| 3          | Office            | 590         | \$27.00        | 1991       | <2000     |
| 4          | Office            | 605         | \$30.00        | 1977       | <2000     |
| 5          | Office            | 735         | \$23.50        | 1930       | <2000     |
| 6          | Office            | 795         | \$30.00        | 1900       | <2000     |
| 7          | Office            | 800         | \$36.00        | 1920       | <2000     |
| 8          | Office            | 960         | \$18.79        | 1910       | <2000     |
| 9          | Office            | 970         | \$32.00        | 1929       | <2000     |
| 10         | Office            | 1,015       | \$18.75        | 1955       | <2000     |
| 11         | Office            | 1,185       | \$24.00        | 1910       | <2000     |
| 12         | Office            | 1,230       | \$21.00        | 1902       | <2000     |
| 13         | Office            | 1,245       | \$20.50        | 1982       | <2000     |
| 14         | Office            | 1,250       | \$19.75        | 1958       | <2000     |
| 15         | Office            | 1,440       | \$20.00        | 1975       | <2000     |
| 16         | Office            | 1,720       | \$22.50        | 1929       | <2000     |
| 17         | Office            | 1,750       | \$23.50        | 1922       | <2000     |
| 18         | Office            | 1,865       | \$23.50        | 1926       | <2000     |
| 19         | Office            | 1,900       | \$30.00        | 1951       | <2000     |
| 20         | Office            | 1,900       | \$24.00        | 2014       | 2000-19   |
| 21         | Office            | 2,000       | \$25.00        | 1917       | <2000     |
| 22         | Office            | 2,085       | \$12.00        | 1966       | <2000     |
| 23         | Office            | 2,100       | \$17.00        | 1880       | <2000     |
| 24         | Office            | 2,205       | \$8.95         | 1987       | <2000     |
| 25         | Office            | 2,305       | \$25.80        | 1926       | <2000     |
| 26         | Office            | 2,430       | \$22.00        | 2003       | 2000-19   |
| 27         | Office            | 2,685       | \$34.00        | 1920       | <2000     |
| 28         | Office            | 2,725       | \$26.00        | 1920       | <2000     |
| 29         | Office            | 3,500       | \$25.00        | 1940       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Office Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 30         | Office            | 3,600       | \$22.00        | 1905       | <2000     |
| 31         | Office            | 4,000       | \$16.00        | 1913       | <2000     |
| 32         | Office            | 4,270       | \$30.00        | 1900       | <2000     |
| 33         | Office            | 4,500       | \$15.00        | 1940       | <2000     |
| 34         | Office            | 4,680       | \$25.80        | 1926       | <2000     |
| 35         | Office            | 4,950       | \$18.00        | 1906       | <2000     |
| 36         | Office            | 5,000       | \$19.00        | 1900       | <2000     |
| 37         | Office            | 5,000       | \$16.95        | 1900       | <2000     |
| 38         | Office            | 5,000       | \$12.00        | 1966       | <2000     |
| 39         | Office            | 5,000       | \$13.00        | 1970       | <2000     |
| 40         | Office            | 5,215       | \$19.75        | 1958       | <2000     |
| 41         | Office            | 5,385       | \$27.50        | 1916       | <2000     |
| 42         | Office            | 6,060       | \$24.38        | 1910       | <2000     |
| 43         | Office            | 6,085       | \$32.00        | 1929       | <2000     |
| 44         | Office            | 6,350       | \$16.95        | 1917       | <2000     |
| 45         | Office            | 7,000       | \$25.00        | 1900       | <2000     |
| 46         | Office            | 7,185       | \$20.00        | 1910       | <2000     |
| 47         | Office            | 7,275       | \$15.00        | 1940       | <2000     |
| 48         | Office            | 7,410       | \$22.00        | 1931       | <2000     |
| 49         | Office            | 7,595       | \$23.50        | 1930       | <2000     |
| 50         | Office            | 8,250       | \$3.00         | 1958       | <2000     |
| 51         | Office            | 8,250       | \$6.00         | 1969       | <2000     |
| 52         | Office            | 8,395       | \$7.15         | 1956       | <2000     |
| 53         | Office            | 10,900      | \$6.95         | 1900       | <2000     |
| 54         | Office            | 11,755      | \$31.00        | 2005       | 2000-19   |
| 55         | Office            | 12,010      | \$20.00        | 1951       | <2000     |
| 56         | Office            | 12,790      | \$22.00        | 1919       | <2000     |
| 57         | Office            | 13,575      | \$19.50        | 1952       | <2000     |
| 58         | Office            | 14,250      | \$20.00        | 1975       | <2000     |
| 59         | Office            | 17,240      | \$19.75        | 1982       | <2000     |
| 60         | Office            | 18,040      | \$20.00        | 1917       | <2000     |
| 61         | Office            | 21,120      | \$12.00        | 1900       | <2000     |
| 62         | Office            | 21,500      | \$16.00        | 1988       | <2000     |
| 63         | Office            | 56,750      | \$3.00         | 1958       | <2000     |
| 64         | Office            | 167,730     | \$19.50        | 1952       | <2000     |
| 65         | Office            | 186,735     | \$25.00        | 1977       | <2000     |
| 66         | Office            | 272,670     | \$20.50        | 1991       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Retail Buildings Kansas City Core, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Retail            | 840         | \$30.00        | 1973       | <2000     |
| 2          | Retail            | 910         | \$16.95        | 1905       | <2000     |
| 3          | Retail            | 1,250       | \$26.00        | 1921       | <2000     |
| 4          | Retail            | 1,500       | \$7.50         | 1965       | <2000     |
| 5          | Retail            | 1,810       | \$25.00        | 2007       | 2000-19   |
| 6          | Retail            | 2,000       | \$25.00        | 1935       | <2000     |
| 7          | Retail            | 2,300       | \$18.00        | 2018       | 2000-19   |
| 8          | Retail            | 2,820       | \$17.95        | 1920       | <2000     |
| 9          | Retail            | 3,000       | \$12.00        | 1915       | <2000     |
| 10         | Retail            | 3,100       | \$30.97        | 2026       | 2020-26   |
| 11         | Retail            | 3,400       | \$20.00        | 1876       | <2000     |
| 12         | Retail            | 3,770       | \$12.75        | 1910       | <2000     |
| 13         | Retail            | 4,200       | \$7.50         | 1965       | <2000     |
| 14         | Retail            | 4,200       | \$33.55        | 1990       | <2000     |
| 15         | Retail            | 4,415       | \$20.00        | 1975       | <2000     |
| 16         | Retail            | 5,000       | \$25.00        | 1935       | <2000     |
| 17         | Retail            | 7,000       | \$25.00        | 1940       | <2000     |
| 18         | Retail            | 8,600       | \$20.00        | 1876       | <2000     |
| 19         | Retail            | 9,970       | \$13.00        | 1910       | <2000     |
| 20         | Retail            | 14,800      | \$12.00        | 2001       | 2000-19   |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Commercial Buildings Platte County, Missouri | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Industrial        | 2,054       | \$7.50         | 1997       | <2000     |
| 2          | Industrial        | 2,240       | \$10.00        | 1988       | <2000     |
| 3          | Industrial        | 5,000       | \$16.20        | 1984       | <2000     |
| 4          | Industrial        | 5,500       | \$5.45         | 1990       | <2000     |
| 5          | Industrial        | 6,060       | \$7.50         | 1997       | <2000     |
| 6          | Industrial        | 10,145      | \$14.79        | 2009       | 2000-19   |
| 7          | Industrial        | 14,155      | \$8.00         | 1988       | <2000     |
| 8          | Industrial        | 18,675      | \$7.35         | 1984       | <2000     |
| 9          | Industrial        | 21,000      | \$7.95         | 2018       | 2000-19   |
| 10         | Industrial        | 75,000      | \$5.25         | 1997       | <2000     |
| 11         | Industrial        | 160,000     | \$5.25         | 1997       | <2000     |
|            |                   |             |                |            |           |
| 1          | Office            | 340         | \$30.00        | <2000      | <2000     |
| 2          | Office            | 450         | \$10.67        | 2002       | 2000-19   |
| 3          | Office            | 1,000       | \$20.50        | 2004       | 2000-19   |
| 4          | Office            | 1,005       | \$15.75        | 1990       | <2000     |
| 5          | Office            | 1,020       | \$15.00        | 1988       | <2000     |
| 6          | Office            | 1,100       | \$18.00        | 1986       | <2000     |
| 7          | Office            | 2,400       | \$19.00        | 1972       | <2000     |
| 8          | Office            | 3,000       | \$17.00        | 1985       | <2000     |
| 9          | Office            | 5,940       | \$18.00        | 1987       | <2000     |
| 10         | Office            | 11,885      | \$18.00        | 1987       | <2000     |
| 11         | Office            | 14,130      | \$14.00        | 1985       | <2000     |
| 12         | Office            | 16,690      | \$10.00        | 1982       | <2000     |
| 13         | Office            | 40,260      | \$20.50        | 2004       | 2000-19   |
| 14         | Office            | 172,180     | \$8.00         | 1972       | <2000     |
|            |                   |             |                |            |           |
| 1          | Retail            | 1,000       | \$23.00        | 2001       | 2000-19   |
| 2          | Retail            | 1,200       | \$16.50        | 2002       | 2000-19   |
| 3          | Retail            | 1,430       | \$14.00        | 2002       | 2000-19   |
| 4          | Retail            | 1,700       | \$14.00        | 2001       | 2000-19   |
| 5          | Retail            | 1,875       | \$23.00        | 1989       | <2000     |
| 6          | Retail            | 1,875       | \$28.00        | 2014       | 2000-19   |
| 7          | Retail            | 2,800       | \$16.00        | 1985       | <2000     |
| 8          | Retail            | 3,200       | \$22.00        | 2004       | 2000-19   |
| 9          | Retail            | 3,450       | \$16.00        | 2001       | 2000-19   |
| 10         | Retail            | 4,125       | \$20.00        | 2001       | 2000-19   |
| 11         | Retail            | 12,400      | \$11.00        | 1985       | <2000     |
| 12         | Retail            | 84,180      | \$8.50         | 1975       | <2000     |

## Inventory of For-Lease Industrial Buildings Wyandotte County, Kansas | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Industrial        | 800         | \$11.00        | 1994       | <2000     |
| 2          | Industrial        | 2,500       | \$8.00         | 2001       | 2000-19   |
| 3          | Industrial        | 2,500       | \$12.00        | 2009       | 2000-19   |
| 4          | Industrial        | 3,960       | \$9.50         | 1983       | <2000     |
| 5          | Industrial        | 4,200       | \$10.00        | 1979       | <2000     |
| 6          | Industrial        | 6,000       | \$6.00         | 1958       | <2000     |
| 7          | Industrial        | 6,180       | \$4.00         | 1975       | <2000     |
| 8          | Industrial        | 7,750       | \$8.00         | 2001       | 2000-19   |
| 9          | Industrial        | 10,200      | \$15.29        | 1988       | <2000     |
| 10         | Industrial        | 18,000      | \$6.00         | 1958       | <2000     |
| 11         | Industrial        | 19,390      | \$10.00        | 1979       | <2000     |
| 12         | Industrial        | 19,400      | \$9.28         | 1977       | <2000     |
| 13         | Industrial        | 22,105      | \$9.23         | 1945       | <2000     |
| 14         | Industrial        | 28,455      | \$9.50         | 1982       | <2000     |
| 15         | Industrial        | 30,975      | \$10.00        | 1963       | <2000     |
| 16         | Industrial        | 32,000      | \$7.25         | 1980       | <2000     |
| 17         | Industrial        | 32,010      | \$11.00        | 1994       | <2000     |
| 18         | Industrial        | 82,265      | \$4.25         | 1963       | <2000     |
| 19         | Industrial        | 191,740     | \$3.75         | 1975       | <2000     |
| 20         | Industrial        | 206,535     | \$5.50         | 1978       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.

## Inventory of For-Lease Office and Retail Buildings Wyandotte County, Kansas | Spring 2026

| Row Number | Building Category | Square Feet | Annual Rent/SF | Year Built | Era Built |
|------------|-------------------|-------------|----------------|------------|-----------|
| 1          | Office            | 525         | \$12.00        | 1973       | <2000     |
| 2          | Office            | 750         | \$24.00        | 2026       | 2020-26   |
| 3          | Office            | 1,140       | \$17.50        | 1965       | <2000     |
| 4          | Office            | 1,480       | \$12.00        | 1973       | <2000     |
| 5          | Office            | 2,430       | \$9.50         | 1988       | <2000     |
| 6          | Office            | 3,570       | \$17.50        | 1965       | <2000     |
| 7          | Office            | 4,200       | \$12.00        | 1980       | <2000     |
| 8          | Office            | 5,480       | \$9.50         | 1988       | <2000     |
| 9          | Office            | 5,815       | \$24.00        | 2026       | 2020-26   |
| 10         | Office            | 10,800      | \$12.00        | 1980       | <2000     |
|            |                   |             |                |            |           |
| 1          | Retail            | 900         | \$20.00        | 1966       | <2000     |
| 2          | Retail            | 900         | \$16.00        | 1966       | <2000     |
| 3          | Retail            | 960         | \$15.00        | 1985       | <2000     |
| 4          | Retail            | 1,200       | \$15.00        | 2007       | 2000-19   |
| 5          | Retail            | 2,000       | \$15.00        | 1955       | <2000     |
| 6          | Retail            | 2,250       | \$16.00        | 1948       | <2000     |
| 7          | Retail            | 2,550       | \$10.00        | 1976       | <2000     |
| 8          | Retail            | 3,265       | \$20.00        | 1966       | <2000     |
| 9          | Retail            | 3,340       | \$33.00        | 1961       | <2000     |
| 10         | Retail            | 4,240       | \$15.00        | 1985       | <2000     |
| 11         | Retail            | 6,000       | \$14.50        | 1957       | <2000     |
| 12         | Retail            | 8,270       | \$7.25         | 1966       | <2000     |
| 13         | Retail            | 16,000      | \$14.50        | 1957       | <2000     |
| 14         | Retail            | 21,625      | \$10.00        | 1976       | <2000     |

Source: Underlying data is estimated based on CoStar data, county surveyor records, field research, and phone surveys. Research, analysis, and exhibit prepared by LandUseUSA | Urban Strategies; Spring 2026.