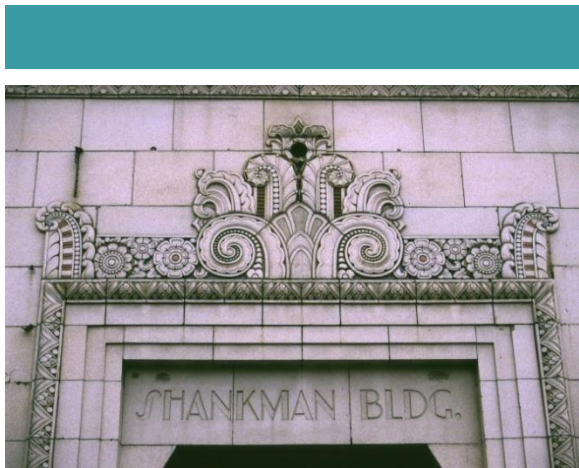




Assembled  
Municipally Owned  
Renovated/Under Renovation  
Available



# LEGACY CROSSING join the movement

Revitalization of the Historic Linwood & Troost Corridor in Kansas City



Marketed by Clemons Real Estate, LLC  
[www.clemonsrealestate.com](http://www.clemonsrealestate.com)

# District Overview



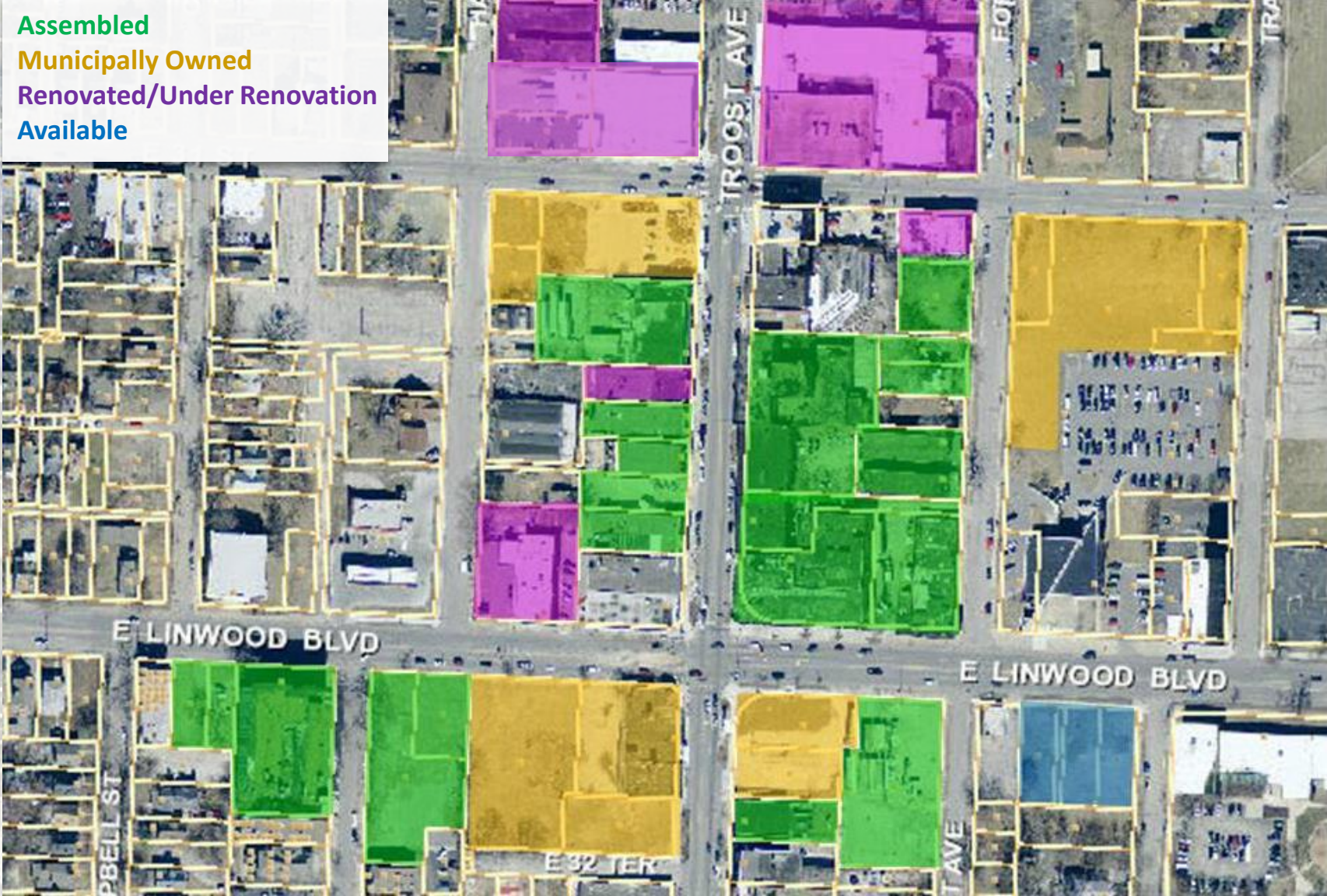
On the cusp of downtown, Legacy Crossing is an urban gem amidst some of Kansas City's most historically significant architecture. This collection of buildings is often overlooked, and it is time to reclaim our infrastructure and give it new life.

We are seeking **urban pioneers** to join us as **stakeholders** in this movement to transform the Legacy Crossing District. Specifically, **boutique entrepreneurial companies** who want to be part of inspiring change. There are opportunities to buy, lease, and/or develop within the district.

**300,000+ SqFt | 15+ Historic Buildings | 11+ Buildable Lots**

# Legacy Crossing Map

Assembled  
Municipally Owned  
Renovated/Under Renovation  
Available



# Firestone & Harkness Buildings



3145 Troost housed one of the early Firestone Rubber & Tire facilities. It is a three-story building built in 1920 with stunning architectural features. It includes a multi-story parking garage and ramp to the lower level. **52,150 SF + Basement**

3133 Troost is the Historic Harkness Building. It is a two-story building with amazing architectural features including detailed facades, and offers connectivity to the Firestone Building. **12,000 SF + Lower Level**



# District Property Detail



3130 Troost housed one of the first **Helzberg Diamond** stores. It is a two-story building with a walk out lower level. The terra-cotta roof design and detailed façade are unique within the block. Currently, the building is split into two storefronts and there is a surface parking lot adjacent.

**10,000± SF + Lower Level**

The Historic **Shankman Building** is one of the largest buildings within the district. It is a three-story structure and has ornate architectural features including skylights on the third level and marble stairways. Previously home to the post office and a local bank, the lobby could be restored to its once stunning appearance.

**38,875± SF + Lower Level**



**Baker's Place** at 3116 Troost was built in 1920 and at one time housed Baker's Shoes. Currently configured with six ground floor store fronts, and is a two-story structure with loading dock accessibility. Additional land behind building can be purchased for parking.

**22,000± SF + Lower Level**

3142 Troost is a **6,780± SF one-story** building with a basement, built in 1931. It has two storefronts.

3124 Troost is a **6,250± SF one-story** building with a basement, built in 1931. It also contains two separate storefronts.



# District Property Detail



The Michelson Building at 3131 Troost Ave is a beautiful two-story building with a large lower level. Its detailed façade has been restored with updated storefronts which highlight its architectural features.

***15,000± SF + Lower Level***

1120 Linwood previously housed the Central Patrol Police Station and was built in 1940. Originally built as a bank, the building is a one-story storefront with access on both Linwood and Forrest.

***9,676± SF Building***



3120 Troost housed one of the early F.W. Woolworth Stores. It is a one-story building and has been fully restored ready for occupancy. Finishes include hardwood floors, exposed brick, plaster, and ADA compliant restrooms.

***5,500± SF + 4,000± SF Lower Level  
Walk-out Lower Level with loading  
access***

# 911 Linwood: The Belmont Hotel



911 Linwood was originally developed as The Belmont Hotel. Though it has been neglected in recent years, this property has some amazing architectural features. Over the years it has been occupied as a hotel, nursing home, and administrative office. Under contract for 80-100 market rate apartments.

**107,000± SF Building**

*Property & Adjacent 4 Parcels Available*

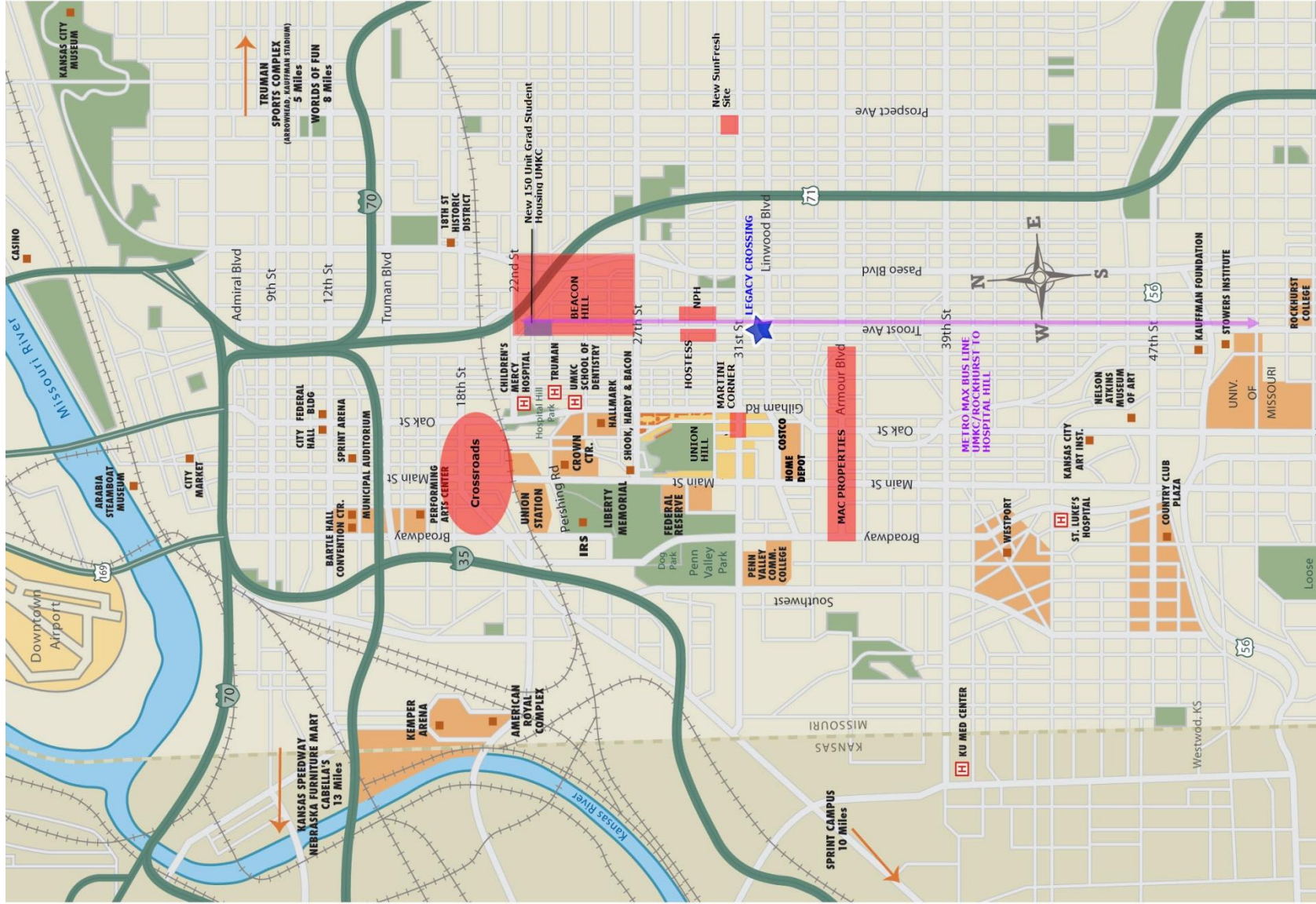
*905 Linwood: 6,048 SF*

*1001 Linwood: 2,542 SF*

*909 Linwood: 4,680 SF*

*1005 Linwood: 8,737 SF*

# Downtown Map



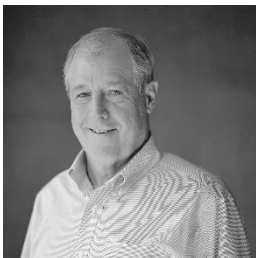
## DEVELOPMENT TEAM: CLEMONS REAL ESTATE



**Aaron Clemons** As Managing Partner of Clemons Real Estate, Aaron has spent the past 12 years acquiring, redeveloping, and operating multi-family and mixed use projects in the Midtown market of KC. Recent projects include the 72 unit renovation of Studios on Broadway across from Penn Valley, and the Old Hyde Park portfolio along the Warwick Blvd corridor surrounding Westport Commons. As a Midtown resident, Aaron has a creative approach to redevelopment strategy and problem solving focused on achieving sustainable success.



**Audrey Navarro** Audrey has an extensive background in retail & commercial development. Prior to joining Clemons Real Estate in 2014, Audrey spent 12 years with Kessinger/Hunter & Co., a Cushman & Wakefield firm, as Director of Retail Brokerage. In her time with KH, she represented numerous ownership groups and national tenants. In 2011, Audrey played a key role in repositioning Crown Center as a premier family destination in the Midwest, with the addition of SeaLife Aquarium and Legoland Discovery Center. Audrey is passionate about bringing sustainable commercial & multi-family development to the urban core of Kansas City.



**Tim Clemons** Tim brings over 35 years of experience as a business owner in the mechanical-electrical construction and real estate development. He served as Co-Owner, President and CEO of The C & C Group and later for Custom Energy. During that time he developed, owned and operated over \$200M of real estate projects in Kansas City and across the country. Tim is also very passionate about sustainable urban redevelopment, and serves on many civic and non-profit boards that share that mission.

# Legacy Crossing



Audrey Navarro  
Managing Partner  
816.621.2548  
[audrey@clemonsrealestate.com](mailto:audrey@clemonsrealestate.com)

Andrew Clemons  
Associate  
913.220.0728  
[andrew@clemonsrealestate.com](mailto:andrew@clemonsrealestate.com)