



MULTIFAMILY DEVELOPMENT PIPELINE KANSAS CITY | 1Q21

INVESTMENT SALES | KANSAS CITY

JEFF LAMOTT
Managing Director
913.647.1640
jlamott@northmarq.com

GABE TOVAR
Vice President
913.647.1647
gtovar@northmarq.com

BAYLEY PINNEY
Transaction Manager
913.647.1641
bpinney@northmarq.com

DEBT & EQUITY | KANSAS CITY

GREG DUVALL
Managing Director
913.647.1610
gdvull@northmarq.com

KYLE TUCKER
Senior Vice President
913.647.1635
ktucker@northmarq.com

JOHN DUVALL
Vice President
913.647.1620
jduvall@northmarq.com

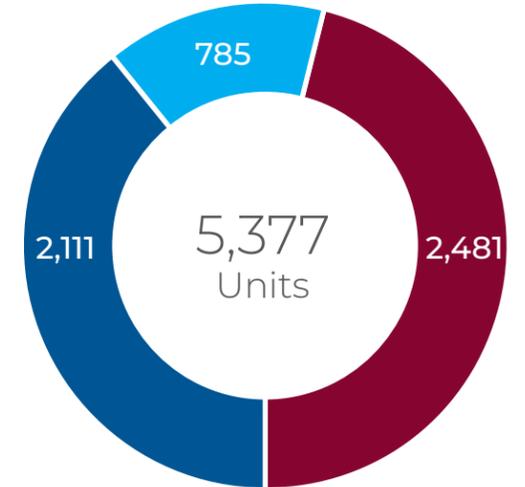
	DEVELOPMENT	UNITS	SUBMARKET	DELIVERY	STATUS
1	Gallerie & Icon	418	Downtown/East KC	2019	Lease Up
2	Second + Delaware	276	Downtown/East KC	2020	Lease Up
3	CityClub Apartments Crossroads	132	Downtown/East KC	2020	Lease Up
4	Reverb	132	Downtown/East KC	2020	Lease Up
5	The Yards	232	Downtown/East KC	2020	Lease Up
6	2501 Beacon Hill	248	Downtown/East KC	2020	Lease Up
7	West Bottoms Flats	265	Downtown/East KC	2019	Lease Up
8	Artistry KC	341	Downtown/East KC	2020	Lease Up
9	RM West II	120	Downtown/East KC	2020	Lease Up
10	Flashcube	184	Downtown/East KC	2020	Lease Up
11	KCAC Apartments	222	Downtown/East KC	2021	Under Construction
12	CORE	353	Downtown/East KC	2021	Under Construction
13	The Saxon at the Midland	117	Downtown/East KC	2021	Under Construction
14	Ashland at River Market	93	Downtown/East KC	2022	Under Construction
15	East 3rd St & Grand Blvd	250	Downtown/East KC	–	Planned
16	5th & Main	189	Downtown/East KC	–	Planned
17	Scarritt Building	126	Downtown/East KC	–	Planned
18	303 Broadway	76	Downtown/East KC	–	Planned
19	Faultless Linen	228	Downtown/East KC	–	Planned
20	One Nine Vine	54	Downtown/East KC	–	Planned
21	W Ninth Street	90	Downtown/East KC	–	Planned
22	Tracks 215	208	Downtown/East KC	–	Planned
23	NWC of 5th & Main	300	Downtown/East KC	–	Planned
24	Three Light	322	Downtown/East KC	–	Planned
25	Four Light	250	Downtown/East KC	–	Planned
26	Brighton Crossing	162	Gladstone/Liberty	2020	Lease Up
27	96th & N Oak	317	Gladstone/Liberty	–	Under Construction
28	Pleasant Valley Road	210	Gladstone/Liberty	–	Planned
29	Fairways at Grand Summit	246	Grandview/Far South	2020	Lease Up
30	Eagle Crossing Townhomes	174	Grandview/Far South	2020	Lease Up
31	Milhaus at the Glade	263	Grandview/Far South	–	Under Construction
32	Center 301 Apartments	306	Grandview/Far South	–	Planned
33	NorthPoint Apartments	322	Grandview/Far South	–	Planned

■ LEASE UP
 ■ UNDER CONSTRUCTION
 ■ PLANNED

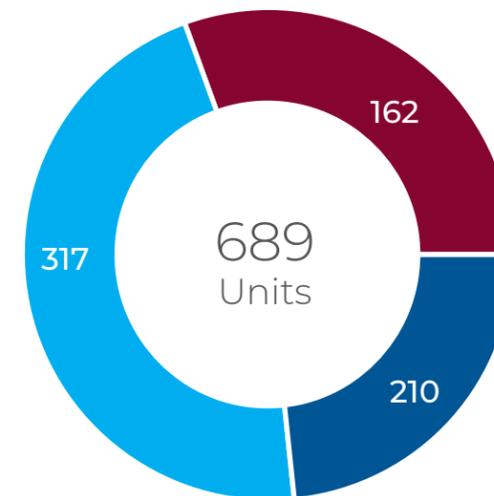
SUBMARKET OVERVIEWS:

Submarkets defined by REIS

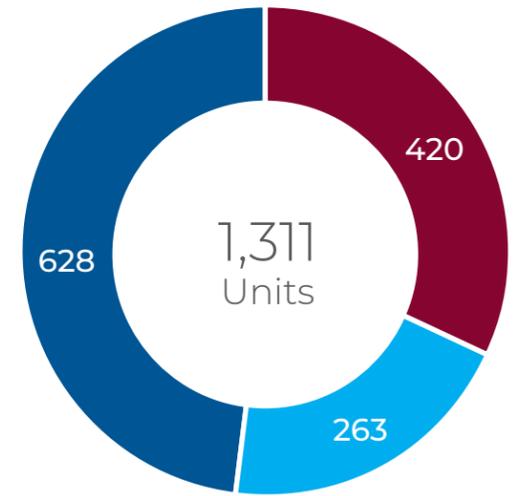
DOWNTOWN/EAST KC



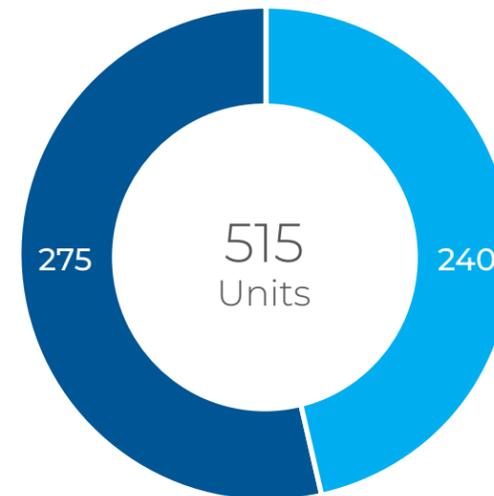
GLADSTONE/LIBERTY



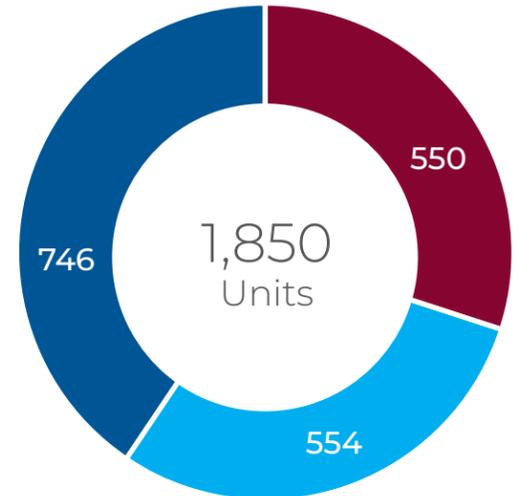
GRANDVIEW/FAR SOUTH



INDEPENDENCE

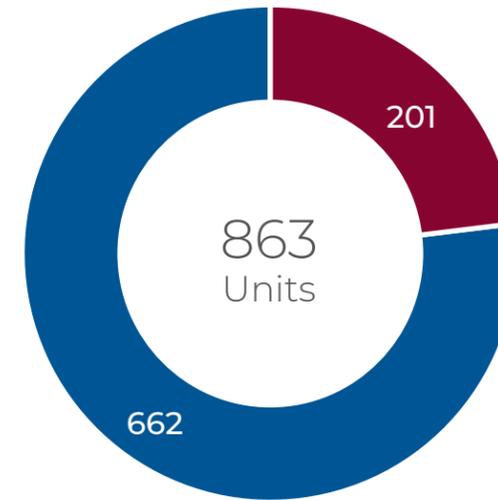


LEE'S SUMMIT

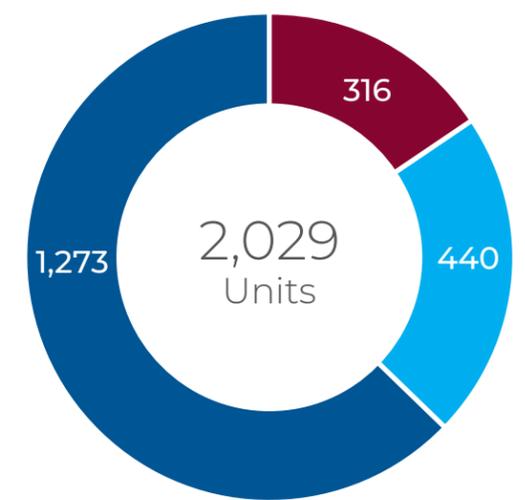


	DEVELOPMENT	UNITS	SUBMARKET	DELIVERY	STATUS
34	Trinity Woods	240	Independence	2021	Under Construction
35	The Falls	275	Independence	–	Planned
36	Residences at Echelon	242	Lee’s Summit	2019	Lease Up
37	Meridian at View High	312	Lee’s Summit	2020	Lease Up
38	Chapel Ridge	40	Lee’s Summit	2021	Under Construction
39	Elevate 114	273	Lee’s Summit	2021	Under Construction
40	Summit on West Pryor	237	Lee’s Summit	2021	Under Construction
41	Paragon Star	390	Lee’s Summit	–	Planned
42	Stag’s Field	356	Lee’s Summit	–	Planned
43	The Locale	201	Merriam/Mission/Prairie Village	2020	Lease Up
44	Mission Gateway	168	Merriam/Mission/Prairie Village	–	Planned
45	Martway	90	Merriam/Mission/Prairie Village	–	Planned
46	Mission Bowl	161	Merriam/Mission/Prairie Village	–	Planned
47	Woodside Village South	243	Merriam/Mission/Prairie Village	–	Planned
48	Arc on Armour	62	Midtown	2020	Lease Up
49	Westley on Broadway	254	Midtown	2020	Lease Up
50	520 E. Armour	110	Midtown	2021	Under Construction
51	Uptown Lofts	223	Midtown	2021	Under Construction
52	Midtown Plaza	107	Midtown	2021	Under Construction
53	Linwood Lofts	100	Midtown	–	Planned
54	The Levy at Martini Corner	163	Midtown	–	Planned
55	Katz on Main	192	Midtown	–	Planned
56	Armour Blvd	340	Midtown	–	Planned
57	Linwood / 31st & Troost	150	Midtown	–	Planned
58	Apartments at Westport Commons	138	Midtown	–	Planned
59	FFV Development	82	Midtown	–	Planned
60	KC Outlook	108	Midtown	–	Planned
61	The Backyard at One North	240	North Kansas City	2020	Lease Up
62	Arbor Mist Townhomes, Phase II	40	North Kansas City	2021	Lease Up
63	Star Apartments	294	North Kansas City	–	Planned
64	SWC 18th Ave & Swift St	208	North Kansas City	–	Planned
65	Gallery Lofts	49	North Kansas City	–	Planned
66	The Villas at Ridgeview Falls	237	Olathe/Gardner	2020	Lease Up

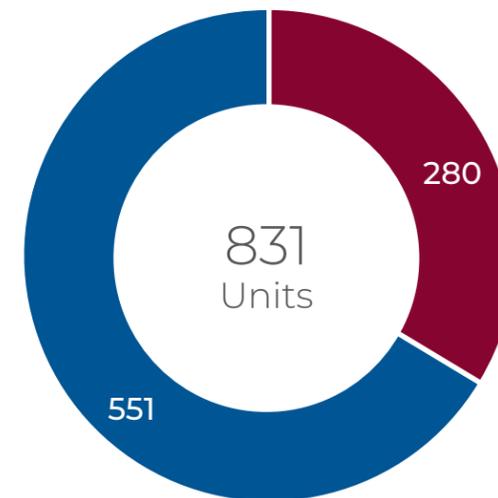
MERRIAM/MISSION/PV



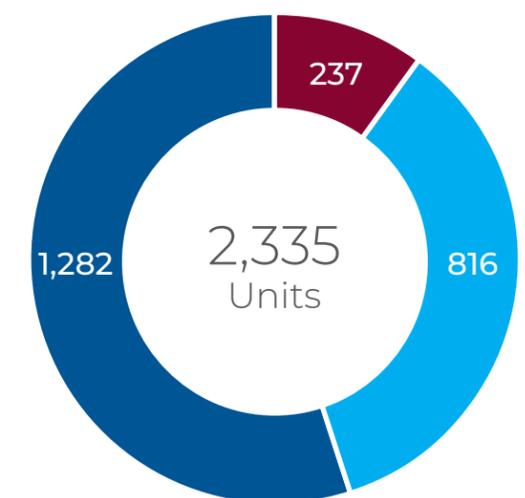
MIDTOWN



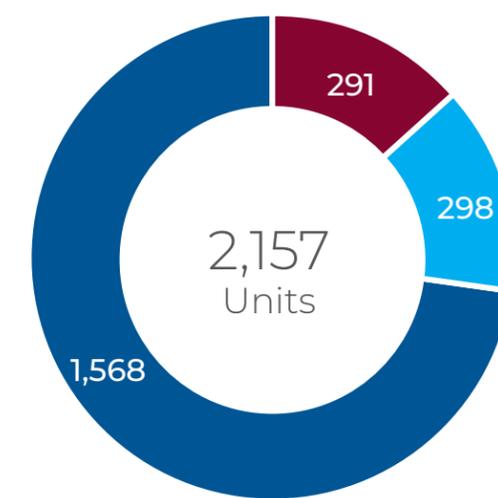
NORTH KANSAS CITY



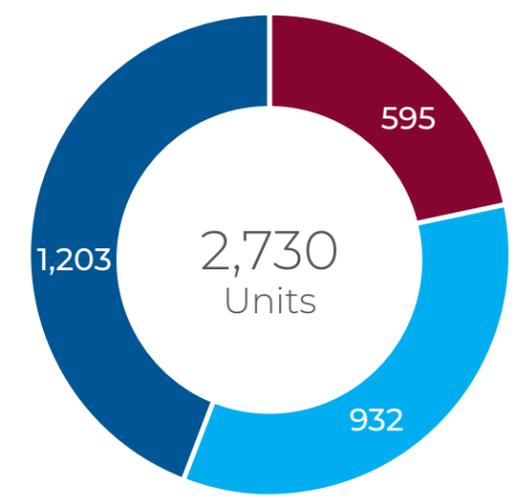
OLATHE/GARDNER



OVERLAND PARK NORTH

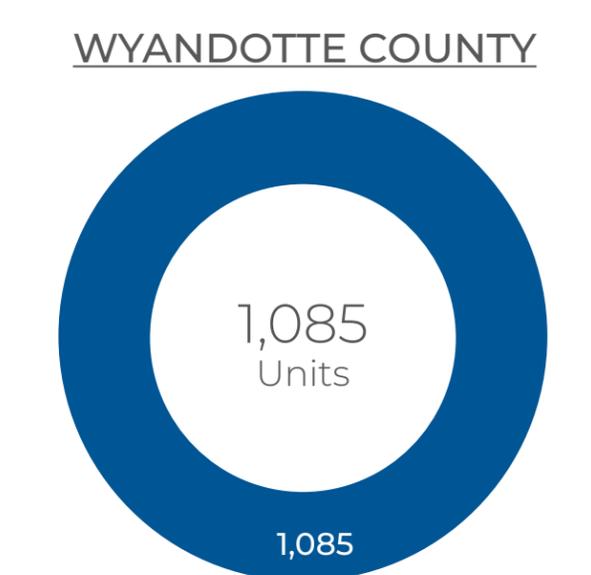
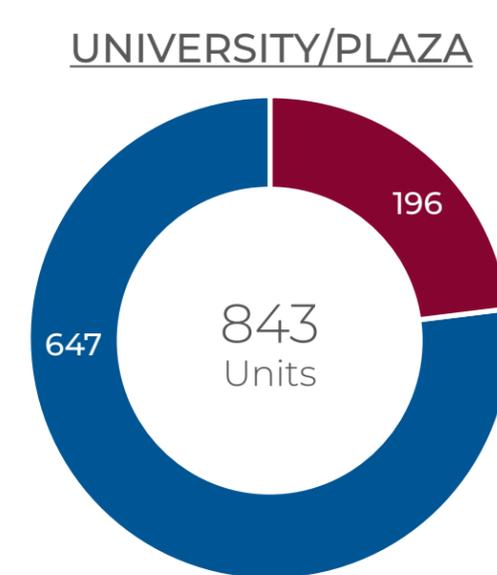
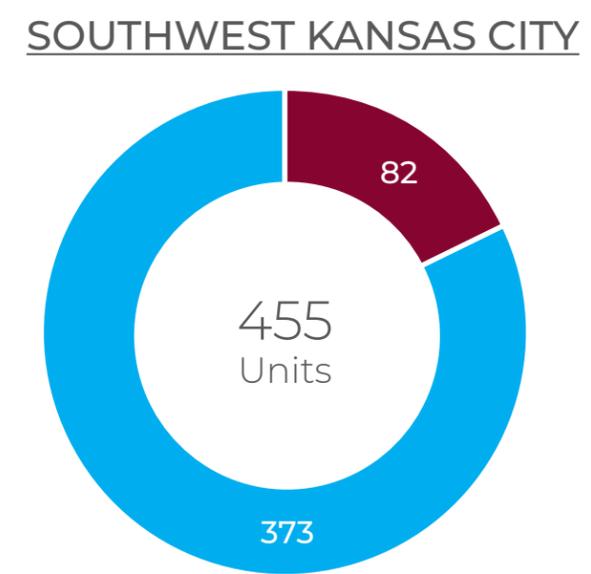
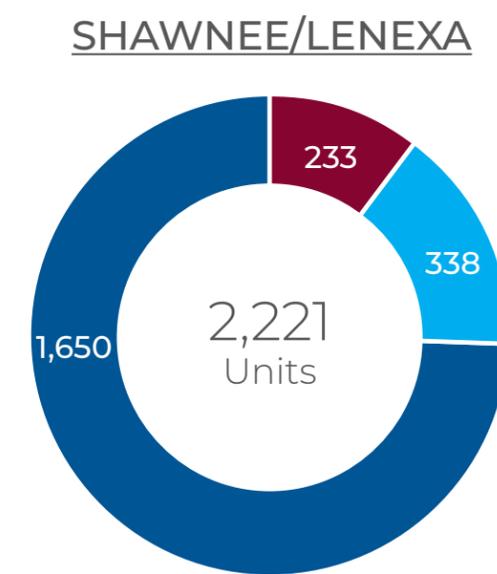
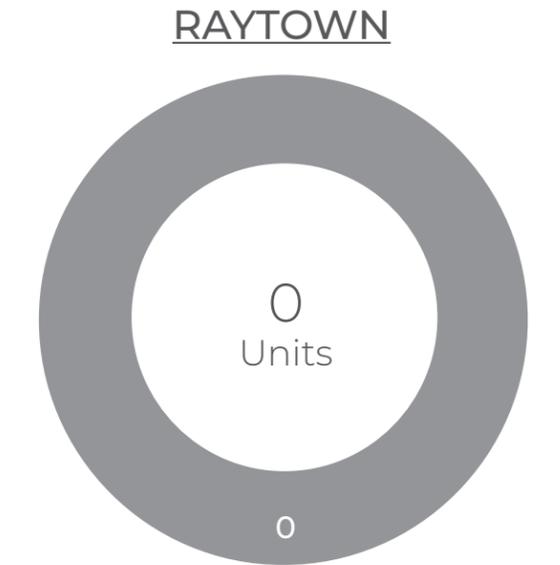
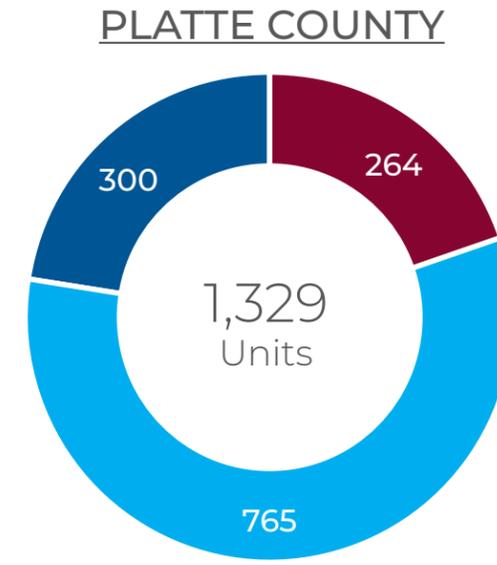


OVERLAND PARK SOUTH



LEASE UP UNDER CONSTRUCTION PLANNED

	DEVELOPMENT	UNITS	SUBMARKET	DELIVERY	STATUS
67	Parkview Townhomes, Phase II	51	Olathe/Gardner	2020	Under Construction
68	Tallgrass	184	Olathe/Gardner	2021	Under Construction
69	Arrello Apartments	228	Olathe/Gardner	2022	Under Construction
70	Parkview Apartments	353	Olathe/Gardner	–	Under Construction
71	The Clearing at Anderson Pointe	303	Olathe/Gardner	–	Planned
72	New Trails	424	Olathe/Gardner	–	Planned
73	The Brentwood	211	Olathe/Gardner	–	Planned
74	Olathe Commons	200	Olathe/Gardner	–	Planned
75	Residences at Waverly Plaza	144	Olathe/Gardner	–	Planned
76	The Promontory	291	Overland Park North	2019	Lease Up
77	Villas at WaterSide	298	Overland Park North	2021	Under Construction
78	97th & Metcalf	711	Overland Park North	–	Planned
79	Brookridge Development	317	Overland Park North	–	Planned
80	Ward Parkway	190	Overland Park North	–	Planned
81	The Promontory Phase II	130	Overland Park North	–	Planned
82	Metcalf 108	220	Overland Park North	–	Planned
83	Element 25	289	Overland Park South	2019	Lease Up
84	Carson Street Towers	225	Overland Park South	2020	Lease Up
85	The Residences at Park Place, Phase II	81	Overland Park South	2020	Lease Up
86	Apex at CityPlace	370	Overland Park South	2020	Under Construction
87	Vale Overland Park Apartments	240	Overland Park South	2021	Under Construction
88	The Residences at Galleria	322	Overland Park South	2022	Under Construction
89	Sprint Campus	600	Overland Park South	–	Planned
90	Aria at College Boulevard	108	Overland Park South	–	Planned
91	Cloverleaf	126	Overland Park South	–	Planned
92	CityPlace, Phase III	369	Overland Park South	–	Planned
93	Thrive at Creekside	264	Platte County	2020	Lease Up
94	The Element by Watermark	276	Platte County	2021	Under Construction
95	Metro North Crossing	249	Platte County	2022	Under Construction
96	Tiffany Springs	240	Platte County	2022	Under Construction
97	Twin Creeks Village	300	Platte County	–	Planned
98	The Lofts at City Center	67	Shawnee/Lenexa	2020	Lease Up
99	Herrington Park Townhomes, Phase II	99	Shawnee/Lenexa	2020	Lease Up



■ LEASE UP
 ■ UNDER CONSTRUCTION
 ■ PLANNED

	DEVELOPMENT	UNITS	SUBMARKET	DELIVERY	STATUS
100	Sixty16	67	Shawnee/Lenexa	2020	Lease Up
101	Sonoma Peak	338	Shawnee/Lenexa	2021	Under Construction
102	Westbrooke Green	343	Shawnee/Lenexa	—	Planned
103	Bellmont Promenade	150	Shawnee/Lenexa	—	Planned
104	Trails at Shawnee	444	Shawnee/Lenexa	—	Planned
105	I-435 & Shawnee Mission Pkwy	100	Shawnee/Lenexa	—	Planned
106	Shawnee Mission Pkwy Development	100	Shawnee/Lenexa	—	Planned
107	5700 King Apartments	189	Shawnee/Lenexa	—	Planned
108	Prairie Ridge Plaza	324	Shawnee/Lenexa	—	Planned
109	Blvd 64	82	Southwest Kansas City	2020	Lease Up
110	Brookside Commons	213	Southwest Kansas City	2022	Under Construction
111	Bridlespur	160	Southwest Kansas City	2021	Under Construction
112	44 Washington	196	University/Plaza	2020	Lease Up
113	Mill St & Westport Rd	215	University/Plaza	—	Planned
114	46 Madison	245	University/Plaza	—	Planned
115	Dylan at 4711 Belleview	187	University/Plaza	—	Planned
116	Legends 267	267	Wyandotte County	—	Planned
117	The Yards II	225	Wyandotte County	—	Planned
118	Homefield	270	Wyandotte County	—	Planned
119	Village West III	323	Wyandotte County	—	Planned

PIPELINE SUMMARY

	LEASE UP	UNDER CONSTRUCTION	PLANNED
Downtown/East KC	2,111	785	2,481
Gladstone/Liberty	162	317	210
Grandview/Far South	420	263	628
Independence	0	240	275
Lee's Summit	554	550	746
Merriam/Mission/Prairie Village	201	—	662
Midtown	316	440	1,273
North Kansas City	280	—	551
Olathe/Gardner	237	816	1,282
Overland Park North	291	298	1,568
Overland Park South	595	932	1,203
Platte County	264	765	300
Raytown	—	—	—
Shawnee/Lenexa	233	338	1,650
Southwest Kansas City	82	373	—
University/Plaza	196	—	647
Wyandotte County	—	—	1,085



KANSAS CITY | 1Q21

NORTHMARQ | INVESTMENT SALES

Jeff Lamott
MANAGING DIRECTOR
T 913.647.1640
C 913.485.5994
jlammott@northmarq.com

Gabe Tovar
VICE PRESIDENT
T 913.647.1647
C 913.777.8899
gtovar@northmarq.com

Bayley Pinney
TRANSACTION MANAGER
T 913.647.1641
C 913.754.6650
bpinney@northmarq.com

NORTHMARQ | DEBT & EQUITY

Greg Duvall
MANAGING DIRECTOR
T 913.647.1610
C 913.221.4916
gduvall@northmarq.com

Kyle Tucker
SENIOR VICE PRESIDENT
T 913.647.1635
C 913.568.3500
ktucker@northmarq.com

John Duvall
VICE PRESIDENT
T 913.647.1620
C 913.638.2706
jduvall@northmarq.com

VISIT US ONLINE:



Kansas City Office

1900 SHAWNEE MISSION PKWY, SUITE 300
MISSION WOODS, KS 66205

Sources: NorthMarq, REIS, Yardi
Planned developments are limited to those in receipt or in process of achieving municipal approvals.

