



UNION HILL
EST. 1857



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A New District with a 100-year History.

Privately developed. Master-planned. City partnerships.

Forward-thinking integration of technology and infrastructure.
Connecting major employers, attractions, neighborhoods, universities.

Solid, socially-active residential of more than 1,200 young professionals,
single-families, empty nesters and gay professionals.



A PARTNER IN RETAIL SUCCESS



UNION HILL
EST. 1857

2

HOTELS IN UNION HILL

39

UNION HILL BUSINESSES

1,200

SOCIALLY-ACTIVE UNION HILL RESIDENTS

55,000

SQUARE FEET NEW , LOCALLY-OWNED RETAIL SPACE IN UNION HILL

100,000

NEIGHBORS WITHIN 3 MILES

200,000

DAYTIME PROFESSIONALS IN THE AREA



39 SUCCESSFUL BUSINESSES, RETAIL, RESTAURANTS AND ORGANIZATIONS

Union Hill has invested nearly \$200 million to preserve and evolve the neighborhood. Local ownership, development, management and leadership maintain and ensure the success and stability of the Union Hill neighborhood and its connection to downtown. Union Hill is a true urban neighborhood, that is privately-maintained and master-developed, spanning more than 16 city blocks between Main Street on the west, Gillham Road on the east, the 31st Street corridor on the south and approximately 27th Street on the north. Union Hill has an additional \$1.2 million in neighborhood and streetscape improvements in progress.

Union Hill is at the center of thriving downtown neighborhoods and the cross sections of the major downtown business traffic. The Union Hill Neighborhood and Homes Association, along with other residential groups are actively engaged in the area. There are 39 businesses that call Union Hill home. The award-winning Fairfield Inn & Suites by Marriott is a signature leading brand among the including many uniquely local dining and retail destinations. Costco and Home Depot are also in Union Hill's backyard.



► **LANDMARKS**

- Overlooking the WWI Memorial Museum
- Community Activities
- National and International Visitors
- Kansas City Landmark

► **HOSPITAL HILL**

- UMKC Dental School with 2,200 medical students
- Children’s Mercy Hospitals
- Ronald McDonald House Campus
- Blue Cross Blue Shield of Kansas City
- Assurant

► **CROWN CENTER SHOPS**

► **LAW FIRMS**

- Thousands of legal professionals at:
- Lathrop & Gage,
 - Shook Hardy & Bacon,
 - Siegfried Bingham and others

► **COSTCO / HOME DEPOT**

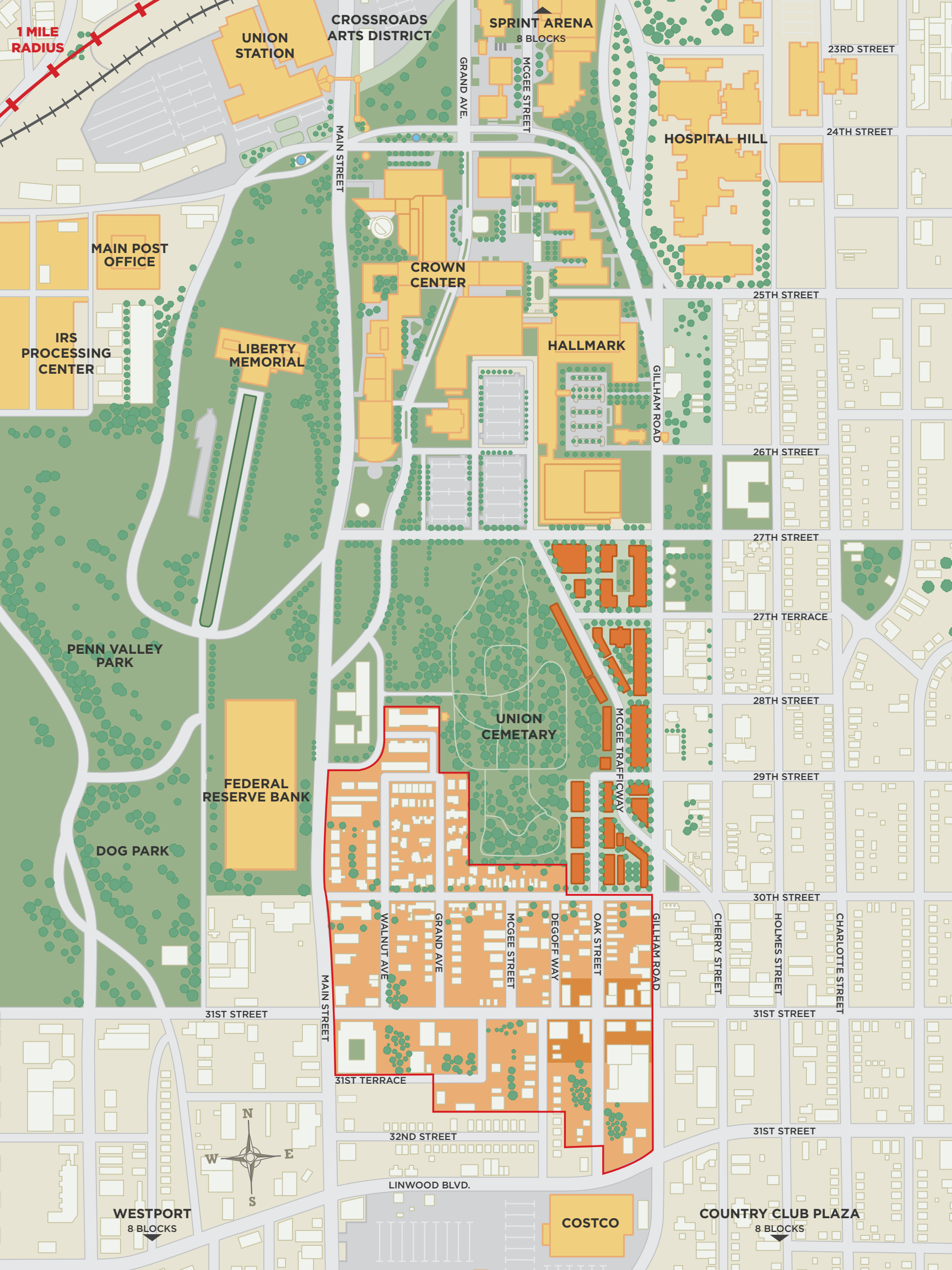
► **HALLMARK WORLD HEADQUARTERS**

► **NEARBY HOTELS**

- 12 nearby and downtown hotels, including:
- Westin Crown Center
 - Sheraton
 - Hotel President
 - Four planned hotels under development

► **UNION STATION:**

Historically redeveloped Union Station with Science City, entertainment, events and railway hub



► **SURROUNDING NEIGHBORHOODS/RESIDENTS**

- Hyde Park
- Coleman Highlands
- Longfellow
- One Park Place
- Santa Fe Towers
- 1,000 MAC Properties residents

► **FINANCIAL PROFESSIONALS**

- The Federal Reserve
- IRS Process Center
- Investment houses
- Brokerages
- Banking offices

► **CROSSROADS/EAST CROSSROADS**

The point in a triangle with the Crossroads and East Crossroads First Fridays, artists, residents, restaurants, entertainment, local businesses and redevelopment

► **THE ARTS**

- Kauffman Center for the Performing Arts
- Coterie Theater
- KC Rep
- Lyric Theater
- Midland Theater
- Crossroads performance spaces
- Art galleries and more

► **FAMILY ATTRACTIONS**

- Kaleidoscope
- Sea Life Aquarium
- LegoLand

UNMATCHED OPPORTUNITY

\$3.8

billion

In Household
Income Within 1 Mile

1,500

high disposable income residents

Empty Nesters, Young professionals,
Gay, and Single Family residents

40,000

area employees

Downtown Development

TOTAL DEVELOPMENT	COMPLETED 2000 - 2012	COMPLETED / UC 2013 -2014	PLANNED
Number of Projects	196	59	29
Dollar Value	\$5,286,108,000	\$814,597,000	\$939,900,000
Private Office Space - New	2,106,758 sf	18,519	8,310
Private Office Space - Renovated	913,339 sf	35,143	7,034
Federal & City Projects - New	1,700,000 sf	86,952	25,742
Federal & City Projects - Renovated	800,000 sf	0 sf	0 sf
Hotel Rooms - New to Market	2,100	570	1,115
Convention Center	47,500 sf	0 sf	0 sf
Arts - Theater Seats	7,583	0	0
Arts - Cinemas	6	3	0
Retail Square Feet	565,000 sf	186,090 sf	122,750 sf
Medical	764,300 sf	90,000 sf	0
Parking - Garages	8	3	4
Parking - Spaces	6,277	821	1,914

Downtown Housing Market

Downtown Population Estimate	21,197
Downtown Population Estimate - 2 Years	25,525
Downtown Population Estimate - 5 Years	29,407
Male	51%
Female	49%
Average Age	36.1
Bachelor's Degree or higher	51%
Housing Units Completed Last Year	130
Housing Units Under Construction	2,082

Daytime Population at Major Intersections

INTERSECTION	5 MILE	3 MILE	1 MILE
31st & Gillham, Kansas City	247,088	179,190	28,252
47th & Broadway, Kansas City	244,614	97,663	35,494
I-29 & 152 Hwy, NKC	36,247	18,519	8,310
470 & 50 Hwy, Lee's Summit	42,035	35,143	7,034
119th & Metcalf, Overland Park	164,092	86,952	25,742





WHAT THEY ARE SAYING



“More than \$200 million now has been invested to restore the 150-year-old neighborhood, most of it by Frye’s Union Hill development company and its backers.”

KANSAS CITY BUSINESS JOURNAL,
CAPSTONE AWARDS



“ . . . the judges chose to confer special recognition on three projects in the Union Hill neighborhood, bringing more residents and commercial space to the urban core.”

KANSAS CITY BUSINESS JOURNAL,
CAPSTONE AWARDS

“With little glitz and fanfare, downtown Kansas City, Mo., has emerged as a top draw among empty nesters and young professionals looking for an urban lifestyle. Behind the surprising rise: a thriving arts scene, newly revamped public spaces and solid job growth. Luxury-home buyers are increasingly drawn to . . . (Union Hill) near the Crossroads Arts District. . . . developer Bob Frye is nearing completion on 12 single-family homes ranging from \$400,000 to \$500,000. Almost all of the roughly 2,200-square-foot homes are sold. While the neighborhood has always been popular with young professionals, the area is attracting more empty nesters and families . . .”

THE WALL STREET JOURNAL, AUG 6, 2015

“In contrast to the suburbs, the neighborhood Frye and others have invested more than \$200 million in reviving has some vibrant urban neighbors. Immediately north is Crown Center, which is flanked by Union Station and the new Federal Reserve Bank of Kansas City building to its west and Hospital Hill to the east. To the south, Chicago-based Silliman Group LLC and companion firm Antheus Capital LLC have taken on \$150 million in multifamily redevelopments on or near Armour Boulevard since 2007.”

KANSAS CITY BUSINESS JOURNAL, MAY 9, 2014

In Kansas City, empty nesters have been flocking to this lock-and-go urban lifestyle for years . . . Union Hill, the 16-block neighborhood in the heart of the city that includes houses, townhomes, lofts and a growing number of retail spaces and local restaurants.”

THE KANSAS CITY STAR, HOUSE & HOME SECTION, MARCH 8, 2015