

IVANHOE

KC-CUR STRATEGIC GOAL: STABILIZE THE RESIDENTIAL NEIGHBORHOOD AND CATALYZE THE MARKET THROUGH REHABILITATION OF EXISTING HOMES AND STRATEGIC INFILL CONSTRUCTION.



LISC
GREATER KANSAS CITY



IVANHOE IS A BLUEPRINT FOR COMMUNITY TRANSFORMATION.

The Ivanhoe Neighborhood Council is a model for both their neighborhood association and community development corporation. It is housed in the Nutter Ivanhoe Neighborhood Center, which serves as a resource for the community and launch pad for deployment of the council's place-based community outreach and economic development strategies. By increasing home ownership options for low-income residents through projects like the Ivanhoe Gateway at 39th, Ivanhoe Neighborhood Council (INC) has begun to transform the long-term outlook for the area. INC's Walkability and Healthy Streets initiatives, along with numerous rehab and redevelopment projects, continue to support their plans to create a "clean, beautiful, safe and thriving neighborhood."

LONG LASTING LEGACY

The Ivanhoe Neighborhood Council park and community center is named for James B. Nutter, businessman and political power broker, for his contributions in funding and creating this dynamic and model neighborhood association.

GATEWAY AT 39TH

The Ivanhoe Gateway at 39th project was designed to increase homeownership for low-income residents and offer housing options for senior citizens. Built on the previous site of the Horace Mann School, Phase I and II started with seven duplexes and 12 senior cottages.

GOLF IN THE CITY

Ivanhoe resident Chris Harris believes that sports can transform the neighborhood. His focused efforts over 20 years, with assistance from supporters such as John Deere and the PGA, has transformed vacant lots into a basketball court, created space for track and field and volleyball, and a pitch-and-putt golf course.

NO FOOD DESERT

The Ivanhoe Farmer' Market, started in 2012, has been a welcome addition to the neighborhood since there is no full-service grocery store in the community. The market is an extension of the "Grown in Ivanhoe Project," with a goal to provide locally-grown and affordable produce for the neighborhood.



18.7%

PROJECTED INCREASE IN
AVERAGE HOUSEHOLD
INCOME BY 2024. *

* 1 MILE RADIUS FROM 37TH AND GARFIELD

| FROM 37TH & GARFIELD | | 0-1/2 MI | | 0-1 MI | | KC METRO AREA |

TOTAL POPULATION

POPULATION	3,544	16,747	2,575,985
FEMALE	52.9%	52.6%	50.8%
MALE	47.1%	47.4%	49.2%
HIGH SCHOOL GRADUATE	38.6%	34.0%	27.2%
BACHELOR'S DEGREE	6.7%	10.2%	21.4%
GRADUATE DEGREE	2.6%	7.0%	12.5%

RACE / ETHNICITY

BLACK	87.1%	77.6%	11.1%
WHITE	7.4%	15.9%	78.9%
ASIAN	0.4%	0.6%	2.8%
OTHER (COMBINED)	5.1%	5.9%	7.2%
HISPANIC OR LATINO (ANY RACE)	3.5%	4.5%	8.5%
NOT HISPANIC OR LATINO	96.5%	95.5%	91.5%

HOUSEHOLDS

TOTAL HOUSEHOLDS	1,303	7,014	1,010,746
AVERAGE HOUSEHOLD SIZE	2.6	2.3	2.5
TOTAL HOUSING UNITS	1,888	9,646	1,108,191
OWNER-OCCUPIED	33.7%	30.4%	59.4%
RENTER-OCCUPIED	35.3%	42.3%	31.8%
VACANT	31.0%	27.3%	8.8%
MEDIAN HOME VALUE (OWNER OCCUPIED)	\$62,263	\$74,391	\$183,469

INCOME

AVERAGE HOUSEHOLD	\$40,626	\$44,938	\$84,156
MEDIAN HOUSEHOLD	\$28,005	\$29,440	\$61,730
<\$50K	71.9%	68.9%	40.6%
\$50-\$75K	15.3%	15.8%	18.8%
\$75K+	12.8%	15.3%	40.6%

AGE

< 20	29.1%	26.8%	26.5%
20-34	21.1%	22.9%	20.8%
35-64	37.0%	37.2%	38.1%
65+	12.8%	13.1%	14.6%
MEDIAN AGE	34.8	35.2	37.0

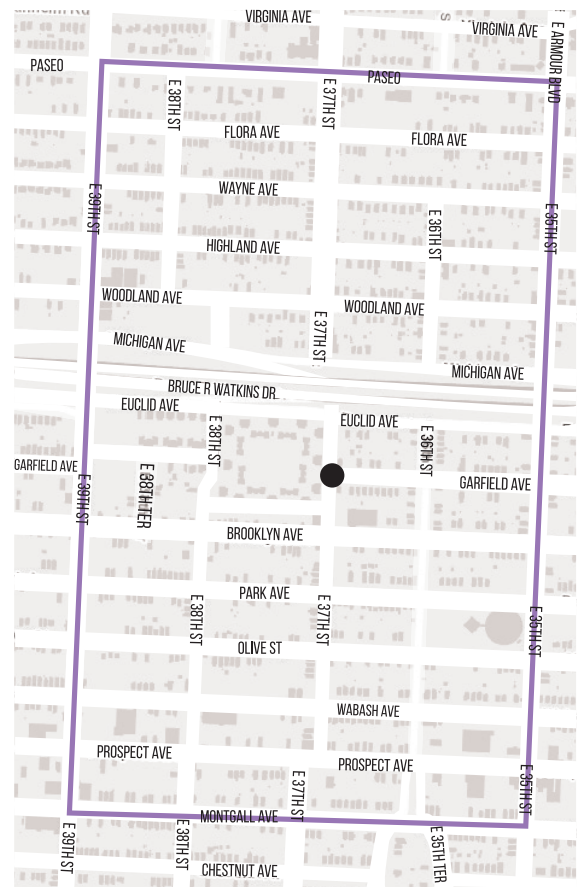
AVERAGE CONSUMER EXPENDITURES PER HOUSEHOLD

APPAREL	\$1,138	\$1,235	\$1,938
ENTERTAINMENT & RECREATION	\$1,862	\$2,010	\$3,299
DINING AT HOME	\$2,852	\$2,871	\$4,028
DINING AWAY FROM HOME	\$2,056	\$2,096	\$3,072
HEALTH CARE	\$3,226	\$3,302	\$4,981
HOUSEHOLD FURNISHINGS & EQUIPMENT	\$1,646	\$1,789	\$3,531
PERSONAL CARE PRODUCTS & SERVICES	\$519	\$520	\$765
VEHICLE MAINTENANCE, REPAIR	\$369	\$400	\$1,258

AVAILABLE VEHICLES PER HOUSEHOLD

0	24.3%	27.1%	6.2%
1	46.5%	44.3%	32.6%
2+	29.2%	28.6%	61.2%

The Kansas City Catalytic Urban Redevelopment (KC-CUR) initiative is one of Kansas City's primary strategies for scaling up redevelopment on the city's east side, focusing on both people and place. KC-CUR is spearheaded by a Project Steering Committee led by LISC Greater Kansas City, the City of Kansas City, Missouri, the Urban Neighborhood Initiative (UNI), the KC District Council of the Urban Land Institute (ULI) and the Mid-America Regional Council (MARC). With a goal to accelerate redevelopment in each priority area, the KC-CUR partners are working to further advance catalytic projects in neighborhoods east of Troost. Each market profile provides a high-level snapshot to spur further investigation of market and investment opportunities.



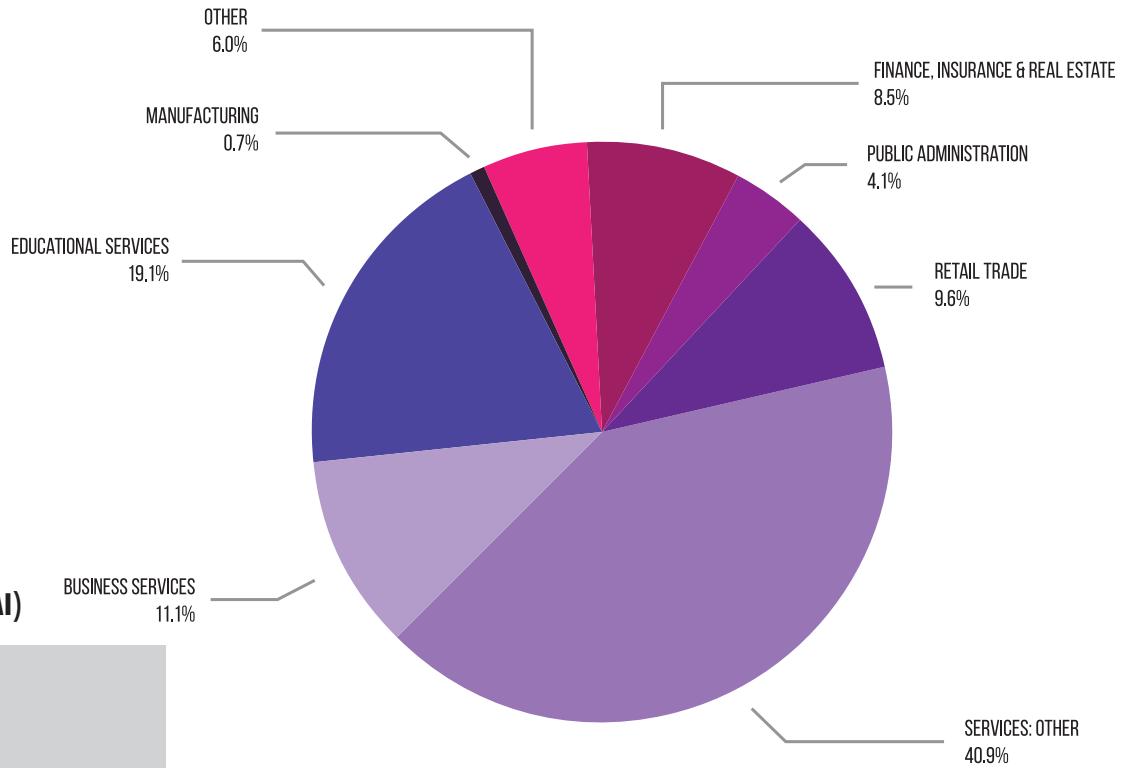
Ivanhoe Neighborhood Priority Area Paseo Blvd to Montgall Ave, 35th to 39th

Source: Gale Business: DemographicsNow, 2019 Estimates, values are rounded to nearest whole percent

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MAJOR INDUSTRIES BASED ON EMPLOYEE SIZE (WITHIN 1 MI)



SCHOOLS (WITHIN 1 MI)

KC PUBLIC SCHOOLS

- LONGFELLOW ELEMENTARY
- FAXON ELEMENTARY
- CENTRAL MIDDLE SCHOOL
- CENTRAL HIGH SCHOOL

KC CHARTER SCHOOLS

- DELASALLE EDUCATION CENTER
- HOPE LEADERSHIP ACADEMY
- LEE A TOLBERT COMMUNITY ACADEMY

COLLEGES AND UNIVERSITIES (WITHIN 5 MI)

- UNIVERSITY OF MISSOURI
- ROCKHURST UNIVERSITY
- METROPOLITAN COMMUNITY COLLEGE
- KANSAS CITY ART INSTITUTE
- KANSAS CITY UNIVERSITY OF MEDICINE AND BIOSCIENCE

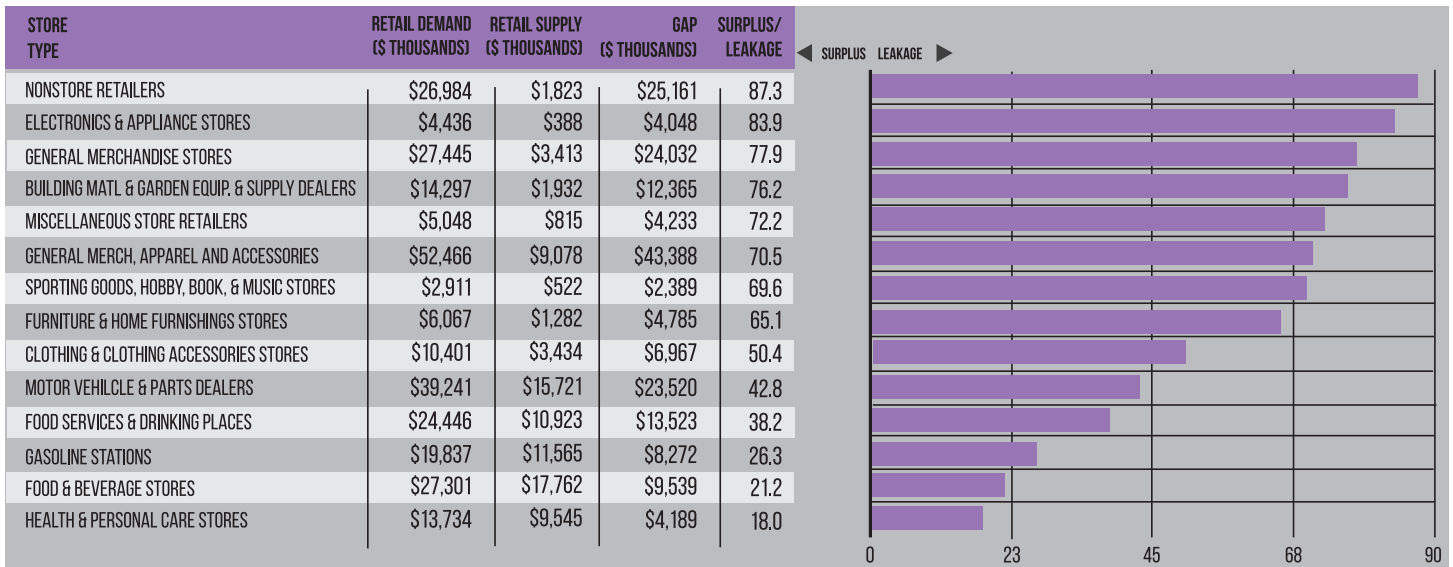
MAJOR EMPLOYERS (WITHIN 1 MI)

COMPANY	INDUSTRY	# EMPLOYEES
RESOLVE STAFFING, LLC	BUSINESS SERVICES	235
DELASALLE EDUCATION CENTER	EDUCATIONAL SERVICES	105
ST. REGIS MISSOURI, LLC	REAL ESTATE	99
DE LA SALLE STUDENT PRESS	EDUCATIONAL SERVICES	92
ARROW LEATHER CARE	PERSONAL SERVICES	80
JONES, LAWRENCE A & SONS	PERSONAL SERVICES	80
TOLBERT EDUCATION SERVICES INC	EDUCATIONAL SERVICES	75
LINWOOD SHOPPING CENTER	SOCIAL SERVICES	60
LEE A TOLBERT COMMUNITY ACADEMY	EDUCATIONAL SERVICES	49
BARE ESSENTIALS HOME CARE INC	HEALTH SERVICES	40

Demand estimates the expected amount spent by local consumers at retail establishments. Supply estimates sales from local business to consumers. The Surplus/Leakage Factor represents a snapshot of opportunity. A positive value represents 'leakage' of retail opportunity outside the target area (within 1 mile). A negative value represents a surplus of retail sales, meaning customers also come from outside the target area.

RETAIL SUPPLY VS. DEMAND (WITHIN 1MD)

LEAKAGE/SURPLUS INDEX (WITHIN 1MD)



Sources: DemographicsNow 2019A Retail Demand (Scaled) by Store Type; S2016 Retail Supply by Store Type

Commercial Real Estate (within UNI area)



**RETAIL SPACE ACTIVELY
LEASED IN UNI AREA.**



**AVERAGE RETAIL
RENT IN UNI AREA.**

PROPERTY CHARACTERISTICS BY TYPE	TOTAL SQ. FOOTAGE *	AVG. LEASABLE FLOOR AREA	AVG. RENT/ SF/ YR	AVG. % VACANT
RETAIL	1,797,741	8,602	\$13.08	6.94%
OFFICE	3,045,099	14,163	\$15.48	4.43%
SPECIALTY	1,502,116	37,553	\$10.07	0.00%
HEALTH CARE	2,474,350	224,941	-	0.00%
HOSPITALITY	114,861	38,287	-	-
INDUSTRIAL	3,504,743	18,742	\$5.50	1.30%
FLEX	129,778	8,652	\$10.34	15.24%
LAND	54.0435*	1*	-*	-
SPORTS & ENTERTAINMENT	1,280	1,280	-	0.00%
TOTAL UNI AREA +	12,569,968	22,662		4.23%

* Figures for Land are in acres | + Totals and averages exclude Land

The real estate market data is for the entire Urban Neighborhood Initiative (UNI) area, which extends from Truman Road to 52nd Street, Prospect to Troost.

Contact:

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www.incthrives.org

KC-CUR Priority Area Profiles (2019)

The demographic and market data was gathered from a variety of sources including Gale Business: DemographicsNow, 2010 US Census and CoStar. Highlights about each neighborhood were compiled from news articles and neighborhood websites. Although every attempt was made to ensure the quality of the information contained in this document, no warranty or guarantee as to its accuracy, completeness or usefulness for any given purpose is provided.