10907 E. 87TH STREET

A RARE 14.26-ACRE MULTIFAMILY CAMPUS WITH REDEVELOPMENT UPSIDE

10907 E. 87th Street, Kansas City, Missouri

11-Unit Multifamily Campus | Offered For Sale at $1,600,000

PROPERTY SNAPSHOT

Address	10907 E 87th Street, Kansas City, MO 64138
APN	50140020200000000
Total Site	14.26 Acres (614,888 SF)
Zoning	R-80 Residential
Multifamily Status	Certificate of Non-Conforming Use — legally protected
Structures	7 buildings — newly renovated/constructed
Total Units	11 (6 two-bedroom, 3 studios, 2 SFR)
Completion Status	~85% — $87,000 remaining (road + parking)
Utilities	Septic (private system)
Opportunity Zone	No

The Opportunity

10907 E. 87th Street presents a rare opportunity to acquire a **14.26-acre property** in Kansas City, Missouri — a fully entitled, income-producing asset with significant redevelopment upside. The property sits on an irreplaceable land holding in an established corridor, offering both residential income and long-term strategic optionality.

The campus comprises **7 buildings and 11 residential units** with protected multifamily zoning rights. This entitlement status eliminates a critical layer of development risk and provides the incoming owner with a stable foundation from which to operate, expand, or reposition the asset.

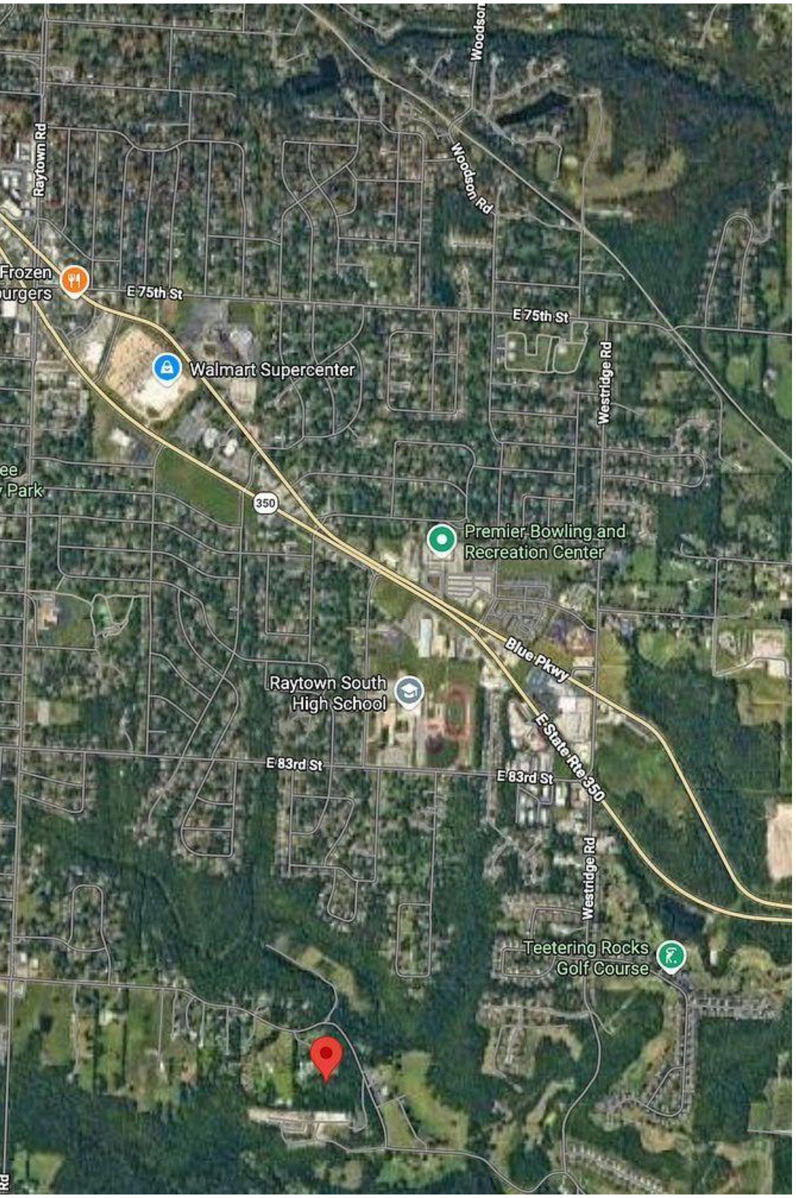
Current ownership has invested approximately **$1.8 million** into the property, and the project is roughly **85% complete**. The heavy lifting has already been done — the next owner steps into a de-risked asset and simply stabilizes operations, completes the remaining scope, and executes on a clear value-add strategy.

The property is well-suited for a range of acquisition profiles, including **multifamily investors, faith-based organizations, nonprofits, agricultural operators, and residential developers**. The scale of the land holdings creates meaningful long-term optionality that extends well beyond the existing residential income stream.

Property Overview

Situated on 14.26 contiguous acres in East Kansas City, Missouri, the property is a park-like campus comprising seven buildings set among mature trees, rolling topography, and expansive open land. The setting is distinctly private and flexible — more akin to an institutional or retreat campus than a conventional multifamily complex.

Existing structures occupy only a fraction of the total acreage, leaving the majority of land available for future use. A **Certificate of Non-Conforming Use** protects the current residential operations, providing a legal foundation that cannot be replicated by new development on comparable sites.



Market Overview

Located in eastern Kansas City, Missouri, 10907 E. 87th Street sits at the convergence of the region's primary transportation corridors—Interstate 435, Interstate 70, U.S. Highway 40, and Missouri Highway 350—providing efficient access to Downtown KC, Independence, Blue Springs, Lee's Summit, and Overland Park.

The surrounding area continues to benefit from ongoing infrastructure expansion and steady residential growth, reflecting the broader momentum of the Kansas City metropolitan market.

Large contiguous parcels of this scale are increasingly scarce within the KC metro. This property offers a rare combination that is difficult to replicate: metropolitan accessibility, expansive open land, and the privacy that institutional and campus-style users demand.

Location Overview

Situated in the 64138 zip code of East Kansas City, the property benefits from proximity to a growing network of healthcare, education, retail, and institutional anchors — all within a 1–3 mile radius.

Healthcare Hub

Swope Health Hickman Mills opened a brand-new state-of-the-art facility at 6406 E. 87th St. in January 2024, directly on the same corridor. Swope Health KidsCARE Tenney Pediatrics is located across the street at 6501 E. 87th St. Together they form a federally designated healthcare hub serving the Hickman Mills community.

Schools & Education

The property falls within the Hickman Mills C-1 School District. Nearby schools include: Santa Fe Elementary (8908 Old Santa Fe Rd), Dobbs Elementary (9400 Eastern Ave), and Hickman Mills Middle School (9010A Old Santa Fe Rd). The district opened its new Real-World Learning Center in fall 2024 — the first new district building in over a decade — offering skilled trades, biomedical sciences, and career credentialing programs.

Retail & Services

QuikTrip #234 (24-hour convenience/fuel) is located at 6400 E. 87th St., directly on the corridor. The broader 87th Street corridor includes neighborhood retail, service businesses, and community-serving commercial uses providing strong daily-needs infrastructure for residents.

Area Development & Planning

The Hickman Mills Area Plan was updated by KCMO City Council to guide future land use, infrastructure investment, and neighborhood reinvestment across the 87th Street corridor. The plan prioritizes regional employment centers, improved transportation access, and quality commercial development. The area sits at the convergence of I-435, I-70, US-40, and MO-350.

Property Highlights

10907 E. 87th Street — East Kansas City, Missouri

14.26

Acres of Land

7

Existing Buildings

11

Residential Units

614,888

Sq Ft of Land

~$1.8M

Invested by Current Owner

~85%

Project Complete

Investment Highlights

Certificate of Non-Conforming Use

Secured entitlements protect existing residential operations, providing legal certainty unavailable to new development.

Near-Completion Asset

With ~$1.8M already invested and ~85% of work complete, the next buyer inherits a substantially de-risked project.

Immediate Income Potential

Eleven residential units positioned to generate approximately $140,700 in gross annual rent from day one.

Multiple Exit Strategies

Broad buyer appeal spanning private investors, developers, institutions, and faith-based organizations creates a competitive disposition environment.

Irreplaceable Land Position

Over 14 contiguous acres in the KC metro represent an increasingly scarce land holding with long-term appreciation fundamentals.

Value-Add Opportunity

Current ownership has invested approximately **$1.8 million** in construction, renovations, infrastructure, and site improvements — bringing the project to approximately **85% completion**. The heavy lifting is done. A qualified buyer steps in to complete final-stage items, secure certificates of occupancy, and stabilize the asset into a cash-flowing residential campus.

~$1.8M

Invested to Date

Construction, infrastructure & site improvements

85%

Project Complete

Parking, appliances, COs & finishes remain

Multifamily Opportunity

11 Units — Campus-Style Layout

Unlike a traditional apartment building, the residential units are dispersed across the property in a campus-style arrangement — offering operational flexibility, privacy, and multiple use configurations.

- 6 two-bedroom units
- 3 studio units
- 2 single-family residences

The property is protected by a **Certificate of Non-Conforming Use**, preserving the legal right to operate residential units on the property regardless of current zoning.

Flexible Use Potential

The dispersed unit layout accommodates a wide range of housing and hospitality models:

- Market-rate rental housing
- Staff or employee housing
- Executive or corporate housing
- Mission or ministry residences
- Guest or retreat accommodations
- Transitional or supportive housing

Unit Mix & Pro Forma Rent Roll

Unit Type	Count
2-Bedroom	6
Studio	3
Single Family Residence	2
Gross Potential Rent	**11 units**

Development Potential

Multifamily Stabilization

Complete construction and lease all 11 units to generate stable, long-term cash flow under protected non-conforming use.

Faith-Based Campus

Develop a sanctuary, educational buildings, fellowship halls, and outdoor gathering spaces across the 14-acre site.

Nonprofit & Community Use

Establish transitional housing, counseling facilities, childcare, or community programming with ample open space.

Residential Subdivision

Pursue future housing development on remaining acreage as surrounding Kansas City growth continues to expand.

Agricultural Operations

Utilize open land for community gardens, CSA farming, horse boarding, or educational equestrian programs.

Permitted Uses

A Certificate of Non-Conforming Use grants 10907 E. 87th Street exceptional flexibility across a broad range of permitted uses.

Residential

- 11-units
- Single-family residence
- Staff or transitional housing

Faith-Based

- Church or ministry campus
- Retreat or conference center
- Fellowship facilities

Nonprofit / Institutional

- Counseling & childcare
- Educational programs
- Community services

Agricultural

- Community gardens & CSA
- Horse boarding
- Equestrian programs

Long-Term Development

- Future residential subdivision
- Phased development
- Land appreciation play

Owner Improvements & Amenities

Completed Improvements (~$1.8M Invested)

The owner has made substantial capital investments across the campus, including:

- Building renovations across residential units
- Site grading and land preparation for development
- Core infrastructure and utility systems installed
- Campus cleanup, organization, and structured layout

Remaining Work (~15%)

- Road improvements
- Parking completion
- Final appliances
- Certificates of Occupancy
- Final finishes

Campus Features

- Mature trees and natural canopy
- Rolling topography and open land
- Privacy and dispersed building layout
- Significant acreage for future use

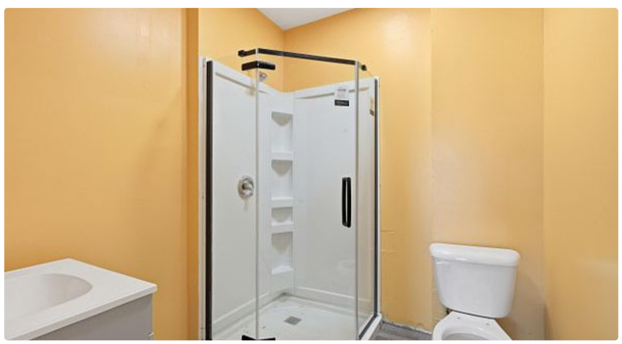
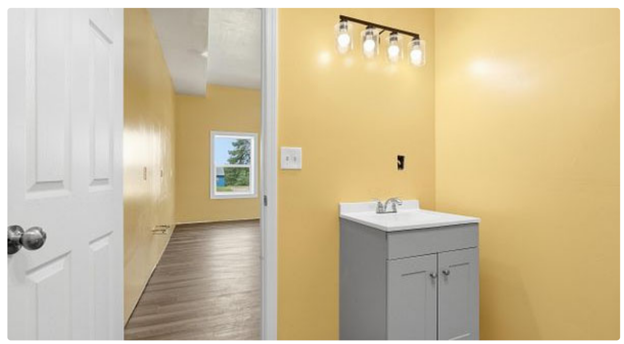
Investment Summary

10907 E. 87th Street represents a rare convergence of income-producing improvements, protected land, and near-turnkey readiness — all within one of Kansas City's most accessible and underserved submarkets. With substantial capital already deployed and construction nearing completion, the next owner inherits a platform primed for execution, not groundwork.

Few properties in this market serve as broad a buyer universe — from multifamily operators and faith-based organizations to land investors and institutional campus users. For those seeking immediate utility alongside long-term optionality, this is **the kind of opportunity that does not come around twice**.

Property Photos

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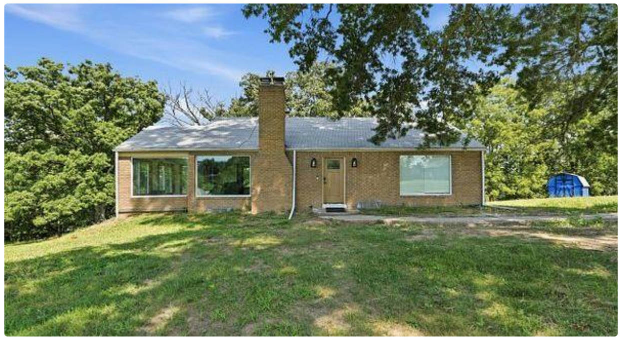
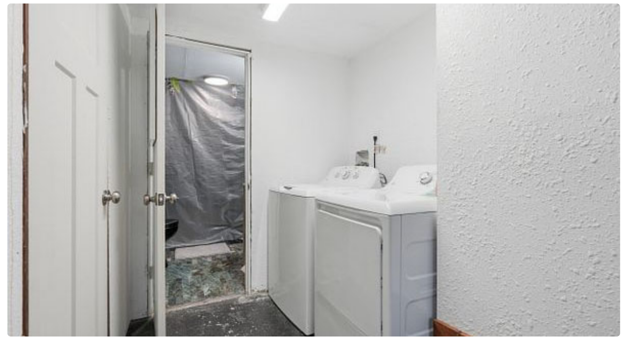


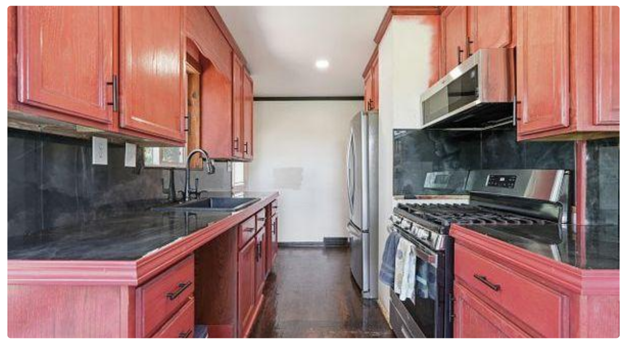


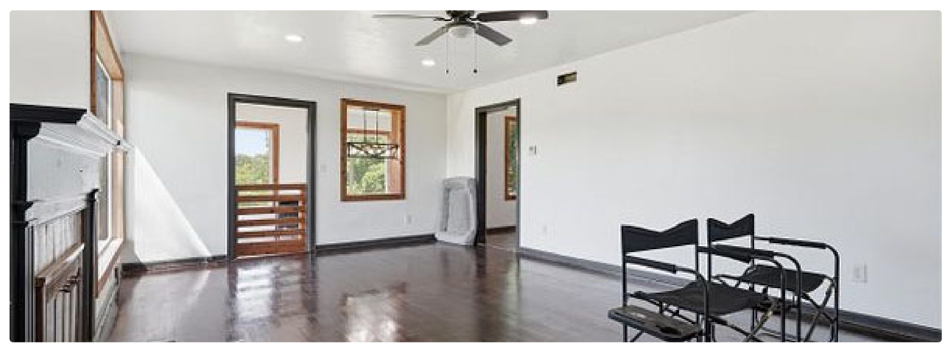

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Contact Us

Ready to discuss your property? Reach out to our team directly.

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Our team provides comprehensive guidance on property details, financing options, and next steps.