



Rare Redevelopment Opportunity

- Elite KCMO Zip Code:** Located in one of Kansas City's most coveted and supply-constrained residential zip codes, where new development opportunities are exceptionally rare.
- Plaza & Loose Park Adjacent:** Ideally positioned near the Country Club Plaza and Loose Park, combining walkability and enduring residential appeal.
- Prime Residential Redevelopment:** A rare infill opportunity to introduce new housing to a fully matured, high-demand neighborhood.
- Exceptional Demographics:** Surrounded by an affluent, highly educated population supporting premium pricing and long-term value stability.
- Institutional & Neighborhood Anchors:** Proximate to UMKC, Rockhurst University, Crestview, Brookside, and the Plaza, providing enduring demand and limited future supply.
- Incredible Location:** An irreplaceable setting where location, infrastructure, and demand converge.

For more information:

Christel Highland
816.410.9584
chighland@blockllc.com

Aaron M. Mesmer, CCIM
816.412.5858
amesmer@blockllc.com

Building Information/History

Building SF: 45,760 SF

Lot Size: 4.15 AC

Neighborhood: Countryside/Wornall Homestead

Year Built: 1915/1920/1938 - Closed in 2009

Zoning: R-6

Building Capacity: 383 Seat Capacity

HVAC: Partial A/C
Low Pressure Steam Boiler

Other Features: Aluminum windows with plexiglass, not insulated
Auditorium
Gymnasium
Cafeteria

The Bryant Property: Held by the District since 1911, and its age and history suggest it may be eligible for historic tax credit programs, subject to formal qualification and regulatory review.

Qualified Development Teams: Encouraged to initiate conversations to better understand the proposal process, applicable guidelines, and evaluation criteria.

Community Input: Indicated interest in lower-density residential outcomes, including single-family development; however, final use considerations remain subject to applicable approvals and review processes.

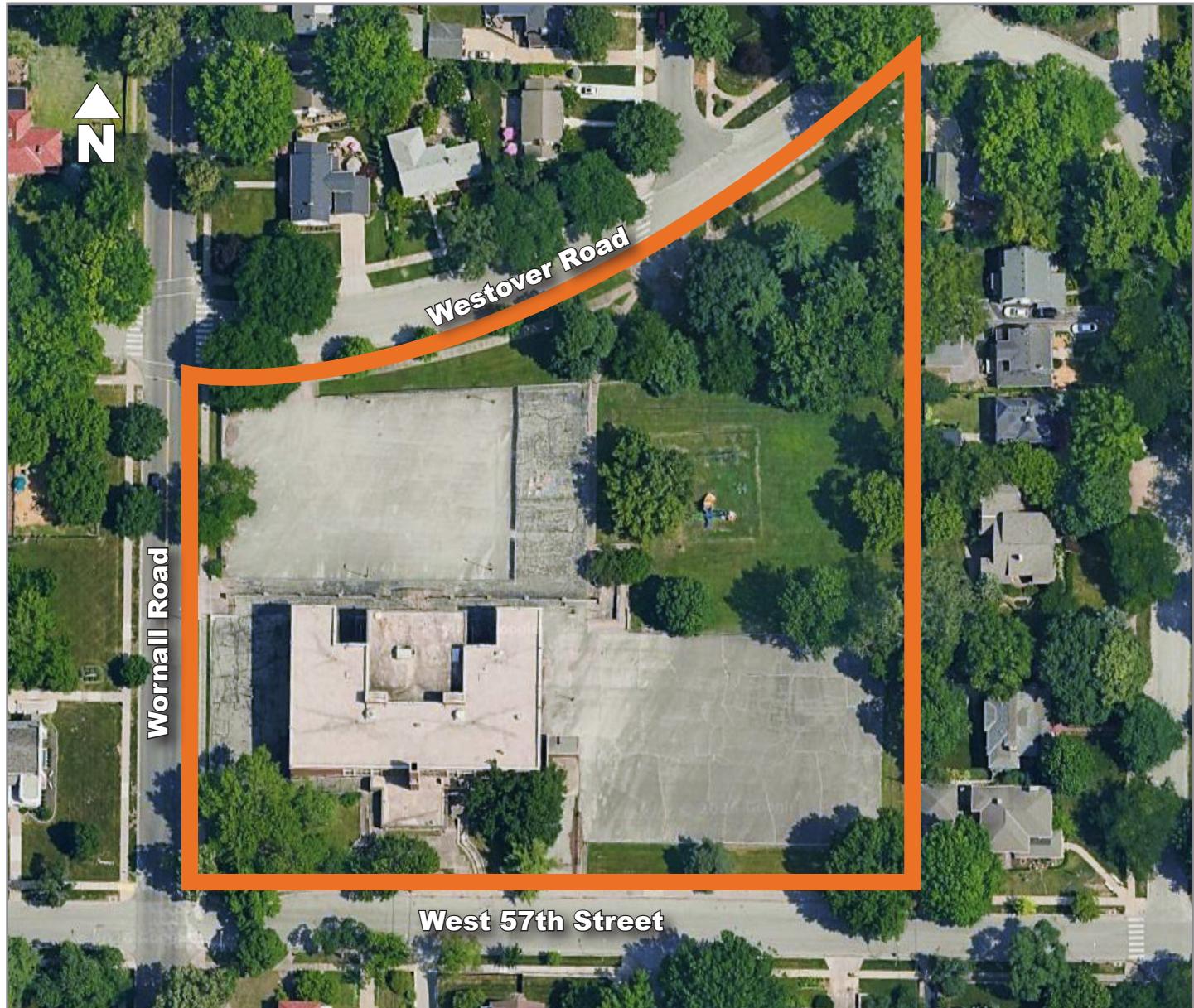
Learn More: Additional background information, including property data, prior neighborhood meeting materials, and community survey summaries, is available at:
<https://www.kcpublicschools.org/about/repurposing>

Bryant - Kansas City Public Schools

319 Westover Road, Kansas City, Missouri 64113

For Sale

Aerial



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Site Tract Map



Based upon current restrictions, site must be used for a school or single-family homes.

Tract 2 Deed Restriction

No building could ever be erected on the Property other **than a school or single-family residences**, specifically no flat, apartment house or business house could be erected.

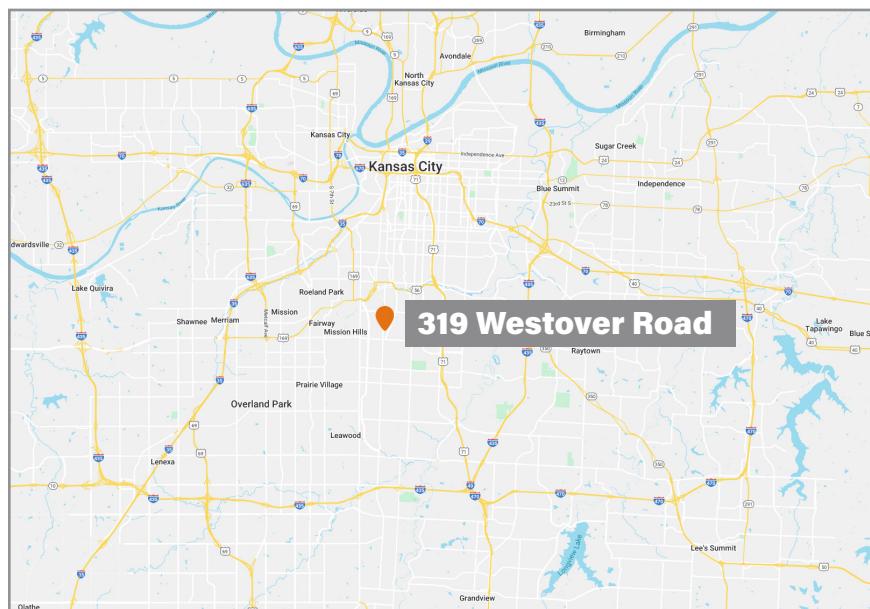
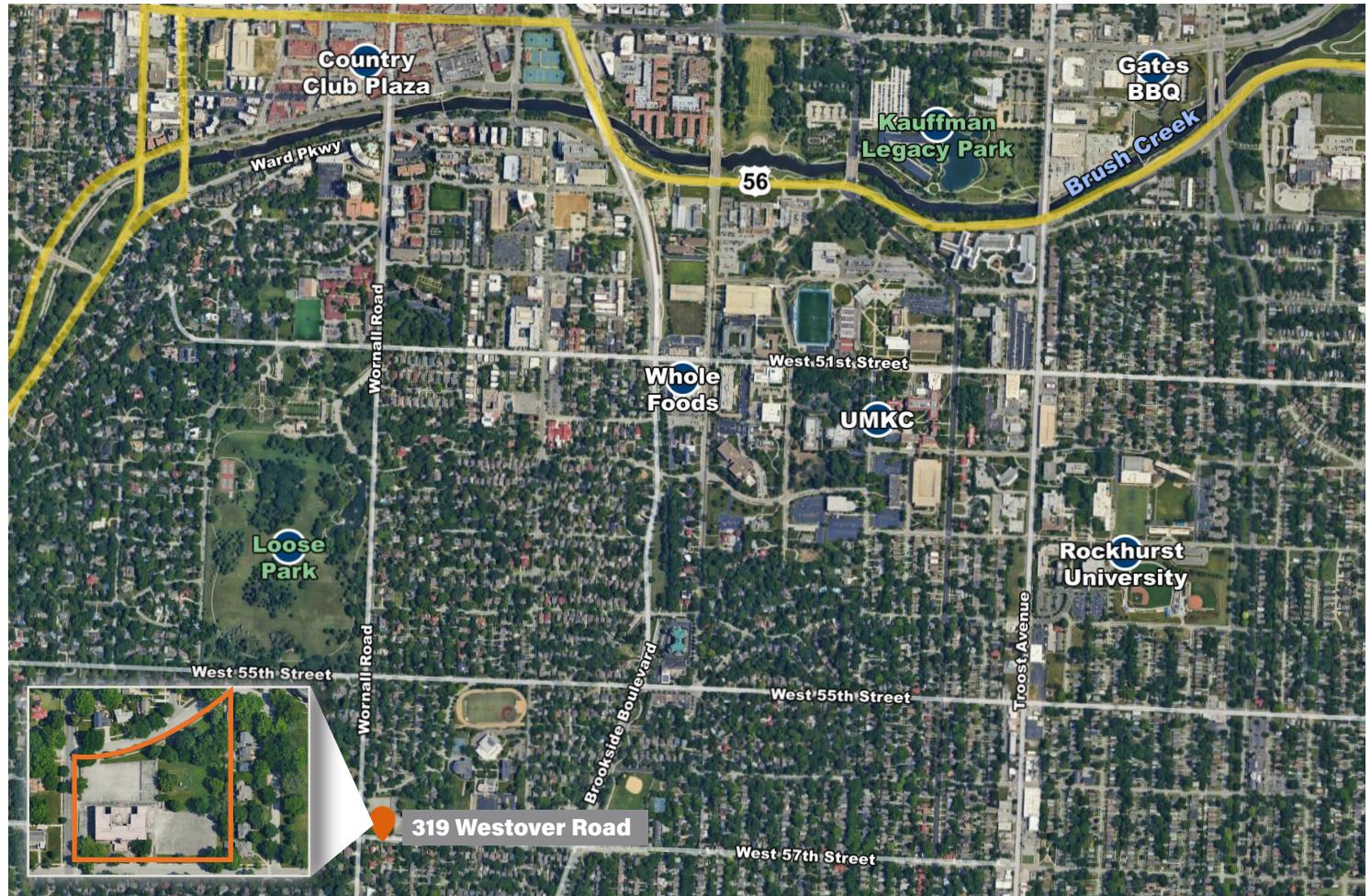
Tract 4 Plat Restriction

None of the said lots shall be "improved, used or occupied for other than private residence purpose, and no flat nor apartment house, though intended for residence purposes, may be erected thereon. **Each residence shall be designated for occupancy by a single family.**"

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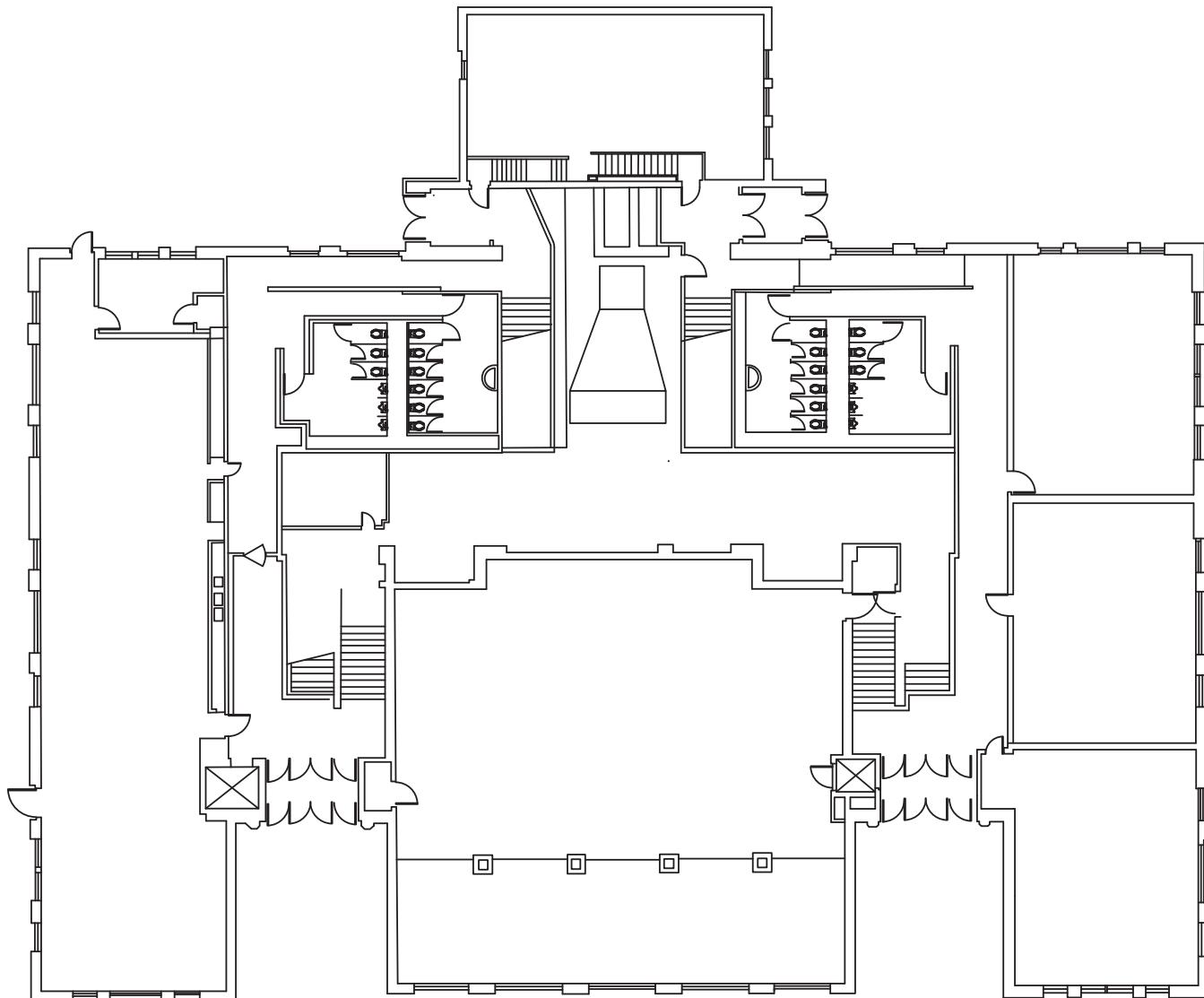
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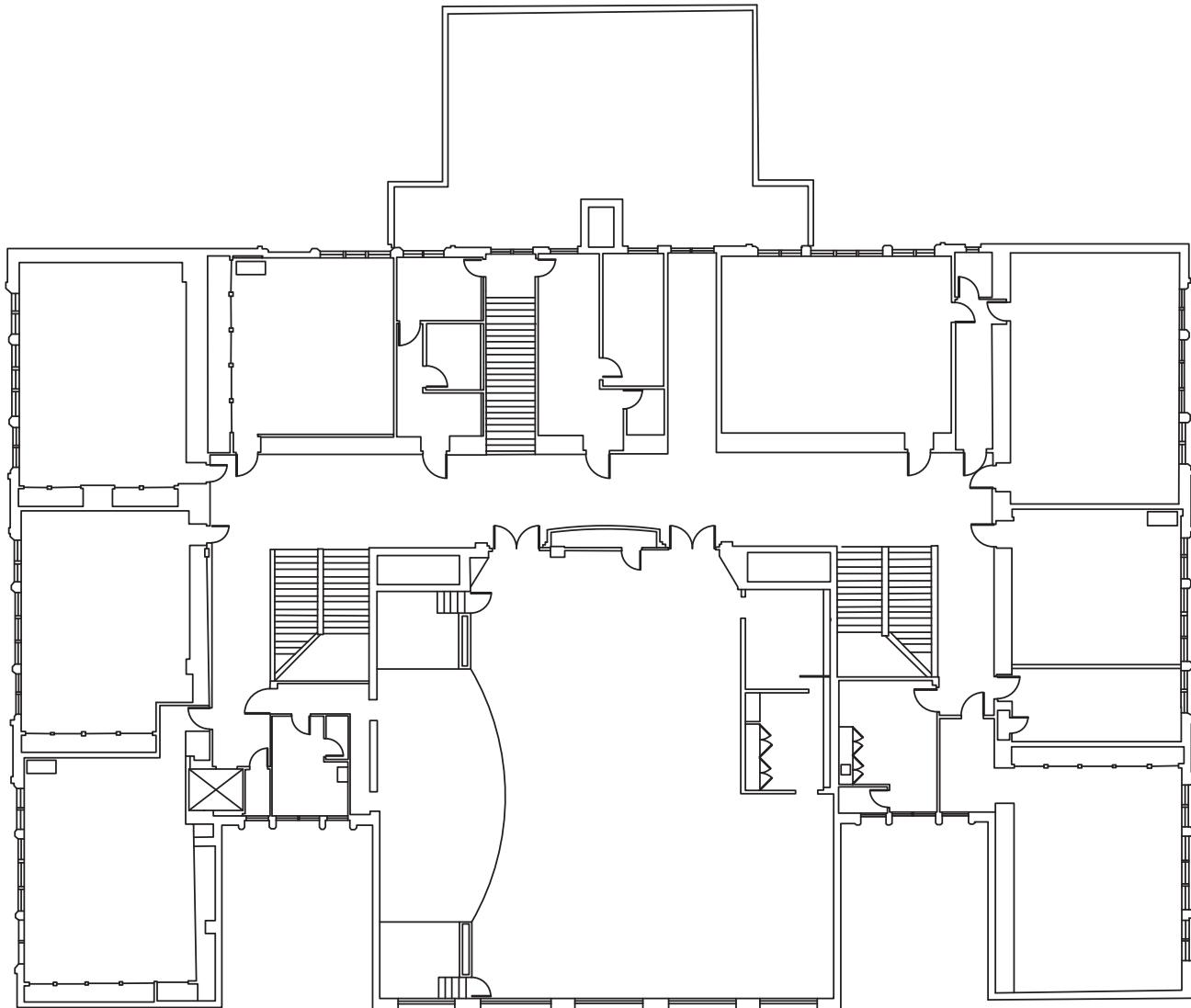
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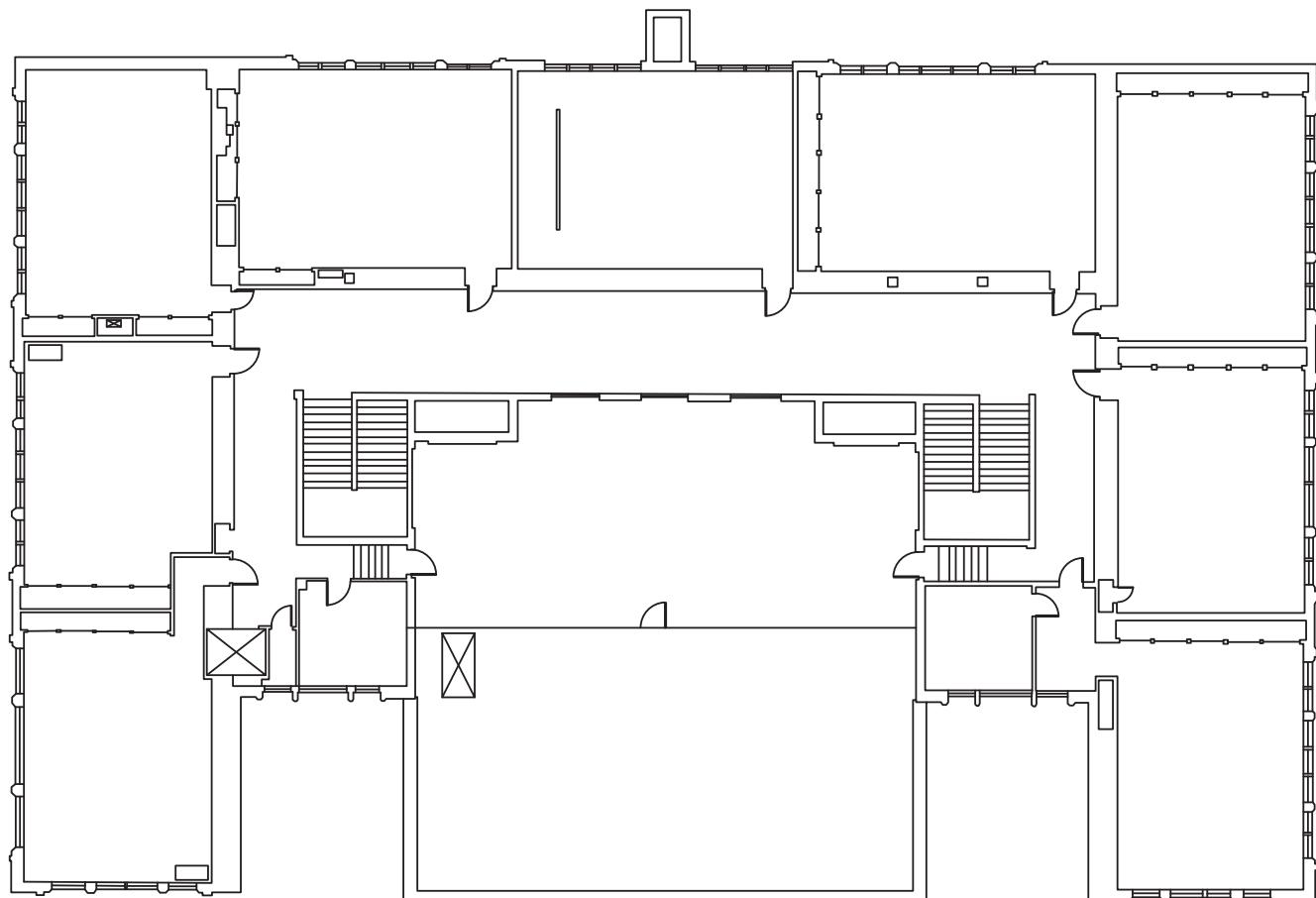
First Floor Plan



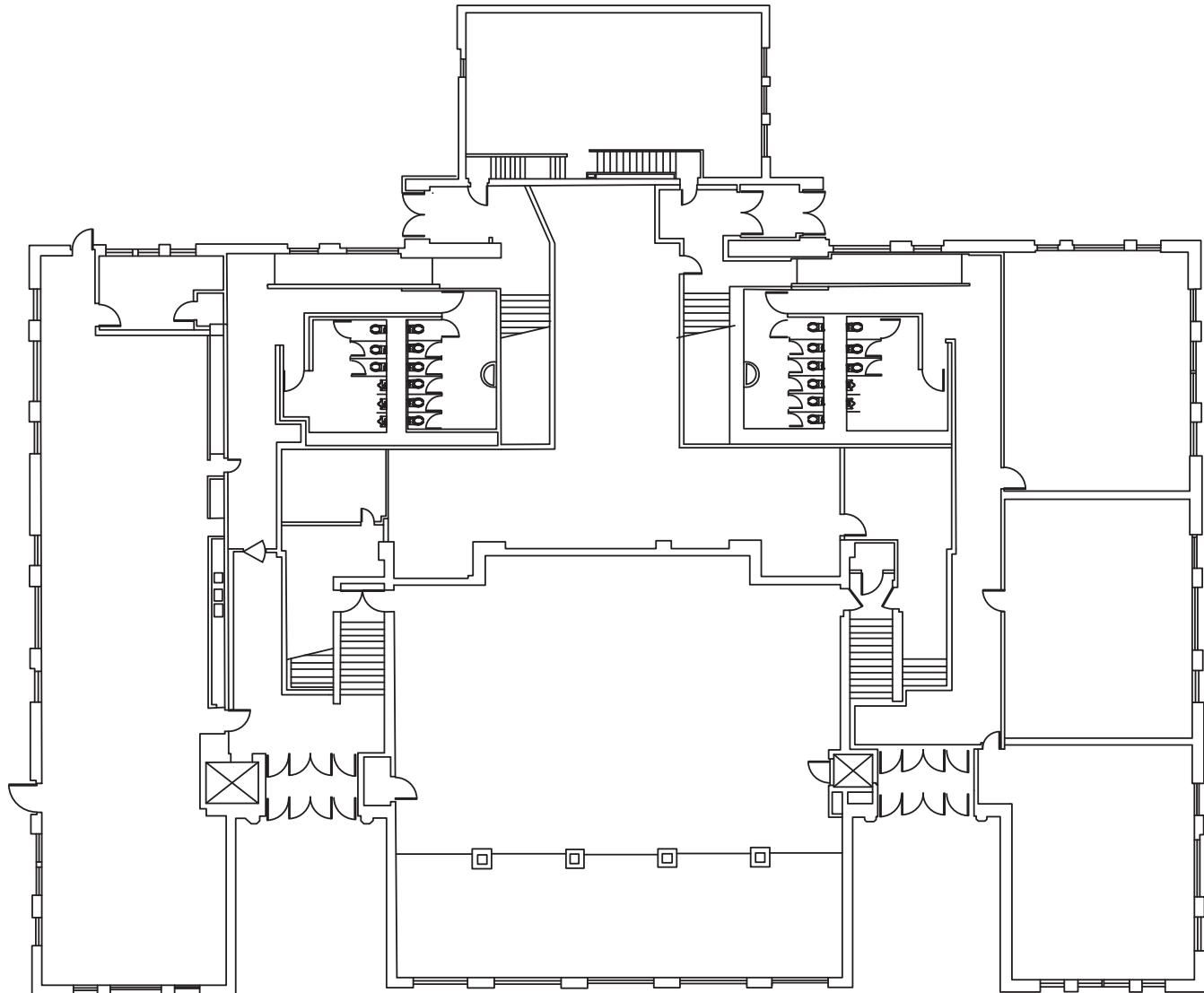
Second Floor Plan



Third Floor Plan



Basement Floor Plan



Roof Floor Plan

