

5665

Foxridge Drive

Multifamily Development  
Mission, Kansas

April 26, 2022



REAL ESTATE SERVICES, LLC







**REAL ESTATE SERVICES, LLC**

Block Real Estate Services, LLC (BRES) is a full-service commercial real estate brokerage and development company managing over 43 million square feet of retail, office, industrial, and multifamily properties for equity partnerships and third party owners. Our development division has developed over 325 office, industrial, retail, and medical buildings totaling over \$4.0 billion.



BRES's portfolio of services include:

- Construction and Development Services
- Financial Services
- Economic Incentives Consultation
- Asset and Property Management
- Investment Services
- Real Estate Brokerage Services
- Tenant/Landlord Representation
- Investment Services
- The Block Funds

**OVER 45 MILLION**

**BUILDING SF UNDER OWNERSHIP AND MANAGEMENT**

**5,849,499**

TOTAL MULTIFAMILY SF

**1,653,000**

TOTAL HEALTHCARE SF

**20,362,100**

TOTAL INDUSTRIAL SF

**12,800,664**

TOTAL OFFICE SF

**3,305,314**

TOTAL RETAIL SF

*\*Mixed-Use has been broken out into office, retail and multifamily.*



REAL ESTATE SERVICES, LLC REAL ESTATE. REAL STRATEGIES. REAL SUCCESS®

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## MULTIFAMILY GROUP

### A BLOCK REAL ESTATE SERVICE

Block Multifamily Group (BMG) provides proactive management services for conventionally-financed multifamily assets. By blending the goals of ownership with a high-level of resident satisfaction, providing accurate and timely reporting, and being proactive to market conditions BMG is able to effectively manage our clients' needs. Additionally, BMG believes that employee satisfaction will make the company a success and facilitate value enhancement for the managed asset.





# Multifamily Development Experience



## **The Royale at CityPlace**

10501 W. 113<sup>th</sup> Street  
Overland Park, Kansas  
Multifamily Development  
344 Units  
Completed: 2018

**2017 Capstone Award Winner**  
**- Kansas City Business Journal**



## **WaterSide Residences on Quivira**

8201 Quivira Road  
Lenexa, Kansas  
Multifamily Development  
481 Units  
Phase 1 Completed: 2017  
Phase 2 Completed: 2018



## **44 Washington North Plaza Residences**

4400 Washington Street  
Kansas City, Missouri  
Multifamily Development  
196 Units  
Completed: 2020



## **WaterCrest at City Center**

8401 Renner Boulevard  
Lenexa, Kansas  
Multifamily Development  
306 Units  
Completed: 2015



## **The Apex at CityPlace**

College Boulevard and Switzer Road  
Overland Park, Kansas  
Multifamily and Retail Development  
370 Units  
Completed: 2021



## **The Villas at 44 Washington**

Washington Street  
Kansas City, Missouri  
Multifamily Development  
8 Units  
Completed: 2021



## **The Villas at WaterSide**

SW Corner of 81<sup>st</sup> and Flint Streets  
Overland Park, Kansas  
Multifamily Development  
296 Units  
Completed: 2021



## **531 Grand**

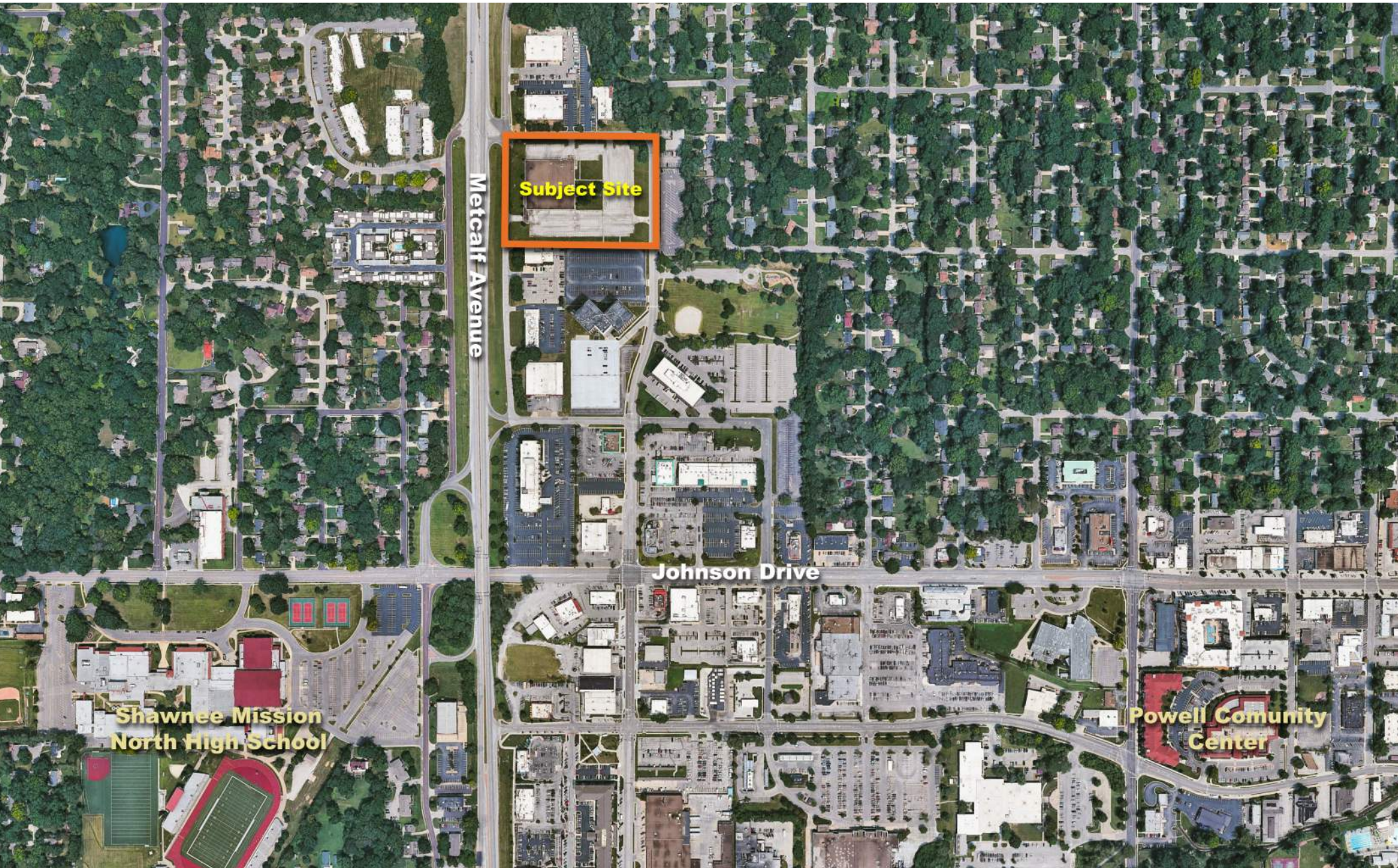
531 Grand Boulevard  
Kansas City, Missouri  
Multifamily Development  
185 Units  
Completed: 2018

**2019 Capstone Award Winner**  
**- Kansas City Business Journal**





# Aerial





# Previous Projects in Mission





# Mission Project Experience



## **Broadmoor Place**

5799 Broadmoor Street

Overland Park, Kansas

Office Building Development

114,000 SF

Purchased: 2001

Sold: 2015



## **Mission Corporate Centre**

5800 Broadmoor Street

Overland Park, Kansas

Office Building Development

115,000 SF

Purchased: 2000

Sold: 2016

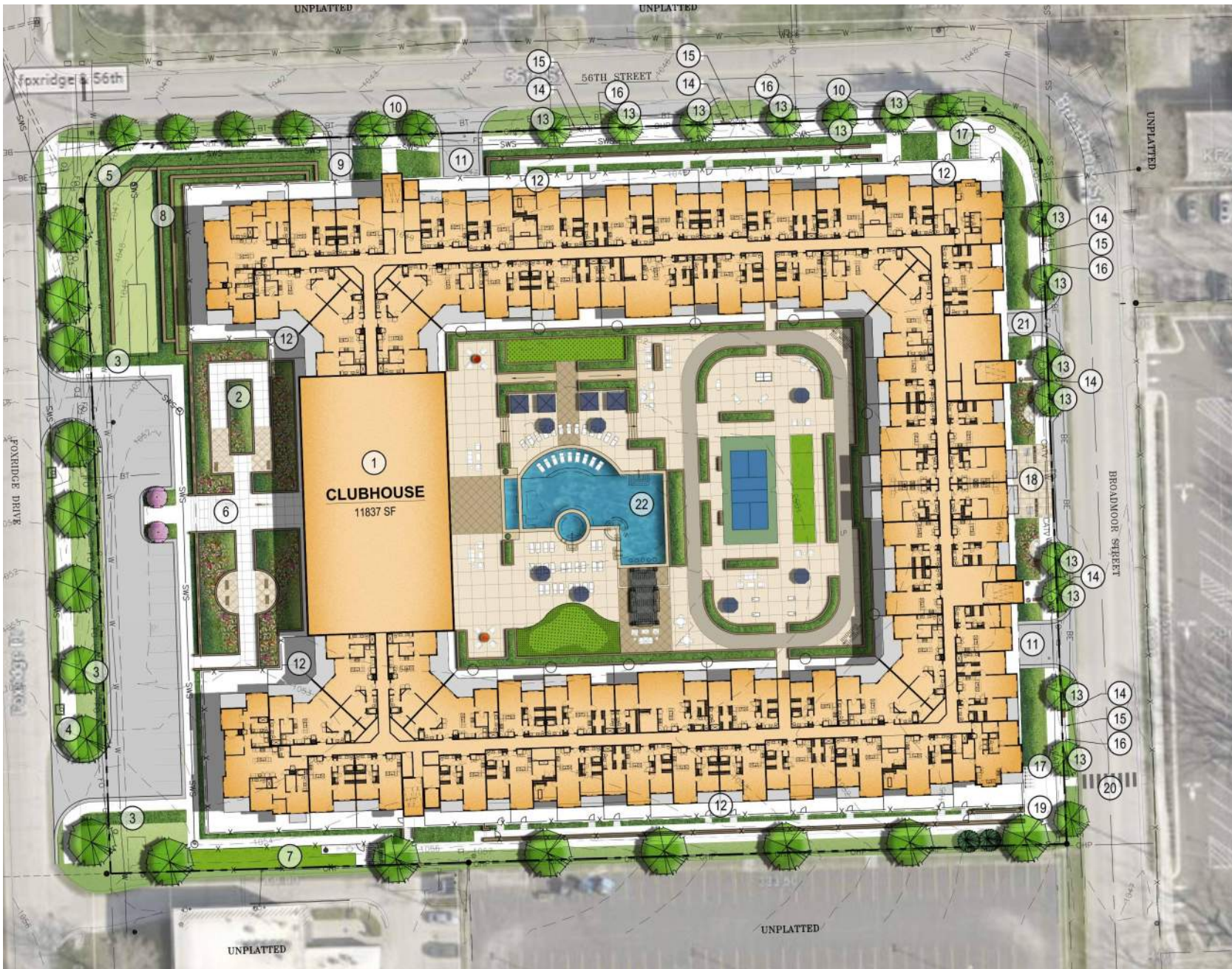


# Site Plan Rendering

## AMENITIES

1. CLUBHOUSE - SEE ARCHITECTURE
2. SCULPTURE
3. LANDSCAPE HEDGE
4. 8' TRAIL
5. SIGN WALL
6. ENTRY PLAZA
7. DOG RUN
8. RETAINING WALL
9. TRASH
10. EXISTING STREET LIGHT
11. GARAGE ENTRY
12. UNIT PATIOS
13. TREE PIT, TYP.
14. BENCH, TYP.
15. STREET LIGHT, TYP.
16. TRASH RECEPTACLE, TYP.
17. BIKE RACKS
18. PLAZA
19. PET WASTE STATION
20. CROSSWALK TO PARK
21. LOADING
22. AMENITY COURTYARD

TOTAL UNITS		
UNIT TYPE	TOTAL UNITS	% OF TOTAL
STUDIO	28	9%
1BR	123	40%
1BR + DEN	34	11%
2BR	104	34%
2BR+DEN	8	3%
3BR	10	3%
<b>TOTALS:</b>	<b>307</b>	<b>100%</b>





# Courtyard Concept Plan



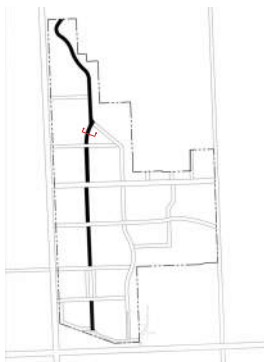
## AMENITIES

1. CLUBHOUSE - SEE ARCHITECTURE
2. STAMPED & COLORED CONCRETE PAVEMENT
3. WATER FEATURE
4. RAISED PLANTER
5. POOL W/ SHALLOW LEDGE, SWIM BAR & LAP LANE
6. SPA
7. ADA LIFT
8. PUTTING GREEN
9. ROOF COVERED GRILL STRUCTURE
10. TRELLIS W/ SWINGS
11. BAGS GAMES
12. PICKLEBALL COURT
13. BOCCIE COURT
14. PING PONG TABLE
15. RUNNING TRACK
16. TV WALL W/ FIREPLACE
17. ADA RAMP
18. CABANAS
19. SYNTHETIC TURF AREA
20. EXTENDED UNIT PATIOS
21. POOL FENCE



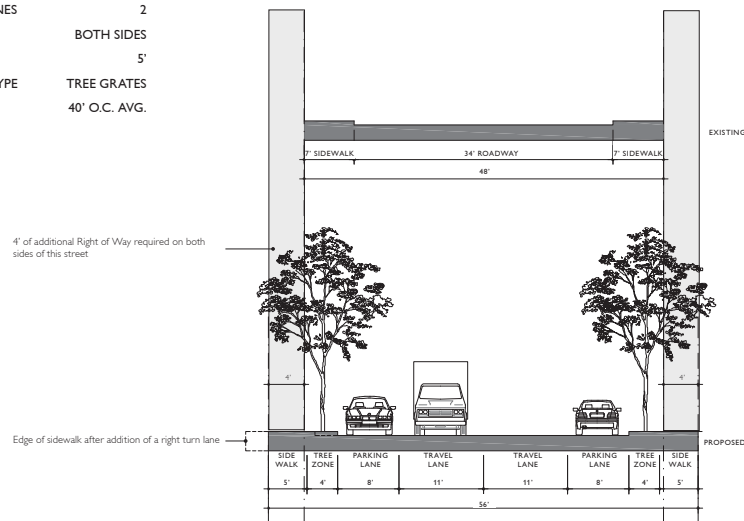
# Landscape Architectural Guidelines

## MISSION WEST GATEWAY FORM BASED CODE



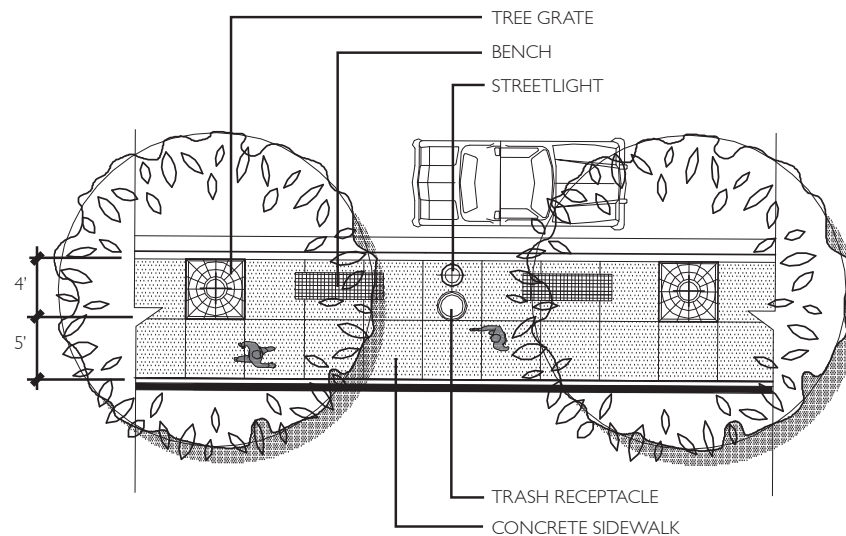
RIGHT-OF-WAY	56'
PAVEMENT	38'
TRAVEL LANES	2
PARKING	BOTH SIDES
SIDEWALK	5'
PLANTER TYPE	TREE GRATES
TREES	40' O.C. AVG.

Section between 58th and Barkley looking north

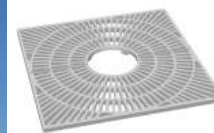


## STREET LAYOUT GUIDELINES

### TYPE III - BROADMOOR STREET NORTH

LANDSCAPE ARCHITECTURAL GUIDELINES  
TYPE II - URBAN BLVD

## STREET LAYOUT GUIDELINES



## Palette of Materials



# Entrance Rendering





# Broadmoor Street - Northeast View





# Broadmoor Street - Southeast View





# Neighbor View



NSPJ



# Building Context View



NSPJ



# Project Experience





# Project Experience



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THE VILLAS  
AT WATERSIDE



# DISCUSSION