

Costco Wholesale Business Center

Linwood Blvd & E Gillham Plaza

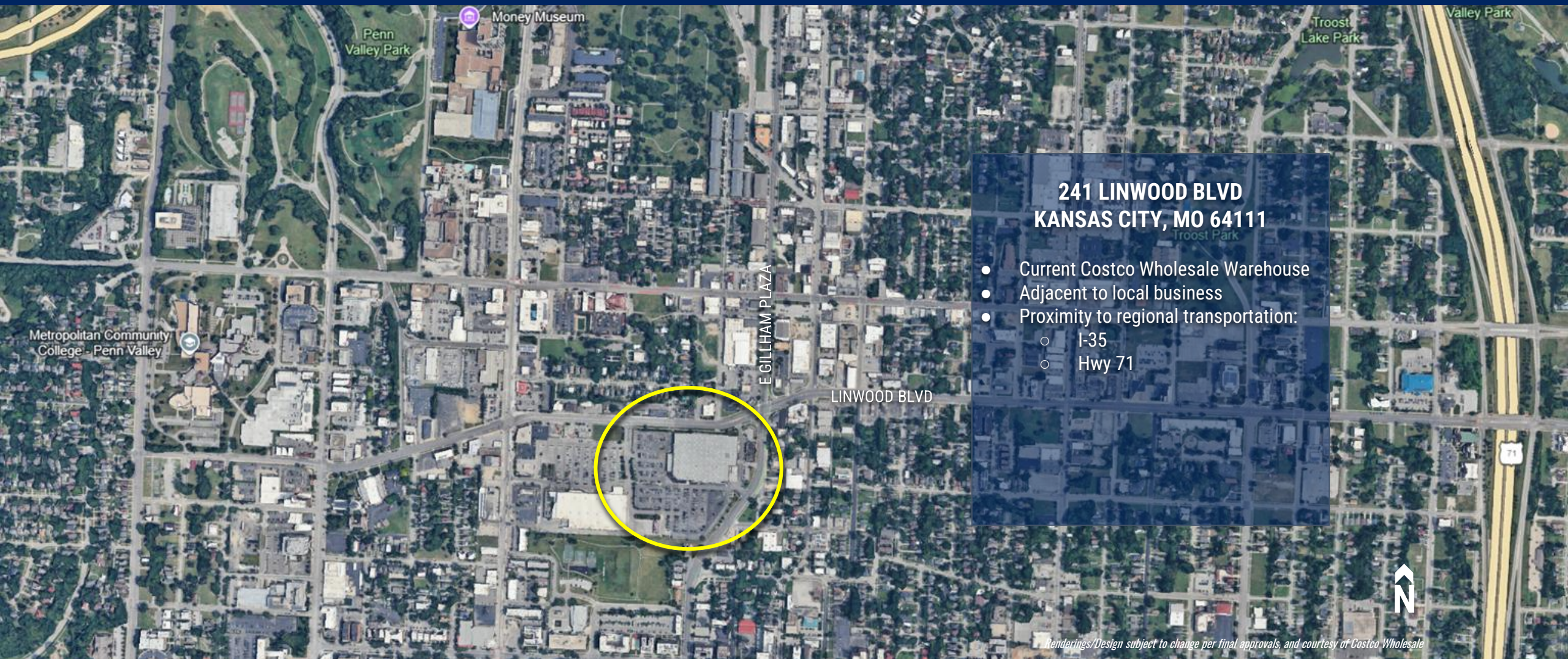


Kansas City Plan Commission
July 15, 2026

Renderings/Design subject to change per final approvals, and courtesy of Costco Wholesale



PROJECT LOCATION



**241 LINWOOD BLVD
KANSAS CITY, MO 64111**

- Current Costco Wholesale Warehouse
- Adjacent to local business
- Proximity to regional transportation:
 - I-35
 - Hwy 71

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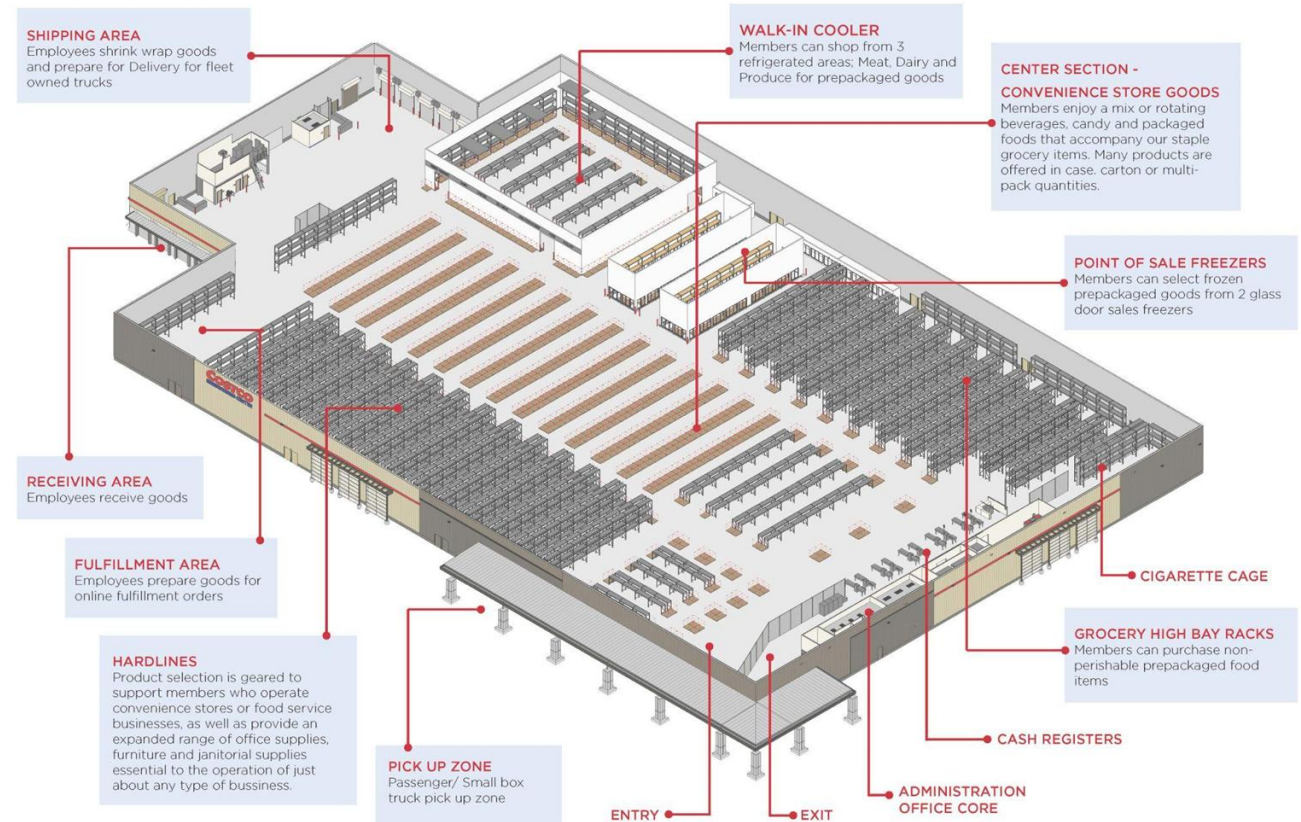
BUSINESS CENTER - INTENT

WHAT IS A BUSINESS CENTER?

- Costco Quality & Value
- Variety of sizes and choices

MEMBERSHIP

- Open to all Costco members, no separate membership required
- Complementary to Costco Membership value, items and services not available at traditional Costco Warehouse



BUSINESS CENTER - DIFFERENCES

Comparable Differences	Business Center	Warehouse
Building Size	135,000 - 150,000 sq. ft.	150,000 sq. ft. +
Parking Requirements	450-650 spaces	1,000+ spaces
Customer Foot Traffic	2,000 customers/ day	6,000 - 8,0000 customers/ day
Truck Traffic	20 Inbound / 30 Outbound	25 Inbound / 0 Outbound
Hours	Mon - Sun 7:00 AM - 6:00 PM	M-F 9:00 AM - 8:30 PM Sat - Sun 9:30 AM - 6:00 PM
Carts	200 carts / 50 flatbeds	700 carts / 100 flatbeds

WHY A BUSINESS CENTER?

- More convenient, earlier hours
- Broader selection of merchandise
- All Costco member access
- Direct delivery to business
- Costco pricing

BUSINESS CENTER - SERVING LOCAL BUSINESSES

PRODUCT SELECTION

- 30% of merchandise is the same as a traditional Costco Warehouse
 - 1,714 grocery items at a Warehouse
 - **1,791 grocery items at a Business Center**
 - Product commonalities:
 - Essentials; cleaning products, toilet paper, paper towels
 - Dairy; cheeses, milk, yogurt
 - Meat
 - Produce
 - Beverages; water, gatorade, energy drinks

BUSINESS CENTER - OPERATION

OPERATION

- 90 Employees at Opening
- Full-time & part-time positions
 - Grocery Picking
 - Fleet Picking
 - Receiving
 - Fleet Driving

ADDITIONAL SAVINGS

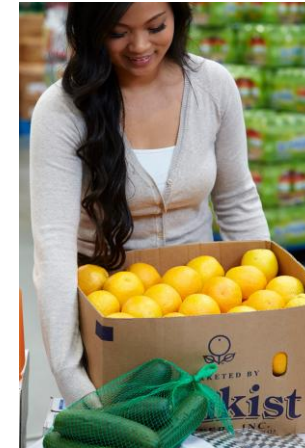
- Business Savings Events
- Warehouse Instant Savings
- Delivery Instant Savings
- Pallet Pricing
- Truckload pricing

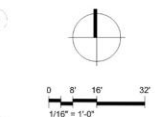
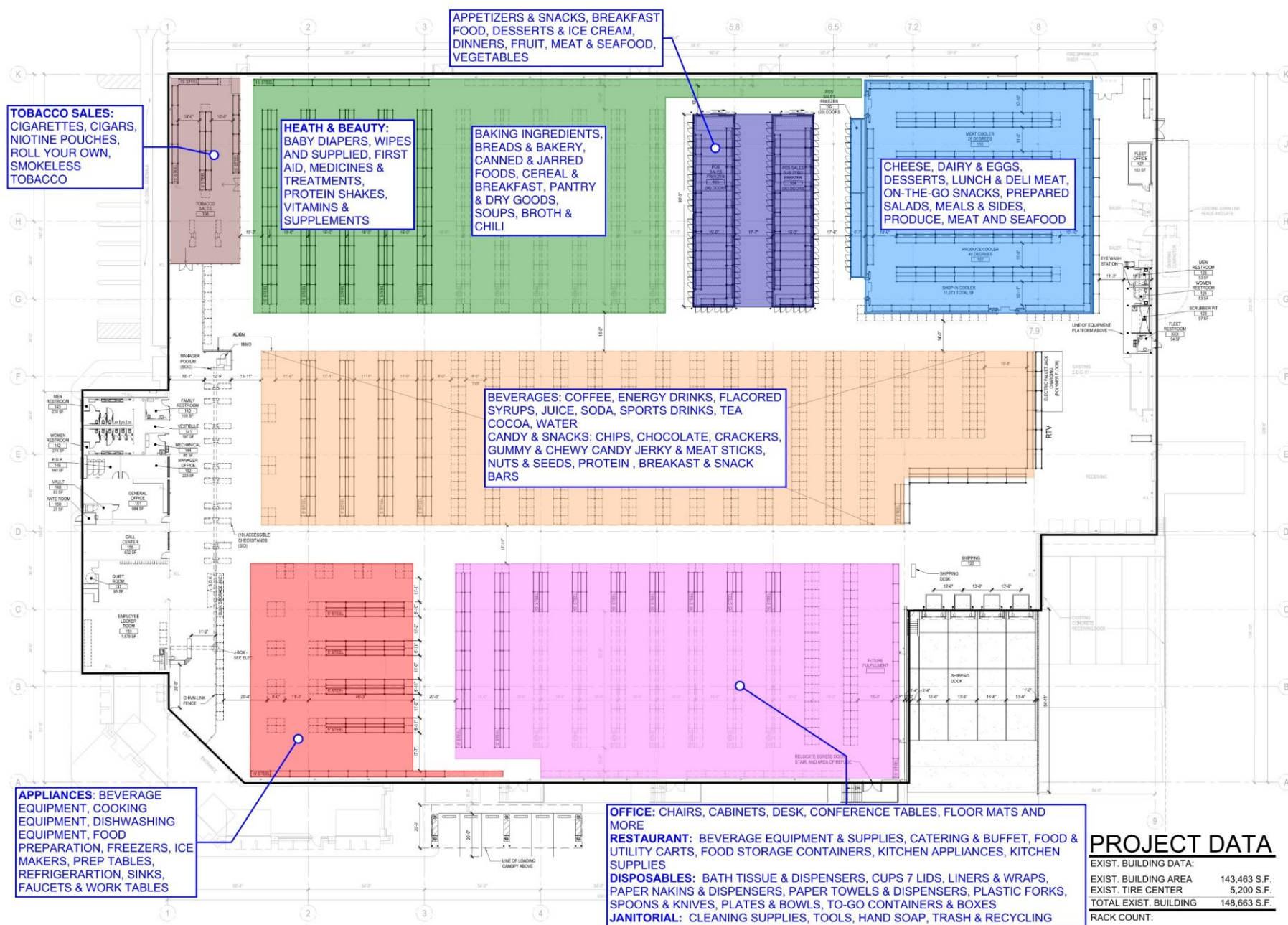
WAYS TO SHOP

- Walk-In
- Business Delivery
- Instacart / Same Day
- 2-Ways to Shop

ANCILLARY BUSINESSES

- Business Centers do not have typical Warehouse services;
 - No Food Service, Optical, Pharmacy, Tire Sales or Tire Shop
- **Costco Fuel will remain open and accessible after WH closure and during conversion construction**





COSTCO
BUSINESS CENTER

KANSAS CITY
BC CONVERSION

241 EAST LINWOOD BLVD
KANSAS CITY, MO

1101 South 4 Ave., Ste 100
Seattle, WA 98101
206.962.0558
MG2.com

MG2

25-6038-01
MARCH 6, 2026

CONCEPT FLOOR
PLAN

P21-06

PROJECT DATA

EXIST. BUILDING DATA:

EXIST. BUILDING AREA	143,463 S.F.
EXIST. TIRE CENTER	5,200 S.F.
TOTAL EXIST. BUILDING	148,663 S.F.

RACK COUNT:

GROCERY RACKS (15 ft.)	187
CENTER SECTION	25,052 S.F.
HARDLINE RACKS (15 ft.)	106

COSTCO WHOLESALE

KANSAS CITY, MISSOURI

CONCEPT FLOOR PLAN

MARCH 6, 2026

ENTRY - COSTCO BUSINESS CENTER



FREEZER BOXES - COSTCO BUSINESS CENTER

WAREHOUSE COOLER BOXES

YORKVILLE, IL



BUSINESS CENTER COOLER BOXES

ST. JOHN, MO BUSINESS CENTER (CONVERSION)



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WALK IN COOLER - COSTCO BUSINESS CENTER

WAREHOUSE FRESHLINE

GENESEE COUNTY, MI



BUSINESS CENTER MEAT AND PRODUCE COOLER

ST. JOHN, MO BUSINESS CENTER (CONVERSION)



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WALK IN COOLER MEAT



MEAT

- Ground Beef / Turkey
- Steak (Sirloin, Flank, etc)
- Hot Dogs / Sausage
- Turkey Breast
- Salami / Deli Meat

WALK IN COOLER DAIRY



BEDFORD PARK, IL BUSINESS CENTER



BEDFORD PARK, IL BUSINESS CENTER



BEDFORD PARK, IL BUSINESS CENTER



BEDFORD PARK, IL BUSINESS CENTER



BEDFORD PARK, IL BUSINESS CENTER

DAIRY

- Eggs
- Milk
- Butter
- Yogurt
- Cheese

WALK IN COOLER PRODUCE



PRODUCE

- Lettuce (Romaine, Iceberg, Spinach, Arugula)
- Corn
- Bell Peppers
- Green Beans
- Broccoli
- Asparagus

- Carrots
- Corn
- Grapes
- Mushrooms
- Berries

SALES FLOOR PRODUCE



PRODUCE

- Lemons / Limes
- Plums / Pears / Peaches
- Oranges / Apples
- Onions
- Garlic
- Bananas

SALES FLOOR GROCERY



FRONT OF HOUSE - COSTCO BUSINESS CENTER

WAREHOUSE ADMIN CORE

YORKVILLE, IL



BUSINESS CENTER ADMIN CORE

ST. JOHN, MO BUSINESS CENTER (CONVERSION)



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CENTER SECTION - COSTCO BUSINESS CENTER



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COSTCO BUSINESS CENTER | LANDSCAPE PLAN
KANSAS CITY, MO | JUNE 2026



MG2

JULY, 2026
25-6038-01
KANSAS CITY, MO

SOUTHWEST AERIAL VIEW - BEFORE

COSTCO
BUSINESS CENTER



MG2

JULY, 2026
25-6038-01
KANSAS CITY, MO

SOUTHWEST AERIAL VIEW - AFTER

COSTCO
BUSINESS CENTER



ENTRY PERSPECTIVE - BEFORE



ENTRY PERSPECTIVE - AFTER



LOADING DOCK PERSPECTIVE - BEFORE



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25-6038-01
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LOADING DOCK PERSPECTIVE- AFTER

COSTCO
BUSINESS CENTER



SOUTH PERSPECTIVE - BEFORE



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JULY, 2026
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KANSAS CITY, MO

SOUTH PERSPECTIVE - AFTER

COSTCO
BUSINESS CENTER



SOUTHWEST PERSPECTIVE - BEFORE



SOUTHWEST PERSPECTIVE - AFTER



E GILLHAM PLAZA PERSPECTIVE - BEFORE



MG2

JULY, 2026
25-6038-01
KANSAS CITY, MO

E GILLHAM PLAZA PERSPECTIVE - AFTER

COSTCO
BUSINESS CENTER



GATE REFERENCE IMAGE



FENCE REFERENCE IMAGE



1 SECURITY FENCE ELEVATION

SCALE: 1/16" = 1'-0"

PROJECT PROCESS & SCHEDULE

ZONING

- Jurisdiction: City of Kansas City
- Neighborhood Associations Affected: Midtown KC Now & Old Hyde Park
- Current Zone: UR
- Revised Zoning: UR (Amended for fenced parking)

ENTITLEMENTS

- City Plan Commission: 7/15/26
- Neighborhood Planning and Development: 7/28/26
- City Council: 7/30/26
- Anticipate to have all permits in hand by end of 2026

TENTATIVE CONSTRUCTION SCHEDULE

- Construction Start: January 2027
- Project Completion: Spring 2027

Thank you for your time.



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