

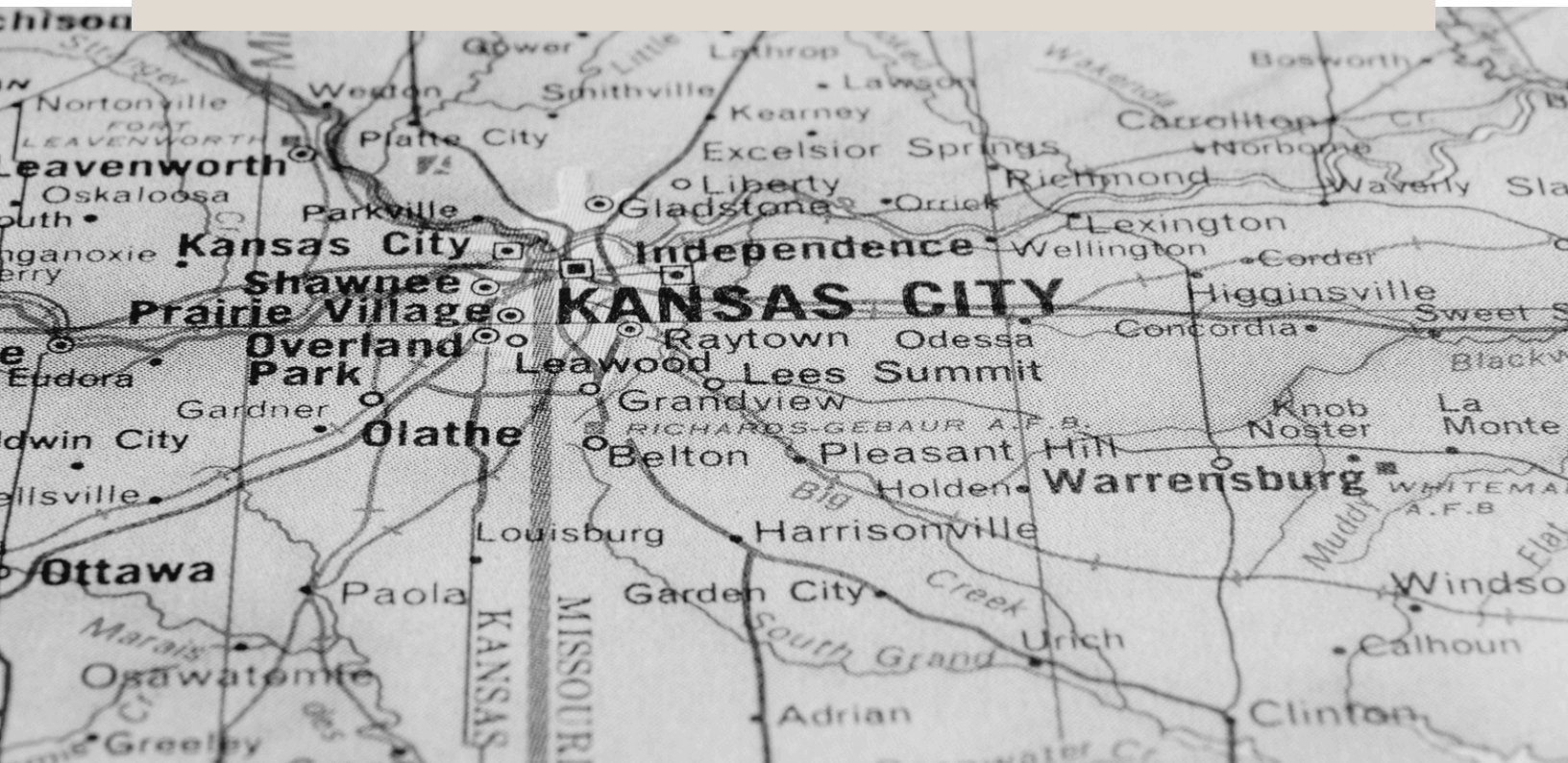


DANI BEYER REAL ESTATE

KANSAS CITY AREA

RELOCATION GUIDE

WHAT TO KNOW BEFORE YOUR MOVE



WWW.DANIBEYER.COM



welcome TO KANSAS CITY!

A CITY FOR EVERYONE

Welcome to Kansas City, where Midwest charm meets big-city energy. From the jazz echoing through historic clubs to the mouthwatering barbecue that's put us on the map, this city has a rhythm and flavor all its own. You'll find vibrant arts, thriving local businesses, friendly neighborhoods, and sports teams that bring everyone together. Whether you're drawn to the laid-back Northland vibe or the bustling downtown scene, Kansas City has a spot that feels like home.

At Dani Beyer Real Estate, our team knows this city inside and out. We've helped hundreds of families and individuals find their perfect home in Kansas City and the surrounding areas. As one of the top teams in the metro, we combine deep market knowledge with a genuine love for our community. This relocation guide was designed to give you a feel for life here, from where to live and eat to how to plug into all the excitement Kansas City has to offer. We're here to make your move simple, seamless, and a little more fun. Welcome home.

When you work with Dani Beyer Real Estate, you gain a team of local experts who live, work, and play in Kansas City. We believe your move should feel exciting, not stressful. Whether you're relocating for a job, family, or a fresh start, our goal is to help you feel connected to the community from day one. Get ready to explore, discover, and fall in love with your new city.

hi there.
**MEET OUR
TEAM!**

DANI BEYER
REAL ESTATE

YOUR LOCAL EXPERTS

Dani's 2+ decades of real estate experience and the fact she's a lifelong Kansas City native make her a real estate agent you can trust. She's been a licensed agent since 2004 and started building her team of experts in 2014.

Dani has built a team of expert agents who know this market inside and out! We're excited that you are considering moving to Kansas City. We want to be your go-to resource to help your big move be easy, stress-free and a fun!





COST OF LIVING

AFFORDABLE COST OF LIVING

Kansas City's cost of living is below the national average, especially in housing. Families relocating here often find they can enjoy more space, shorter commutes, and strong schools without breaking their budget. Whether you're drawn to the Northland, Lee's Summit, or Overland Park, each area offers a different lifestyle and value that fits a range of needs and goals.

EXPENSES BREAKDOWN

- Housing (mortgage): **\$1,900+ per month**
- Food: **\$1,300–1,400 per month**
- Utilities (electricity, water, internet, etc.): **\$300–400 per month**
- Transportation (fuel, insurance, car payments, etc.): **\$700–800 per month**
- Healthcare: **\$700–800 per month**
- Other expenses (childcare, entertainment, savings, etc.): **\$500–1,000+ per month**

Estimated Total Monthly Cost: approximately **\$5,000+ per month**

Estimated Annual Income for Comfort: **\$90,000–95,000 per year**

Discover a place where your dollars go further without sacrificing quality of life. Kansas City offers affordable housing options, reliable transportation, and accessible healthcare services. With reasonable utility costs and affordable groceries, Kansas City provides a balanced cost of living that supports your financial well-being.

HOUSING MARKET

PRICES BY KC METRO AREA

With more than 240 neighborhoods across two states and prices from less than \$150k-\$2 million+, it can be confusing to figure out where to land when relocating to Kansas City. Here's a quick breakdown of average home prices in popular areas.

Downtown KC	●	\$352,875
Northland	●	\$415,850
Parkville	●	\$611,872
Overland Park	●	\$576,904



Kansas City offers a variety of housing options to fit your lifestyle and budget. Whether you're looking to buy a forever home or find the perfect starter home, there's something for everyone. Explore Kansas City and make it your next home!

GETTING AROUND

Kansas City Airport (MCI)

The Kansas City airport delivers a sleek and polished experience from the moment you arrive. The design feels fresh, the natural light makes the whole place glow and the layout flows in a way that keeps everything simple. Local dining, modern amenities and thoughtful details create an easy, comfortable travel vibe that fits perfectly with the energy of a growing city.

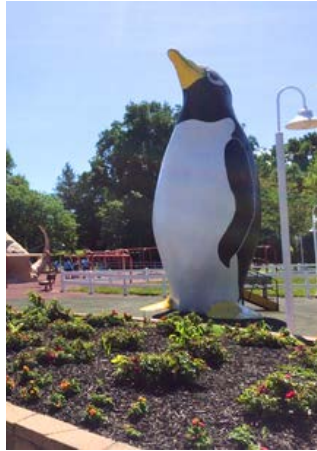
KC Streetcar

The downtown Kansas City streetcar adds a fun, easy rhythm to the heart of the city. It glides through some of the best spots in town, stays clean and reliable and gives people a smooth ride without the stress of parking. The line connects restaurants, shops, entertainment and neighborhoods in a way that helps the whole area feel lively and connected, and the expansion keeps building momentum for an even more accessible downtown experience.



FAVORITE LOCAL PARKS

WE KNOW YOU'LL LOVE!



Loose Park

- Gorgeous rose garden that feels like a peaceful escape in the middle of the city.
- Pretty pond and walking paths that make it a go-to for relaxing afternoons.
- Easy access from nearby neighborhoods, so it stays popular with locals.

Shawnee Mission Park

- Lake views that set the perfect scene for picnics and evening walks.
- A strong mix of trails, open fields and water activities.
- Family friendly with an inclusive playground and a great dog area.

Penguin Park

- Known for its giant animal sculptures that kids absolutely love.
- Wide open spaces and playground areas that feel fun and welcoming.
- A cheerful Northland staple that brings a sense of nostalgia and community.

Parkville Nature Sanctuary

- Wooded trails and natural scenery that feel like a mini mountain escape.
- Waterfalls and wildlife that add extra charm for hikers and photographers.
- Loved for its calm, peaceful atmosphere just minutes from town.

SHOPPING

IN KANSAS CITY



Country Club Plaza

A signature Kansas City destination with beautiful architecture, fountains and an upscale mix of shops and restaurants. It stands out because it delivers a true walkable, scenic shopping experience that feels timeless and vibrant.



Legends Outlets

A huge open-air outlet center packed with national brands, entertainment options and great deals. It's loved for its variety, its affordability and its easy all-day, family-friendly atmosphere.



Oak Park Mall

The largest indoor mall in the metro with a strong lineup of retailers and plenty of conveniences. It remains a favorite because it's comfortable, reliable and works in every season with everything under one roof.



Zona Rosa

A lively open-air shopping and dining district in the Northland with a town-center feel. It's known for its mix of retailers, restaurants and community events, which makes it a fun go-to spot for locals and visitors.

PLACES TO EAT

OUR LOCAL FAVORITES

Kansas City's food scene delivers bold flavor and local personality in every corner of the city. The lineup goes far beyond our famous BBQ with chef driven kitchens, international favorites, neighborhood gems and long loved institutions. It's a place where you can enjoy upscale dining, creative cocktails or a laid back patio meal and always walk away impressed. These are some of our favorites.



Piropos

A KC favorite with stunning hillside views and upscale Argentine inspired dishes. The warm atmosphere and incredible steaks make it a go to spot for special nights out.



Le Fou Frog

A cozy French bistro tucked in the River Market with charming vibes and rich, decadent classics. The intimate setting and creative menu make every visit feel like an experience.



Pierponts

A timeless steak and seafood house inside historic Union Station. Guests love the soaring ceilings, elegant bar and polished service that makes dinner feel memorable.



Osteria Il Centro

A beloved neighborhood Italian staple in Brookside with a lively energy and consistently great pasta, pizza and wine. It feels like the kind of spot you want to become a regular at.

ANNUAL FESTIVALS & EVENTS

SPRING

Kansas City St. Patrick's Day Parade

A lively parade and celebration around St. Patrick's Day in Kansas City.

Planet Comicon

A major pop-culture convention attracting fans of comics, sci-fi, superheroes and more.

Brookside Art Annual

A beloved local art fair featuring talented artists, live music, and great food in one of KC's most charming neighborhoods.

FALL

Chiefs Games

Fall Sundays come alive with roaring crowds, tailgates, and red and gold pride at Arrowhead Stadium.

Weston Applefest

A small-town favorite just north of the city featuring apple treats, craft vendors, and scenic fall views.

^(Kansas City) Renaissance Festival

A colorful and quirky fall tradition in Bonner Springs with jousting, costumes, and endless fun.

SUMMER

BOULEVARDIA

Kansas City's signature summer street festival with live music, local food, and Boulevard beer.

Kansas City Riverfest

A Fourth of July tradition along the Missouri River with fireworks, food, and entertainment.



Royals Games

Nothing says summer like a night at the ballpark with hometown fans, hot dogs, and a Kansas City sunset.

WINTER

Plaza Lights Ceremony

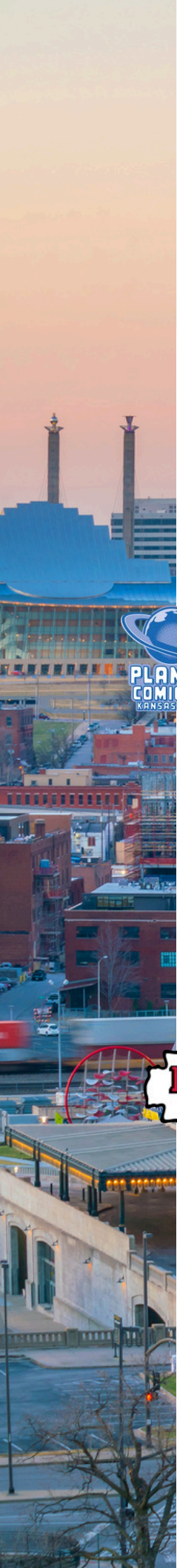
The official kickoff to the holiday season with millions of twinkling lights across the Country Club Plaza.

GLÖWILD!

An immersive lantern-fest at the Zoo featuring a mile-long pathway of massive illuminated sculptures, photo-ops, and vibrant scenes that transform the zoo into a glowing wonderland.

Crown Center Ice Terrace

A favorite winter activity downtown where families and friends lace up skates under the city skyline.



EMPLOYMENT IN KANSAS CITY

Welcome to Kansas City, where opportunity awaits in a thriving job market. With diverse industries and a supportive business community, KC offers exciting career prospects and growth potential for professionals at all stages of their careers.

THE TOP EMPLOYERS IN THE AREA

- 1. FEDERAL GOVERNMENT**
The federal government is the single largest employer in the Kansas City region, employing tens of thousands across various agencies.
- 2. PUBLIC SCHOOL SYSTEMS**
School districts across the region (Kansas and Missouri sides) make up one of the top employment sectors.
- 3. UNIVERSITY OF KANSAS HEALTH**
A major healthcare employer in the area with a significant workforce and strong presence.
- 4. HCA MIDWEST HEALTH SYSTEM**
Another large healthcare organization contributing significantly to local employment.
- 5. FORD MOTOR COMPANY**
An important manufacturing employer in the metro region.





HEALTHCARE

Considering a move to the Kansas City metro? You'll be glad to know the area offers excellent healthcare options, from advanced specialty care to trusted community hospitals. Whether you need pediatrics, heart care, cancer treatment, or reliable primary care, Kansas City has it all. The network of hospitals and clinics is strong across the metro, so wherever you decide to live, quality care is always close by.

List of Major Hospitals & Healthcare Facilities

- The University of Kansas Health System
- Saint Luke's Hospital of Kansas City
- North Kansas City Hospital
- Children's Mercy Hospital
- University Health Truman Medical Center
- AdventHealth Shawnee Mission
- Liberty Hospital
- Menorah Medical Center
- Overland Park Regional Medical Center
- Research Medical Center



NKC
Health™



HIGHER EDUCATION

UNIVERSITIES KANSAS CITY



University of Missouri–Kansas City (UMKC)

UMKC is a major public research university with a strong mix of academic programs, a vibrant urban campus and the highest research classification in the region. Students get direct access to Kansas City's professional, cultural and medical hubs.



Rockhurst University

Rockhurst is a private Jesuit school known for leadership, service and a close community feel. Its campus sits in the heart of the city and offers strong programs in business, health sciences and the liberal arts.



William Jewell College

William Jewell is a private liberal arts college in Liberty that focuses on critical thinking and personalized learning. It offers a small-campus environment with strong academic traditions.



Avila University

Avila is a private Catholic university in south Kansas City with a friendly residential campus and a mix of liberal arts and career-focused programs. It has a long history of community-oriented education.



Park University

Park University, located in Parkville, offers a scenic historic campus along with flexible degree options and a strong reputation for serving both traditional students and working adults.

UNIQUELY KANSAS CITY

PLACES TO EXPLORE



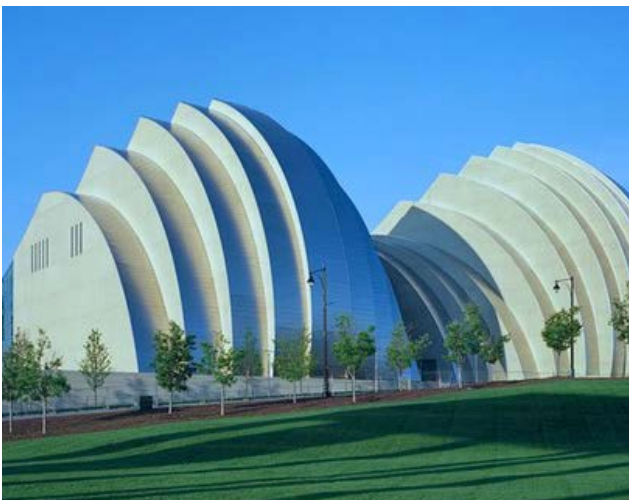
1. Union Station

A historic landmark with stunning architecture, exhibits, seasonal events and that famous grand hall everyone loves.



2. Nelson Atkins Museum of Art

A world class art museum with iconic Shuttlecocks on the lawn and free admission that makes it an easy favorite.



3. Kauffman Center for the Performing Arts

A striking architectural centerpiece in the skyline and home to unforgettable concerts, shows and performances.

UNIQUELY KANSAS CITY

PLACES TO EXPLORE (CONTINUED)



4. The Plaza

A historic landmark with stunning architecture, exhibits, seasonal events and that famous grand hall everyone loves.



5. Worlds of Fun & Oceans of Fun

A go to theme park and water park for roller coasters, family rides and summertime fun.



6. The National WWI Museum & Memorial

A striking architectural centerpiece in the skyline and home to unforgettable concerts, shows and performances.

RELOCATION TIPS

TO HELP YOUR MOVE GO SMOOTHLY

Welcome to your new adventure! Here are some essential tips to ensure a smooth and stress-free relocation.

01 Plan Ahead

— Create a detailed moving checklist and timeline to keep track of tasks and deadlines. Start packing non-essential items early to avoid a last-minute rush. Ensure you have all necessary supplies before the move.

02 Declutter

— Sort through your belongings to decide what to keep, donate, sell, or discard. Reducing the amount of items you move will simplify the packing process and can lower moving costs.

03 Hire Movers

— Research and compare moving companies to find one that suits your needs and budget. Check reviews and verify licensing and insurance to ensure reliability. Book your moving company as early as possible.

04 Pack Smart

— Label each box with its contents and the room it's destined for to make unpacking easier. Use sturdy boxes and packing materials to protect your items during transit.

05 Notify Important Parties

— Update your address with the post office, banks, insurance providers, and subscription services. Schedule utility disconnections at your old home and connections at your new home to avoid service interruptions.

06 Prepare for Moving Day

— Pack a bag with essentials for moving day. Ensure you have clear directions and contact information for the movers. Keep important documents and valuables with you rather than in the moving truck.



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READY TO MOVE?

CALL US AT (816) 321-0120



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