Memorial Hall
Request for Proposals
to Redevelop
2025-RFP-06

JOPLIN
MISSOURI



DOWNTOWN JOPLIN HISTORY & FACTS

Joplin, a city of 52,084 residents located in both Jasper County and northern Newton County, serves a region of over 400,000 and is the fourth largest metro area in the state of Missouri. Joplin's daytime census grows to nearly three times over its evening population because of a large employment base and being a central service, retail, and recreation center. Joplin residents and businesses benefit from outstanding transportation infrastructure and assets such as the City operated Joplin Regional Airport and a network of federal and state highways, including I-49, I-44, and the historic Route 66, to name a few.

The region is home to an outstanding array of educational opportunities with a variety of quality public and private schools. Elementary and secondary public education is provided by the Joplin R-VIII School District, serving more than 7,700 students in grades K-12 across 15 campuses. Private schools in the area include Thomas Jefferson Independent Day School, New Heights Christian Academy, and the Joplin Area Catholic Schools (JACS) System. Joplin has a wide variety of higher education offerings, including Missouri Southern State University, Crowder Community College, and Ozark Christian College. The City is home to a new medical school, Kansas City-Joplin University Medicine & Bio-Sciences, the first new medical school built in Missouri in more than forty years. Additionally, Kansas City University (KCU), with a 104-year history of successfully impacting the health of the region, has recently opened a College of Dental Medicine on its Joplin campus. There are also other colleges and universities nearby such as Pittsburg State University, in Pittsburg, Kansas (30 mins), and Missouri State University, Drury College, and Evangel College in Springfield, Missouri (60 mins).

The public has access to excellent medical care with two regional hospitals: Mercy Hospital Joplin and Freeman Health System. It is also served by Access Family Care (a Federally Qualified Health Center) and Community Clinic of Joplin (a free clinic).

Joplin is known for its resilience and "can do" spirit as evidenced by a rebirth and reinvestment following the EF-5 tornado that devastated over 30% of the community in 2011. Outdoor enthusiasts appreciate the abundant recreation opportunities the area offers, from taking a stroll through one of the City's diverse parks with trails to hiking along the banks of sparkling Shoal Creek up to the limestone bluffs at Shoal Creek Conservation Center. The community also hosts running events from 5k up to marathon distances, cycling along historic Route 66, and the largest open-water triathlon between Kansas City and Dallas. Grand Falls, Missouri's highest continuously flowing waterfall, is located just south of Joplin on Shoal Creek and is a local favorite. Joplin offers residents and visitors alike a wide range of entertainment and cultural opportunities. Downtown Joplin offers plenty of shopping and dining opportunities at local restaurants and boutiques, and national department stores can be found at Northpark Mall and Range Line Corridor. Joplin has a strong art scene, with over a dozen public murals on display throughout downtown that tell the story of the history of the community. Unprecedented growth is underway in multiple districts across the city.





DOWNTOWN REVITALIZATION

Downtown Joplin shopping and living has experienced a resurgence; Joplin is on the verge of adding even more living space to the blossoming food, entertainment, and arts scene.

Downtown Joplin, the heart of the City, is surging through the return of living spaces, a new cultural arts center, new county courts facility, as well as the increase in the restoration of historic structures and the iconic Spiva Park.

Downtown Joplin is also surrounded by historic neighborhoods and parks, and continues to attract residents to be part of its vibrant scene. This location and its downtown residents are within walking distance of a great mix of restaurants, coffee shops, boutiques, vintage shops, business services, and events and activities. Downtown is the only walkable retail district in Joplin. The synergy of complementary small and locally owned businesses is really what makes it special.

Downtown is walkable and increasingly connected to the city's trail systems and nearby parks and other amenities.

Since 2019, more than 80 million in private investment has changed the face of downtown.

Downtown Joplin offers the most unique shopping and dining experiences in the region.

There are a number of incentives to downtown development, including historic tax credits.

200 new apartments in the coming 24 months, nearly doubling the number of downtown residents.

More than 80 new businesses opened in the past five years.

Downtown supports the biggest concentration of locally owned businesses and is an Accredited Main Street Community, making it a great place to work, play, dine, and do business.

Third Thursday is Joplin's signature event and brings approximately 5,000 people to downtown every month.

Community surveys show demand for more restaurant/food services, grocery stores, pharmacies, and entertainment for all ages in the downtown area.

Memorial Hall - 212 West 8th Street

Downtown | Joplin, MO | Jasper County



Building Type:	Commerical & Office
Parcel #:	19201010018001000
Available SF:	48,210
Total SF:	48,210
Number of Stories:	2 and basement
Zoning:	C-2
Site Size:	65,000 Sq. Ft.
Site Dimensions:	1.70 Acres
Street Frontage:	260 ft on 8th Street
Year Built:	1923
Prior Use:	War Memorial, VFW Office, Civic Center
Specialty Features:	Historical
Within City Limits:	Yes
Construction Type:	Monument
Floor Type:	Concrete, Carpet, Tile
Last Updated:	1970

Condition: The building has some structural items needing to be addressed. An engineering report is available by request. An area parking analysis is also available https://www.cornellcomplex.org/parking-study

Economic Development Contact

Troy Bolander
Director of Planning, Development & Neighhorhood Services
602 S. Main St.
Joplin, MO 64801
TBolande@joplinmo.org

Property and Area Description

Located in the heart of Downtown Joplin at 212 West 8th St., just off South Main Street, this location offers immense potential to bring new opportunities to town. The building options are endless, at over 48,000 sq. ft., and ample public parking and street parking is all within a one and two block radius. Memorial Hall has rich history foundational to the city and downtown. Memorial Hall holds Joplin's only Veteran's Memorial and is a Community and Event Center with a seating capacity of 2,750. The building is a two-story concrete structure with a brick/masonry exterior and basement. It features a main front entrance on the 8th Street north side and an entrance on the east side from Joplin Avenue.

Population

52,084	30,120	17,994
Total Population	Adult Population	Workers Age 16+

Households

21,000	3.0	$44,357
Total Households	Average Family Size	Median Income

Transportation

Nearest Interstate: I-44 (3.8 mi.), 1-49 (5 mi.)
Nearest Airport: Joplin Regional Airport (4.5 mi.)
Rail Served: No**Rail Accessible:** No
Rail Infrastructure in Place: No

Utilities

Electric: Liberty
Natural Gas: N/A
Water: MO American Water
Sewer: City of Joplin
Telecommunications: AT&T, ALLO Fiber, Liberty

REQUEST FOR PROPOSAL PROCESS

The City of Joplin is soliciting proposals for the redevelopment or repurposing of the former Joplin Memorial Hall located at 212 West 8th St. Joplin, MO 64801.This is a sealed bid process.

All RFP responses are due by April 18, 2025. All responses must be clearly marked "Joplin Memorial Hall RFP" and received by mail to the City Managers Office: Attn: Tony Robyn 2nd Floor - 602 S Main St. Joplin, MO 64801. Questions may be emailed to trobyn@joplinmo.org. **Proposal must include the following:**

1. Offer Price for 212 West 8th St.
2. Description of Intended Use for the location
3. Any Proposed Incentives to be requested of the City
4. Financial Proforma for intended use
5. Company Background & Past History of Similar Projects
6. Description of Anticipated Economic Impact to Tax Jurisdictions
7. Optional: Respondents may be requested to do an interview with City Council.

***Disclaimer: The City may require earnest money. A walk through of the property will be scheduled and announced. Any clarification or updates to this proposal will be posted on the City of Joplin website bid center at https://www.joplinmo.org/Bids.aspx**

