

PROJECT BRIEF



Project Name: Waymire Block

Grant Program: BASE 2.0

Project Date: Apr 2023 - Sep 2025

Project Summary

Legacy180 Properties received BASE grant funds to restore the historic Waymire Block in Yates Center, Kansas, revitalizing a key anchor building into a productive community asset. The two-story sandstone structure was rehabilitated into three ground-floor commercial units for local businesses and three upstairs residential units to provide housing and long-term stay visitor accommodations.

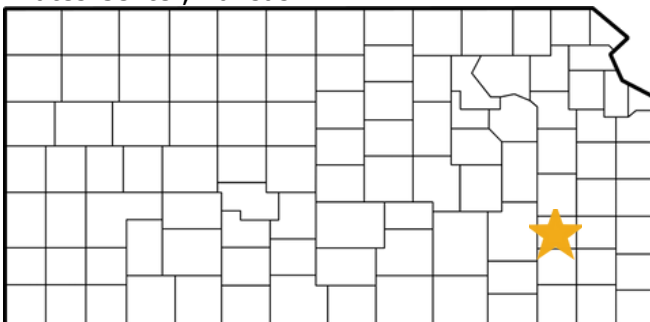
Goals and Objectives

Goal: Revitalize the Yates Center downtown square to expand business, housing and tourism opportunities.

Objective: Complete the renovation of 108 W. Rutledge Street and install basic services at 106 W. Rutledge Street to deliver one new commercial business space and three fully functional visitor lodging units.

Location

Yates Center, Kansas



Budget Overview

- Award amount: \$345,600.00
- Match amount: \$115,200.00
- Total project budget: \$460,800.00

Expense categories:

- Construction: \$460,800.00

Grantee Information

Legacy180 Properties is a local, family-owned business in Yates Center working to bring new life to historic downtown buildings. Their focus is on turning vacant spaces into thriving businesses, homes, and communities.

Target Population

By restoring the Waymire Block, the project directly benefits local entrepreneurs seeking commercial space, community members needing quality housing, and travelers looking for lodging.

Sustainability

Commercial and residential tenants will generate rental income that can be used for building operations and maintenance costs.

Outcomes

- Commercial space leased to local healthcare business. Visitor lodging
- receiving bookings from online travel platform.
- The installation of basic services at 106 W. Rutledge Street prepared the site for future expansion, including one additional commercial space, four office/flex spaces, two additional visitor lodging units, and an event venue with a full kitchen, as additional resources become available.

Activities and Timeline

2023 Q3: Site preparation

2023 Q4: Major progress on electrical, roof and framing, flooring repairs, and HVAC

2024 Q1: Utility work completed

2024 Q3: Plumbing and HVAC rough-ins completed at the 108 W. Rutledge space, other finishing work

2024 Q4: 108 W. Rutledge retail space renovations completed; 106 W. Rutledge utility work

2025 Q1: Electrical, plumbing and electrical rough-ins, window and other construction at the 106 W. Rutledge space

2025 Q2 - Q3: Kitchen and bath finishing work at the 106 W. Rutledge space

Contact Information

For any queries or additional information, please contact

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