

FOR SALE BUILD-TO-SUIT OR GROUND LEASE

PAVILIONS

I-49 & Mullen Road, Belton, Missouri 64012

13.5± ACRES
RETAIL



SITE SUMMARY

- » 1,000± Feet of Highway 49 Frontage
- » Major employers are QuikTrip and Belton Regional Medical Center
- » Located near the CenterPoint-Kansas City Southern Intermodal Center and National Nuclear Security Agency

AREA DEMOGRAPHICS

RADII	3-MILE	5-MILE
POPULATION	37,118	63,472
AVG. HH INCOME	\$63,764	\$69,552

The R.H.
**JOHNSON
COMPANY**

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Description

Belton, Missouri is located in Cass County, Missouri, which is a rapidly growing county on the southern edge of Kansas City.

Major employers in Cass County include Belton Regional Medical Center, Belton School District, Cass Regional Medical Center, Church & Dwight Co., Inc., City of Belton, MO, Harrisonville School District, Pleasant Hill School District, QuikTrip, Raymore-Peculiar School District, Sioux Chief Manufacturing Co., and Walmart Stores, Inc.

National Nuclear Security Agency/Honeywell campus is located at Highway 150 and Botts Road in Kansas City, Missouri, contains 1.1 million square feet, will employ approximately 2,100 people, and pay an average salary of \$95,000.

CenterPoint Kansas City Southern Intermodal Center is located on the former Richards-Gebaur Air Force Base. This is a 370-acre intermodal facility anchored by Kansas City Southern Rail Lines. The facility will contain approximately five million square feet of warehouse and distribution space, and development of eight million square feet of underground space by Hunt Midwest.

Adjacent to the Intermodal Park is a 970-acre industrial park. Both are a Foreign Trade Zone and Missouri Enhanced Enterprise Zones.

Another major employer for South Kansas City will be Cerner's Trails Campus. The campus is designed to include ten Cerner office buildings, two data centers, a service center, a training and conference center, health clinic, and a day care facility for their associates on 290 acres. The first building is expected to be occupied in 2016.

Zoning: C-2: General Commercial

Access: Curb and median cuts installed

Utilities

Sanitary Sewer
& Water: City of Belton - 816.331.4331

Gas: Missouri Gas Energy - 816.756.5252

Electricity: Kansas City Power & Light - 816.471.5275

Communications: AT&T - 800.464.7928



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