

FOR SALE > VACANT LAND

Belton Pavilions

I-49 & MULLEN ROAD, CASS COUNTY, BELTON, MISSOURI



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PROPERTY FEATURES

- > Land for sale, build-to-suit or ground lease
- > Land area: 32.34 acres; sub-divide for retail anchors, service users, restaurants, multifamily and senior development
- > 1,000 feet of Interstate 49 frontage
- > Access: curb and median cuts installed
- > Zoning: C-2
- > Utility providers:
 - Sanitary sewer: City of Belton - 816.331.4331
 - Gas: Missouri Gas Energy - 816.756.5252
 - Electricity: KCP&L - 816.471.5275
 - Communication: AT&T - 800.464.7928



2015 DEMOGRAPHICS	3-MILE	5-MILE	7-MILE
TOTAL POPULATION	41,312	66,005	112,468
MEDIAN INCOME	\$56,403	\$57,364	\$59,322
AVERAGE INCOME	\$68,571	\$69,727	\$77,101
DAYTIME POPULATION	35,469	59,539	101,861
% UNDER 19 YRS	28.8%	28.2%	29.2%
% OVER 65 YRS	12.9%	13.6%	13.0%
# OF HOUSEHOLDS	15,386	24,710	41,879
POPULATION CHANGE 2010 TO 2020	6.5%	5.8%	8.7%

MAJOR EMPLOYERS WITHIN 6 MILES

COMPANY	TYPE OF OPERATION	EMPLOYEES
HONEYWELL	NATIONAL NUCLEAR SECURITY ADMINISTRATION	2,500
QUIK'N TASTY	CONVENIENCE	940
BELTON SCHOOL DISTRICT	EDUCATION	620
RAYMORE PECULIAR SCHOOL DISTRICT	EDUCATION	355
WALMART	RETAILER	330
FOXWOOD SPRINGS RETIREMENT VILLAGE	SENIOR LIVING	310
BELTON REGIONAL MEDICAL CENTER	HEALTHCARE	285
ADESA	AUTO AUCTION	250
HY-VEE	GROCERY	225
CITY OF BELTON	GOVERNMENT	179
PRICE CHOPPER	GROCERY	175
SAM'S CLUB	WHOLESALE RETAILER	160
R-O-M	MANUFACTURING	144
HOME DEPOT	HOME IMPROVEMENT STORE	118
TARGET	RETAIL	80
KOHL'S	DEPARTMENT STORE	75
CERNER'S TRAIL CAMPUS	HEALTHCARE	PROJECTED > 3,500
CENTERPOINT KANSAS CITY	INTERMODAL FACILITY	PROJECTED > 2,500

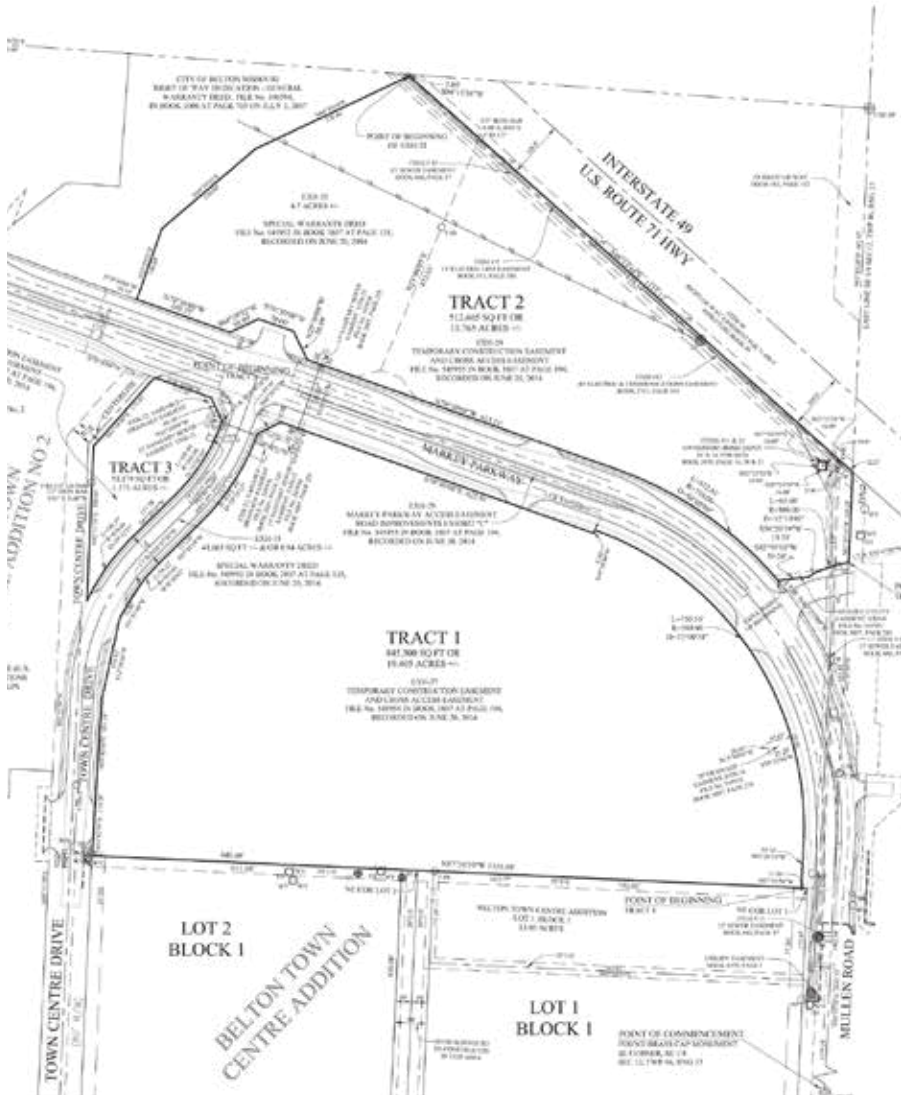
HONEYWELL CAMPUS, a National Nuclear Security Administration facility, is located at Highway 150 and Botts Road in Kansas City, Missouri. It contains **1.1 million square feet**, employs **2,500 people**, and pays an average salary of **\$95,000**.

CENTERPOINT KANSAS CITY SOUTHERN INTERNATIONAL 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 **5 million square feet** of warehouse and distribution space, and **8 million square feet** of underground development space by Hunt Midwest.

Adjacent to the Intermodal Park is a **970-acre INDUSTRIAL PARK**. Both are **Foreign Trade** and **Missouri Enhanced Enterprise Zones**.

Another major employer for South Kansas City will be **CERNER'S TRAIL CAMPUS**. The campus is designed to include **10 Cerner office buildings**, two data centers, a service center, 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.

BELTON PAVILIONS > SITE SURVEY



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