

D.J. CHRISTIE, INC



Markey Plaza
Highway 71 & Y
Belton, MO 64012
EXECUTIVE SUMMARY

Area Summary

Located in Northwest Cass County, the Belton/Raymore market offers AAA accredited schools in an idyllic suburban setting with close proximity and short drive time to the Kansas City metropolitan area. Belton has seen record growth levels over the past 5 years mainly attributed to its small town feel and first class schools. Several major roadways are nearby including Interstates 435, 70 and 470 and Highways 71 and 58, all making for an easy commute and provide additional traffic/business to the area. The areas professional services sectors are strong. The industrial/manufacturing employment base is already strong and is expected to see rapid growth, mainly attributed to the conversion of the 1,400-acre former Richards-Gebaur Air Force Base into an international trade-processing center. Industries that provide employment in the area include health and social services, retail trade and professional, scientific, management, and administrative with a heavy focus on medical research and highly skilled laborers.

The actual customer base for Belton should include Raymore, located just East of US 71 Hwy, as well as the nearby cities to the South such as; Harrisonville, Peculiar, Lake Winnebago and others. That estimated customer base is approximately, 70,000 people. (*demographics from Claritas*)

Belton is primarily residential and had been lacking quality sit down restaurants and national retail chains. Belton has experienced rapid retail growth since Belton Town Center opened for business in 2003, anchored by Home Depot, Target and Kohl's. The rapid retail growth of Belton has drawn national attention and as a result there are no Class A retail pads remaining on 58 Hwy., the main E-W road through Belton/Raymore. Markey Plaza offers the opportunity to capitalize upon the lack of quality sit down restaurants in Belton/Raymore. Additionally, the site is located on the major thoroughfare of US 71 Highway as a Class A site.

Site Summary

Markey Plaza is the ideal site for retailers and restaurants alike to locate within the Belton/Raymore market as it is adjacent to US 71 Highway (70,000 + cars per day) and the first interchange north of the congested 71 & 58 Highway intersection. Markey Plaza is also easily accessible from its main access on Y Highway, the second busiest thoroughfare in Belton. Markey Plaza is bifurcated, as shown in the enclosed picture, by Markey Parkway which will be a divided 4 and 5 lane road connecting US 71 Hwy., MO Y Hwy., Belton Town Center Dr., Mullen Rd., Holmes Rd., N. Scott Ave. and MO 58 Hwy. Markey Parkway's purpose is to allow additional arterials from US 71 Hwy. to the primary residential areas of Belton / Peculiar, located to the South of E. North Ave. (MO 58 Hwy.) as well as serving Cass County's need for an additional E-W road.

Markey Plaza is located in a high growth market with great visibility and easy access for the residents of Belton by Y highway or via US 71 Highway for the rest of Cass County.

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Development Summary

Markey Plaza---Phase I

Lot 1: 16.30 Acres (Building Size 134,723 SF Retail Anchor)

Lot 2: 7.18 Acres (Building Size 73,000 SF Retail Junior Anchors) – *Seeking addtl. Jr. Anchors*

Lot 3: 1.29 Acres (Building Size 3,500 SF Restaurant) \$15.00 PSF

Lot 4: 0.71 Acres (Building Size 3,500 SF Restaurant) \$15.00 PSF

Lot 5: 0.72 Acres (Building Size 2,500 SF Restaurant) \$15.00 PSF

Markey Plaza---Phase II

Lot 1: 4.99 Acres (Building Size 41,835 SF Retail) – *Inquire about available in-line space*

Lot 2: 5.55 Acres (Building Size 33,250 SF Retail) – *Inquire about available in-line space*

Lot 3: 10.91 Acres (Building Size 72,616 SF Retail) – *Inquire about available in-line space*

Lot 4: 1.33 Acres (Building Size 3,500 SF Restaurant) \$15.00 PSF

Lot 5: 1.65 Acres (Building Size 3,500 SF Restaurant) \$15.00 PSF