



ECONOMIC DEVELOPMENT
Remarkable Progress. Simple Process.



2019 Annual Report

REMARKABLE PROGRESS. SIMPLE PROCESS.

Robust investments have been completed or committed across all industry sectors – industrial, commercial, retail and residential – and particularly in key sectors which mark community growth like hospitality, health care and education, were the hallmark of 2019 for Belton, Missouri.

Belton continues to see great results from its concierge-style development-friendly approach which is appreciated by site selectors, strategic partners and developers. Combined with a plentiful labor pool, affordable lifestyle and strategic location along I-49, Belton’s economic development potential is better than ever.

“Belton city officials have been terrific to work with and have shown real leadership. We always say, ‘capital goes where capital is welcomed,’ and we feel very welcomed in Belton. Southview Commerce Center represents a large capital investment from our firm, which in turn will create significant job opportunities for the residents of Belton, Cass County and the surrounding area.”

— Nathaniel Hagedorn, NorthPoint Development

INVESTMENT SUMMARY

	RESIDENTIAL		COMMERCIAL		
	RESIDENTIAL PERMITS	RESIDENTIAL INVESTMENT VALUE	COMMERCIAL INVESTMENT	ESTIMATED JOBS	SQUARE FOOTAGE
2015	18	\$2 Million	\$10.4 Million	240	182,000 SF
2016	106	\$18 Million	\$17.5 Million	300	320,000 SF
2017	101	\$20 Million	\$12 Million	200	89,000 SF
2018	69	\$13 Million	\$33 Million	340	154,000 SF
2019	86	\$16 Million	\$16.3 Million	275	515,000 SF

ECONOMIC DEVELOPMENT ADVANTAGES



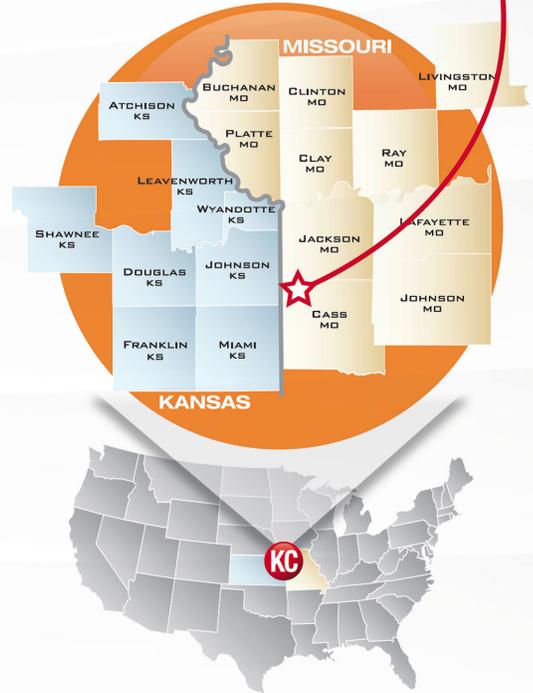
LOCATION

The City of Belton is poised for success and continued growth due to its advantageous location in the Kansas City metropolitan area. Just 17 miles south of downtown Kansas City, MO, on one of the newest stretches of interstate in the nation, I-49, everything from major league sports to world-class shopping and dining are just minutes away.

ACCESS TO MAJOR HIGHWAYS

Just 10 miles north of Belton on I-49 is a confluence of three major interstates: I-49, I-435 and I-470, known as “Three Trails Crossing,” which has the ability to accommodate a daily volume of 400,000 vehicles. This convergence offers rapid access to other major thoroughfares such as I-35 (north-south) and I-70 (east-west) — providing convenient access and an edge on transportation.

BELTON MISSOURI



DEMOGRAPHICS

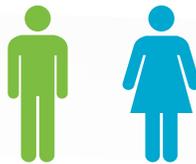


POPULATION



24,356

MEDIAN AGE



34 38

AVERAGE DAILY COMMUTE



26 minutes

HOUSEHOLD INCOME



\$57,779

HOUSEHOLDS



9,151

EMPLOYMENT RATE



96%

2019 PROJECTS: COMPLETED PROJECTS

NEW NATIONAL RETAILERS

Fairfield Inn & Suites by Marriott opened in the fourth quarter of 2019 and is located just north of Missouri Route 58 between Mullen Road and I-49. The \$7 million, 48,000-square-foot, four-story hotel has 82 rooms, a meeting room, pool, free breakfast and electric vehicle charging stations.



Raising Cane's Chicken Fingers opened in the fourth quarter of 2019. A \$1.5 million investment, the 3,160-square-foot restaurant is in Belton's growing commercial corridor along Missouri Route 58 near I-49. The restaurant features indoor dining with seating for 80 and covered outdoor dining for 25.

LOCAL BUSINESS

One More Scoop, a new premium homemade ice cream shop which features friends and family-tested fresh flavors, invested \$130,000 in a tenant finish at 803 E. North Avenue.



Barrel House Liquor completed an \$85,000 tenant finish at the Cedar Tree Shopping Center. It joins other brands like Planet Fitness, Brewbakers Bar and Grill and the soon-to-arrive Five Guys Burgers and Fries at the center, which is in increasing demand following a \$12.9 million renovation. Its high-traffic, high-visibility location at Missouri Route 58 & I-49 makes it an ideal spot for businesses.



Roadside Bar and Grill recently completed a \$10,000 interior and exterior remodel of a building that previously sat vacant for nearly five years at 444 N. Scott Avenue.



Brite Carwash is even brighter after its \$20,000 remodel of a vacant building at 110 Starlight Drive.



KC Reptarium & Education Center offers self-guided or guided, hands-on tours of this new family-owned reptile zoo. Kid friendly, it provides education and fascination for everyone at its 1010 N. Scott Avenue location.



Mi Rancho Mexican Cantina, the area's newest Mexican restaurant, is family owned and features a warm, inviting yet spicy environment to enjoy its freshly made fare at 17207 US-71.



La Nonna, the newly-opened restaurant by Chef Benny Gervalla, brings his grandmother's authentic Italian recipes from his small hometown in Sicily to Belton at 811 E. North Avenue.



Max Motors expanded into Belton at 7820 E 171st Street for its fourth Missouri location. They have other full-service dealerships in Butler, Harrisonville and Nevada. The Belton location represents the Chrysler, Dodge, Jeep and RAM brands.



The Green Leaf at 616 A North Scott Avenue, **Phoenix Natural Wellness** at 817 E. North Avenue and **Organic Hemp Botanicals** in the Cedar Tree Shopping Center are three new CBD retailers that have opened.



REINVESTMENT



Target completed a \$950,000 interior and exterior remodel with the addition of a **Starbucks** at its location in Belton Towne Center.

CVS completed a \$125,000 interior remodel at its location at the high-traffic corner of Missouri Route 58 and Y Highway.

Domino's Pizza completed a \$155,000 tenant finish at its Bradford Plaza location which is along the busy Missouri Route 58 commercial corridor.



COMMITTED PROJECTS 2020

INCREASE IN MEDICAL SERVICES



Belton Regional Medical Center is responding to a growing population and demand with the announcement of a \$15.5 million expansion of its intensive care unit. The project will add a 12,000-square-foot floor above the hospital's emergency department, nine private beds and shell space dedicated to six future patient rooms.

Led by CEO Todd Krass, the medical center had a 24% increase in patient visits in the last year with ICU traffic growing nearly 40% since 2016. The project estimates the addition of 20 jobs when it opens in 2021.



NEW COMMERCIAL, RETAIL AND HOSPITALITY PROJECTS



Five Guys Burgers & Fries invested \$400,000 in a tenant finish, on a 3,000-square-foot restaurant in the Cedar Tree Shopping Center at the northwest corner of I-49 and Missouri Route 58 in the first quarter of 2020. This is their 11th location in the Kansas City area.



Casey's General Store will debut its new 6,000-square-foot prototype in Belton. The new store is more than double the size of many existing locations and includes a larger full-service kitchen and an expanded menu.



Located at the southwest corner of E. 163rd Street and Cornerstone Drive, the \$3 million project is expected to start late spring 2020. The new store will replace the existing Casey's located east of the site.

Aspen Dental will occupy the 3,500-square-foot soon to be constructed retail building on a 3.8-acre parcel at the corner of 163rd Street and Markey Parkway. A second 6,000-square-foot retail building will be constructed in a future phase.



Avid Hotel by InterContinental Hotels Group purchased ground and is slated to construct a four-story, 95-room hotel on a 2.24 acre parcel just north of Missouri Route 58 located on N. Mullen Road. This is the first Avid concept hotel to open in the Kansas City area.



RESIDENTIAL



Residential permits are off to a great start. 56 permits are in the que for January 2020; 4 single-family homes and 52 multi-family homes.

RESIDENTIAL



Every existing subdivision in Belton is being built out. The trend is to ‘infill’. Vacant lots in **Cherry Hill, Emerson Park and Cambridge Hills** are being purchased and developed. All of the lots have been purchased in The Plateau (Phase 1) and Cambridge Hills subdivisions.

FEATURE SUBDIVISION

The Traditions, located on the east side of Mullen Road, just south of Missouri Route 58, is a 113-acre Planned Unit Development which includes both single-family homes and multi-family townhomes.

All lots in the single family area are either under permit or have been developed. Future phases are planned for additional single-family homes. Concurrently, the multi-family townhome development, which consists of 25 buildings and 100 units are under construction and are leasing up quickly.

A Final Development Plan has been approved for Phase 3, which consists of villas catering to residents 55 and older. This phase consists of 36 one-story, two-bedroom units in six buildings and will be approximately 900 square feet. Two additional phases of the villa units will be considered in early 2020.



MEDICAL SERVICES UPGRADES

Carnegie Village Senior Living Community, completed a \$750,000 expansion of the Carnegie Village Rehabilitation and Health Center in 2019. It is located on 22 acres adjacent to Belton Memorial Park at 103 Bernard Drive. The \$9.5 million, 60-bed skilled rehabilitation facility was built in 2017.

Belton Regional Medical Center completed a \$447,000 renovation to its pharmacy operations in 2019. Over the last five years the hospital has made sustained investments in state-of-the art medical equipment such as a 3D mammography system, imaging systems and a 128-slice CT Scan as well as expansions to its medical office building, operating rooms, trauma and critical care rooms.



GAME-CHANGING INDUSTRIAL DEVELOPMENT

Southview Commerce Center

A \$135 million investment led by NorthPoint Development, Southview Commerce Center is a 148-acre, Class A industrial park located along I-49 with high visibility between the 155th Street and 163rd Street interchanges. It is an ideal location with easy highway access and a sizable labor pool capable of supporting tenants' operations.

Within only one year of the groundbreaking, the Southview 1 building was fully constructed and leased to a single tenant, **Progress Rail, A Caterpillar Company**. Progress Rail signed a lease for the entire 456,000-square-foot Southview 1 building – the first of five state-of-the-art buildings in the 2 million-square-foot master-planned industrial Center. Advantages of building at the Center include build-to-suit ceiling heights, dock positions, drive-in docks and trailer stalls.

Upon project completion, NorthPoint Development anticipates the workforce at the Center will reach nearly 1,400.

Buildings In-Progress:

- Southview II, 575,000 square feet
- Southview III, 374,000 square feet
- Southview IV, 625,000 square feet

For more information, contact NorthPoint Development at 816.888.7380 or email info@northpointkc.com.



Markey Business Park

Owned by the City of Belton, the Markey Business Park is a 121-acre, master-planned business park with potential for Kansas City Southern rail service. Located just south of the National Nuclear Security Administration (NNSA)/ Honeywell campus and adjacent to CenterPoint Intermodal, it has prime access to I-49 and Missouri 150.

Property assessment, a due diligence review and a master plan has been developed with the goal of attracting light industrial and advanced technology companies. The City of Belton is working with the State of Missouri and the Kansas City Area Development Council (KCADC) to attract industry and find a master developer to develop the site.





ENHANCING EDUCATIONAL OPPORTUNITIES



Belton High School completed a \$30 million expansion project which included an aquatic center, new classrooms and administrative office space, a performing arts center and gymnasium. The project was funded with bonds approved by voters in 2017.

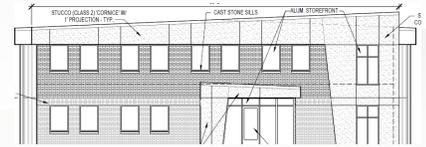
Belton High School and Ford Next Generation Learning (NGL) launched the Academies of Belton, a program designed to show students what they are learning in class is relevant to their future career goals. Starting freshman year, students can join one of three academies – Business & Technology, Human Services and Science & Industry. The academies are part of a district strategy to offer multiple pathways so that every student can choose a program that fits a personal interest.

School leadership engaged the local business community and civic leadership for input on what skills and credentials students might need to enter different industries. Among the program’s goals is to better prepare Belton students for college or career success and to increase the likelihood graduates will stay/come home to Belton and become part of the local workforce.



REVITALIZING KEY AREAS

North Scott Corridor revitalization continues with the rezoning and final development plan for a 7,673-square-foot, **two-story office and warehouse** building to be constructed at 1002 N. Scott Avenue.



New investment in the **Shady Lane subdivision** is a substantial redevelopment project. The attached single family homes are undergoing extensive interior and exterior renovations and will serve adult seniors as a gated community which includes an all new clubhouse.



Roadside Bar and Grill, invested in a years-long vacant building with an interior and exterior remodel and has helped bring life to this part of the community with a vibrant restaurant.



INFRASTRUCTURE MATTERS

In 2019 our Public Works Department completed **\$7.5 million** in public infrastructure projects:

- \$5.4 million investment in our Street Preservation Program and the complete reconstruction of the outer road along I-49 (cost share between MoDOT and NorthPoint Development – no tax-payer dollars were used).
- MoDOT completed an extensive mill and overlay of Missouri Route 58. The city partnered with MoDOT for substantial improvements to the Y Highway and Missouri Route 58 intersection, one of the busiest in the city.
- \$2.1 million was reinvested into sanitary sewer, storm sewer and water infrastructure.



The citizens of Belton understand the importance of maintaining and investing in the City's infrastructure. Recently, two bond issuances passed that will provide \$28 million for street, stormwater and sanitary sewer projects.

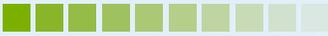
BELTON'S HISTORIC MAIN STREET

Main Street is the heart of Belton and serves as our community's gathering place. Friends, neighbors, family and visitors enjoy many of the community celebrations from parades to car shows and festivals.

This vibrant business district includes antiques shops, restaurants, a law practice, tax planning, financial, and marketing firms, an art gallery, a performing arts center and theater, all enhanced by the continuous activity generated by its anchors, City Hall, the Chamber of Commerce and the Belton License Bureau.

Main Street Performing Arts Center moved to a new and larger space next to its former location and completed a \$125,000 tenant finish and expansion at 410 Main Street. Belton's own hometown dance studio for enthusiasts of any age, the center's professionally-trained instructors offer recreational and competitive dance, acrobatics and special needs dance at affordable prices in an environment that encourages and celebrates creativity.



OUR STRATEGIC PARTNERS 





BELTON ***ECONOMIC DEVELOPMENT***
Remarkable Progress. Simple Process.

STAY IN TOUCH

To learn more about economic development progress in Belton, Missouri, contact us at 816.892.1263.

Carolyn Yatsook, Economic Development Director – cyatsook@belton.org

Dave Clements, AICP, Director of Planning & Building – dclements@belton.org

Online at www.belton.org

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