



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

# 2017 Annual Report



**INVESTMENT SUMMARY**



RESIDENTIAL	2015	2016	2017*
NUMBER OF PERMITS ISSUED	18	106	101
INVESTMENT VALUE	\$2 Million	\$18 Million	\$20 Million



COMMERCIAL	2015	2016	2017**
SQUARE FOOTAGE	182K SF	320K SF	88.6K SF
CONSTRUCTION VALUE	\$10.4 Million	\$17.5 Million	\$12 Million

\*includes single-family and multi-family projects  
 \*\*includes tenant finish projects



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Whether your company calls Belton home or you are looking to start, expand or relocate your business, the *Economic Development Department is here to help you succeed.*

# 2017 PROJECTS

## COMPLETED

**Belton Gateway Phase 2 Infrastructure** site preparation for the \$63 million flagship retail project on the northwest corner of I-49 and Y-Highway was completed in 2017. In addition, Turner Road was realigned and reconstructed, providing an important connection between Y-Highway and the North Scott Corridor.

Grand openings for **Ross Dress for Less, Marshalls, Petco, Party City, and Five Below** are expected in the spring of 2018. Christie Development Associates, LLC anticipates breaking ground on another multi-tenant structure in 2018, and efforts continue to attract a hotel operator and additional restaurant tenants to the high visibility project.

**Kneaders Bakery** opened a \$1 million, 3,844 square foot restaurant located at 621 East Markey Parkway. This award-winning, fast-casual restaurant features delicious sandwiches on artisanal, scratch-made breads as well as soups, salads and pastries.

**Tokyo Japanese Hibachi Grill & Sushi Bar** opened to rave reviews on social media. The authentic Japanese restaurant is located at 17041 Bel-Ray Boulevard.



## COMMITTED

**Fairfield Inn & Suites** will break ground on its four-story, 48,000-square foot hotel in the first quarter of 2018. The 82-room hotel located on Mullen Road near 58 Highway represents a \$7 million investment. The project includes the construction of a new access road financed through a new Community Improvement District (CID).

**Cracker Barrel** will break ground in the second quarter of 2018 on a new \$1.9 million, 9,170-square foot restaurant in the Cornerstone Pointe mixed-use development at I-49 and 163rd Street.

**Hawaiian Bros Island Grill** will open the first of several locations planned for the Kansas City region in the first quarter of 2018. Hawaiian Bros is located at 1112 East North Avenue in Belton Towne Center.

**Panera Bread** plans to open its newest location at 1211 East North Avenue adjacent to Belton Cinema 8 by second quarter 2018. The new design of the fast-casual restaurant will include a drive-thru.

**Quik and Tasty Warehouse** has begun a \$2 million interior alteration at its current facility at 822 QuikTrip Way. The project includes an expansion of their existing bakery to accommodate rising demand from Quik Trip convenience stores.



## INFRASTRUCTURE

The **155th Street Interchange** opened in December 2017. MoDOT reconstructed the I-49 and 155th Street interchange to accommodate residential growth, increasing commercial activity and future truck traffic. The interchange features a diverging diamond coupled with a roundabout, coining the term “diverge-about.” This new design will allow for better traffic flow and is Missouri’s first such design.

**155th Street Improvements** were made on the east side of I-49 and opened to traffic in November 2017. Improvements include curbs, gutters and sidewalks as well as the addition of a new center turn lane, which widened the road to three lanes.

**Turner Road** was realigned to improve motorist access, traffic flow, and connectivity between 163rd Street and the North Scott Corridor.

**Wastewater Facility** improvements representing an \$11.5 million public investment were completed in 2017 and included a new influent pumping station, headworks facility, screening station, and state-of-the-art equipment.

The 1.6 mile **Nexus Trail** is currently under construction. The trail will provide sustainable connectivity between Belton’s greenspaces to the east and west of I-49. It will also improve access to retail and residential developments.



155th Street

## REDEVELOPMENT

The revitalization of **Belton’s North Scott Corridor** is critical to Belton’s growth. City Council has approved a new overlay district and design guidelines intended to guide the redevelopment of the corridor. Completed projects to date include a \$1 million, 9,100 square foot **Dollar General** store.



A recent investment by a local business, D&D Plumbing, at 316 North Scott Avenue is a prime example of how the North Scott Corridor can be improved parcel-by-parcel and block-by-block.



Before



After

**Twin Oaks Shopping Center** is undergoing a \$325,000 exterior renovation and new leasing efforts are underway. This project is a catalyst for change at the intersection of 58 Highway and North Scott Avenue, a main entrance from the west into Belton’s commercial core.

**North Cass Shopping Center** redevelopment is underway. Future plans include the potential relocation of Peculiar Drive and possible development of future pad sites.

## INDUSTRIAL/FLEX OPPORTUNITIES

**Markey Business Park** is a 115-acre, master-planned, City-owned business park just south of CenterPoint Intermodal. With potential for Kansas City Southern rail service, Markey Business Park offers prime access to I-49 and Missouri 150 and is perfect for light industrial and advanced technology companies.



**Southview Business Park** is a 148-acre site that can accommodate a wide range of office and industrial users. The site offers direct access and visibility to I-49 thanks to the new 155th Street interchange.



## GROWTH IN MEDICAL SERVICES AND SENIOR LIVING

**Belton Regional Medical Center** has completed significant upgrades including a fourth state-of-the-art operating room, addition of a second trauma/critical care room, and a physician's lounge.



**Beautiful Savior Lutheran Home** is planning a \$2.9 million complete exterior renovation and 4,000 square foot expansion at its facility located at 1003 South Cedar. The exterior renovation will dramatically improve the facility's current appearance and the expansion area will be dedicated for use as a chapel. The facility provides assisted living, nursing, rehabilitation and respite care for seniors.



**Carnegie Village Senior Living Community** completed construction of a new \$9.5 million, 60-bed skilled rehabilitation facility. Located on 22 acres, the facility is owned and operated by Tutera Senior Living.



## RESIDENTIAL DEVELOPMENT

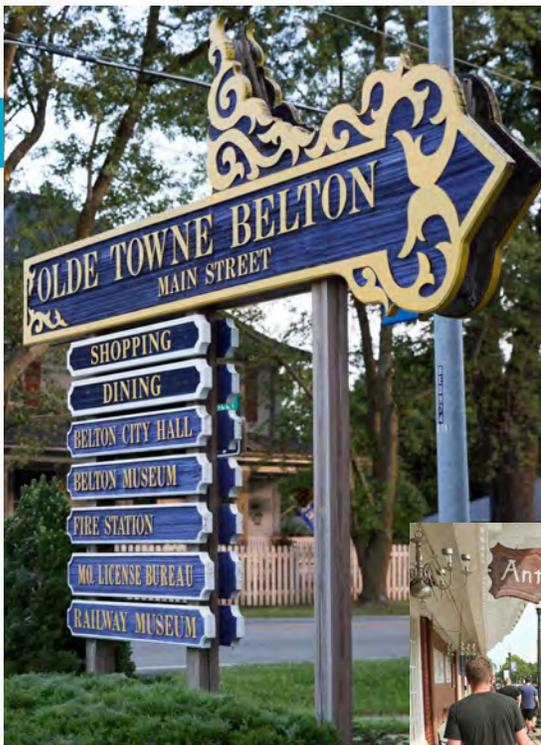
Residential development investment surpassed \$20 million. All told, 101 permits were issued for single-family and multi-family combined. The subdivisions experiencing growth are Cambridge Hills, Emerson Park, Fairway Ridge, Kentucky View, Meadow Creek, Sunset Hill, The Plateau, and Timbercreek.

**The Traditions** subdivision by Sallee Development is under construction. The subdivision located on the east side of Mullen Road has been platted for 32 four-plexes and 131 single family homes.



## MAIN STREET

Belton's historic Main Street is the heart of the City and serves as a community gathering place for a variety of parades, shows and festivals. Main Street is a vibrant business district anchored by City Hall, the Chamber of Commerce and the Belton License Bureau. It is home to antique stores, boutiques, restaurants, professional services, an art gallery, museum and the brand new Main Street Theater.



## STRATEGIC PARTNERS



Missouri Economic Development Council



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## **CONTACT INFORMATION**

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