



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



**2018 Annual Report** *Destination: Belton*



## Letter from Belton Economic Development Director Carolyn Yatsook

It is my pleasure to present the 2018 Economic Development Report for the City of Belton. Highlights of this report include total annual investment activity, completed private and public projects by sector, and the number of new jobs being created. By all accounts, 2018 was a year of unprecedented investment for the City of Belton, with more than \$160 million in commercial and residential investment either completed or committed.

Belton Economic Development notched a big victory in October when NorthPoint Development broke ground on Southview Commerce Center. The \$110 million redevelopment of the former Southview Golf Course into a 148-acre flex industrial park represents the successful culmination of a long-standing effort to diversify the Belton economy. At full buildout, Southview Commerce Center is projected to create an estimated 1,400 jobs with an annual wage impact of \$57 million.

Belton commercial activity remained strong in 2018, with \$33 million invested in 15 new projects. A dozen noted regional and global brands opened new retail locations and restaurants in our community. The year also brought significant investment in our K-12 education system, with \$30 million in expanded facilities and renovations at Belton High School.

Residential development in Belton was robust, with 69 single-family and attached single-family residences permitted. New home activity took place in Cambridge Hills, Eagle's Crest, Emerson Park, Fairway Ridge, Meadow Creek, The Plateau, The Traditions and Timbercreek subdivisions. Also in 2018, Belton Economic Development received a grant for a housing study that will be completed in early 2019.

The city's developer-friendly, concierge-style economic development approach has been well received by our partners with the Kansas City Area Development Council, as well as site selectors, leading developers and partners. With a plentiful labor pool, affordable lifestyle and strategic location along Interstate 49, all indications are that Belton will continue to attract the interest of leading companies and developers.



With gratitude,

*Carolyn Yatsook*



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

[www.beltonmoedo.org](http://www.beltonmoedo.org)

# 2018 ECONOMIC DEVELOPMENT HIGHLIGHTS

## Over \$150 Million in Business Investment

- \$110 million in new industrial development
- \$3 million commercial permit activity
- \$30 million in educational investment
- \$13 million in residential development

## New Commercial Attractions



# INDUSTRIAL ACTIVITY RISING

## Southview Commerce Center

- Groundbreaking for \$110 million redevelopment of Southview Golf Course
- 148-acre flex industrial park developed by NorthPoint Development
- Master planned for five speculative buildings totaling 2 million square feet
- 1,400 jobs with \$57 million annual wage impact at buildout



## Markey Business Park

- Site preparation and marketing of 121-acre city-owned, master-planned business park
- Potential for Kansas City Southern rail service
- Prime access to Interstate 49 and Missouri Highway 150
- Adjacent to Centerpoint Intermodal and close proximity to National Nuclear Security Administration (NNSA/Honeywell) campus



# OVER \$5 MILLION IN PUBLIC INFRASTRUCTURE INVESTMENT

## Residential & Commercial Development Infrastructure

- \$1.5 million in storm and sanitary sewer improvements
- \$770,000 in new commercial and residential water lines
- \$1.8 million in new roads



## Capital Improvement Projects

- \$450,000 for Belton Nexus Trail
- \$167,000 for streambank stabilization
- \$250,000 for culvert and storm sewer repairs



# RETAIL & RESTAURANT DEVELOPMENT CREATED 340 JOBS

## National Activity

Six new retailers opened in the \$63 million Belton Gateway project located at Interstate 49 and Y-Highway, including:

- **Marshall's**
- **Party City**
- **Petco**
- **Five Below**
- **Ross Dress for Less**
- **ULTA**



- **Panera Bread** opened its first next-generation concept in Missouri at 1211 E. North Ave.
- **Cracker Barrel** opened its first Missouri location in 13 years, investing \$2 million in a new restaurant and gift shop at 163rd Street and Interstate 49
- **Hawaiian Bros.** chose Belton to launch its first restaurant in the Midwest at 1112 E. North Ave.



## Regional Activity



- **Furniture Deals** opened a new 50,000 square foot showroom in the North Cass Shopping Center at Missouri Highway 58 & Interstate 49
- **Tokyo Japanese Steak House & Sushi Bar** opened at 17041 Bel-Ray Blvd.
- **Pho Bistro Vietnamese Cuisine** opened at 124 Cunningham Pkwy.

# HOUSING, HOSPITALITY AND EDUCATION

## Strong Residential Development



- \$13.8 million in permit valuation
- 69 construction permits issued, including 45 single-family & 24 multifamily
- New home activity took place in **Cambridge Hills, Eagle's Crest, Emerson Park, Fairway Ridge, Meadow Creek, The Plateau, The Traditions** and **Timbercreek** subdivisions

## Activities Supporting Residential Development in 2018

- **Code Enforcement** actions reinforced the City's investment in existing neighborhoods
- Inspectors condemned four buildings resulting in demolitions
- A Belton housing study underwritten by **KCP&L** and **Spire Energy** is underway with completion set for early 2019

## Hotel Development

### Fairfield Inn & Suites Began Construction

- Four-story, 48,000-square foot hotel
- \$7 million investment
- Project includes new access road
- Completion in spring 2019



## Educational Investment



### Belton High School Expansion

- \$30 million in improvements
- Project includes new classrooms, a new performing arts center, new gymnasium and new aquatic center
- Creates additional educational opportunities as the **Belton School District** prepares to roll out the **Ford NGL Program**
- The NGL program will strengthen the talent pipeline & prepare young people for college, careers, lifelong learning and leadership

## Strategic Partners



*Stay in Touch*

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