



ECONOMIC DEVELOPMENT

Remarkable Progress. Simple Process.



2022 ANNUAL REPORT

BELTON

MISSOURI



In 2022, with the exceptional work ethic of its labor force, Belton continued to further position itself for industrial, commercial and residential growth. Robust investments have been committed across all industry sectors with \$50 million in capital investment, the addition of 34,500 square-feet of industrial and commercial real estate and 181 sought after housing units. Commercial activity remained strong with 18 national and regional brands choosing Belton as the location to open new retail and restaurant storefronts.

With Belton's unprecedented growth and its increasingly recognized advantages of accessibility, affordability, and quality of life coupled with the record-breaking investments and job creation in recent years, developers couldn't help but notice the market was ripe for apartment communities with Class A amenities.

The Encore, a 322-luxury unit apartment complex, welcomed its first new tenants over Thanksgiving weekend. The \$44 million complex is a NorthPoint Development project. Noticing the successful new investment in Belton, Case & Associates followed with the \$34 million construction of Center 301, a gated community comprised of 306-Class A apartments. Construction is well underway and pre-leasing has begun.

The apartment boom was partially spurred by the recent development of the Southview Commerce Center, a 2.3 million square-foot state-of-the-art flex-industrial campus. This NorthPoint Development project is now home to national companies: Progress Rail, BoxyCharm and Chewy, Inc. The year was capped with the recent announcement that Project Lightning (code name) has chosen to locate in the commerce center, leasing 300,000 square-feet for its newest distribution center. The company will bring up to 120 new jobs and plans to announce its name by the end of January 2023.

To ensure a strong workforce pipeline for the Southview Commerce Center, building four will house an on site workforce development center. A public-private partnership was established, resulting in the Training & Technical Center of Cass County which will serve employers, citizens and students of Belton, Cass County and the south Kansas City metro.

Belton continues to see great results from its developer-friendly, concierge-style economic development approach which is appreciated by site selectors, strategic partners and leading developers.

Cover: Foreground is The Encore apartments at 163rd Street and Turner Road looking south towards Center 301 apartments.



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DEMOGRAPHICS

Source: ESRI® 2022

POPULATION



24,533

AVERAGE DAILY COMMUTE



25 minutes

HOUSEHOLD INCOME



\$67,902

HOUSEHOLDS



9,449

MEDIAN AGE



35 39

ECONOMIC DEVELOPMENT ADVANTAGES

LOCATION

The City of Belton enjoys a prime location in the greater Kansas City metropolitan area. I-49 is exceptionally convenient for residents and businesses alike, allowing easy access to our championship baseball, football, and soccer teams or to experience renowned cultural and family-friendly attractions that the metro has to offer.

HIGHWAY, RAIL, AIR and BARGE ACCESS

Interstate 49 runs through Belton offering easy north/south access to the nearby Three Trails Crossing interchange, the confluence of I-49, I-435 and I-470, which takes drivers to all points in the metropolitan area in 20 minutes or less including to the other major highways I-35 and I-29 (north-south) and I-70 (east-west). In two days or less one can reach nearly 85 percent of the U.S. population from the metro by road.¹

Belton residents and businesses alike enjoy the best in air service with the metro ranking first nationally among medium-sized airports in one of the lowest-cost air travel markets in the country.² The new \$1.5 billion single-terminal at Kansas City International Airport is slated to open in the first quarter of 2023.

Belton businesses also benefit from the metro's recognition as the nation's second largest rail center, ranking first in freight volume,² with service from five Class 1 railroads while passengers can hop on Amtrak passenger trains twice daily. Barge traffic serves Belton businesses as well. Located next to the nation's largest navigable inland waterway (Missouri/Mississippi river system), the metro runs alongside the Missouri River's Corps of Engineers-managed shipping channel which travels from St. Louis to Sioux City, Iowa.

¹ Economic Development Corporation of Kansas City, Missouri

² ThinkKC

INVESTMENT SUMMARY

	RESIDENTIAL		COMMERCIAL		
	RESIDENTIAL PERMITS	RESIDENTIAL INVESTMENT VALUE	COMMERCIAL INVESTMENT	ESTIMATED JOBS	SQUARE FOOTAGE
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
2020	164	\$30 Million	\$117 Million	265	1,100,000 SF
2021	160	\$89 Million	\$52 Million	1,300	537,862 SF
2022	181	\$39.3 Million	\$10.7 Million	450	34,518 SF

INDUSTRIAL DEVELOPMENT



SOUTHVIEW COMMERCE CENTER

PHASE 1: SUCCESS

The results could not be better for the Southview Commerce Center. In 2018, the Belton City Council approved NorthPoint Development's \$105 million plan to redevelop the former Southview Golf Course into a 148-acre, flex-industrial campus.

The 2 million square-foot build-out of three state of the art buildings was completed and fully leased just two years later, creating 1,400 new jobs and is occupied by three national brands:

Progress Rail, one of the largest suppliers of railroad and transit products and services worldwide, became operational in 2020.

Chewy Inc., the largest online pet retailer in the nation, began fulfilling orders in 2021.

BoxyCharm, a BFA company, began shipping beauty subscription boxes in 2022.

PHASE 2: SUCCESS CONTINUES

Due to the rapid success of phase 1, NorthPoint Development decided to expand and added a fourth building. The \$34 million, 501,000 square-foot flex-industrial building was constructed, redeveloping the long-vacant Century Concrete plant and an adjoining 20-acre parcel. The 2,332,000 square-foot campus is now complete.

Project Lightning (code name), recently announced its plans to be the newest tenant and will occupy 300,000 square-feet of the new distribution center, leaving 200,000 square-feet available for a future co-tenant. The company name will be announced in January 2023 and plans to bring up to 120 new jobs.

MARKEY BUSINESS PARK

Markey Business Park is a master planned 112-acre business park owned by the City of Belton. The site is rail-service ready with immediate access to I-49 and Missouri Route 150. The shovel ready site is suited for light industrial and advanced technology businesses and is located just south of the National Nuclear Security Administration (NNSA)/ Honeywell campus and adjacent to the I-49 Logistics Center (formerly CenterPoint Intermodal). Due diligence and property assessment is complete as Belton works with Missouri Partnership and Kansas City Area Development Council (KCADC) to attract industry to the site that will offer family-supporting wages.



WORKFORCE DEVELOPMENT

The **Training & Technical Center of Cass County** is housed in Building 4, Suite 100 of the Southview Commerce Center. This years-long collaborative effort between the City of Belton, West Central Missouri Community Action Agency, Belton School District #124, Metropolitan Community College and NorthPoint Development will serve the employers, citizens and students of Belton, Cass County and the south Kansas City metro.



All entities are working together to strengthen our workforce in the 3,180 square-foot center which offers training rooms, a conference room, an office, an internet café and reception area. The Training & Technical Center of Cass County anticipates becoming fully operational in the first quarter of 2023.



INFRASTRUCTURE MATTERS

This year, three major **storm water projects** have been completed or are underway. The Hargis Lake project, located in the Hargis Gardens West subdivision off Westover Road, will eliminate storm water flooding and sanitary sewer backups that residents were experiencing. Additionally, the storm water culverts under Cambridge Road (east of Peculiar Drive) experienced deterioration and settlement. To alleviate the deterioration the existing culverts were removed, and new reinforced culvert boxes were installed. The culverts on West Cambridge Road (between Pawnee and Westover Road) are being replaced with new culverts, which will allow for the removal of the low water crossing and improve the storm water drainage on the south side of Cambridge Road.

The second phase of the successful **Street Reconstruction Project** began this year. So far, over five lane-miles of roads have been reconstructed, 40,676 feet of curb has been replaced and 89 sidewalk ramps were brought into ADA compliance.

Water line replacement is a high priority for the city. This year, a new PVC water line replaced the old cast iron water line on Allen Avenue. This project was funded by a public-private partnership between the City of Belton and NorthPoint Development. One of the last cast iron water pipes in old town was replaced with a larger PVC water line increasing the line's capacity to accommodate the development of restaurants and breweries on Main Street.

The Missouri Highway Commission allocated \$71 million to **widen I-49 to six lanes from 155th Street to North Cass Parkway**. The work is anticipated to begin July 2024.



COMMERCIAL ACTIVITY: COMPLETED AND IN PROGRESS

COMPLETED

Dutch Bros Coffee invested \$600,000 into its first Missouri location in Belton and opened in the second quarter of 2022. The nation’s largest privately held drive-thru coffee chain is located near the southwest corner of I-49 and Missouri Route 58.

McBee’s Coffee and Car Wash is a luxury car wash that sells coffee, offers free vacuums, and even has a dog washing station. This \$800,000 investment is located off Missouri Route 58 near 163rd Street.

Rally House opened its retail space at 910 E. North Avenue in the second quarter of 2022. Over \$120,000 was invested in the renovation of its new 4,781 square-foot store front.

Caliber Collision invested \$1.9 million into its new 11,582 square-foot facility off Bradford Lane. The nation’s largest automotive collision chain’s repair facility became operational in the third quarter of 2022.

Twisted Tango Frozen Yogurt is a self-serve frozen yogurt business located at 211 Cedar Street in the Belton Crossing Shopping Center. It originated in Sedalia, Missouri, making Belton the franchise’s second location.

Popeyes Louisiana Chicken invested \$250,000 in the renovation of a long-vacant building located off Missouri Route 58 near 163rd Street. The multi-national fried chicken fast food restaurant opened in the third quarter of 2022.

Thrive Hydration & Wellness offers IV hydration therapy, infusions and injections to promote wellness. The women and minority owned business became operational in the second quarter of 2022.

IN PROGRESS

Teague Tractor Parts & Service is located next to Teague Tractor Farm & Ranch Equipment at 203 N Mullen Road. The \$665,000 investment is anticipated to be operational in the first quarter of 2023.

R-G Federal Credit Union made the decision to relocate to a high visibility location at the corner of Towne Center Drive and Markey Parkway with a \$2.6 million investment. The credit union anticipates becoming operational in the second quarter of 2023.

Dental Care of North Avenue invested over \$1 million into the redevelopment of a blighted building at the intersection of Missouri Route 58 and 163rd Street and plans to be operational in the first quarter of 2023.

Plato’s Closet is entering the Belton market at 150 Cedar Tree Square, in the Cedar Tree shopping center. The resale clothing store is anticipated to become operational in the first quarter of 2023.



Old Navy is under construction at 557 Markey Parkway, a \$2.8 million investment in the Belton Gateway shopping center. The national clothing retailer is anticipated to open in the first quarter of 2023.

Take 5 Oil Change and Chase Bank will be co-locating at Missouri Route 58 and S. Mullen Road. Take 5 Oil Change is constructing a 1,078 square-foot building with 3 drive-through oil change bays. Chase Bank will be entering the Belton market with its 3,459 square-foot building with a lobby and drive-thru ATM.

Jersey Mikes is investing \$340,000 into its new location at 906 E North Avenue, Suite G, off Missouri Route 58. The ‘Sub Above’ chain is anticipated to open in the second quarter of 2023.

Express Oil Change & Tire Engineers is constructing a \$1.9 million facility at 110 Apple Valley Parkway. The 10-minute oil change provider is anticipated to become operational in 2023.

Movement & Co. is moving to a new location at 134 E North Avenue, off Missouri Route 58. The dance studio plans to begin hosting classes in the first quarter of 2023.

REINVESTMENT

Hampton Chiropractic & Massage added more exam rooms with a \$43,000 remodel. Along with the new exam rooms, the practice added an additional chiropractor and massage therapist.

Arby’s invested \$182,000 in a full-store remodel including modern interior upgrades at its location off Missouri Route 58. The remodel was completed in the first quarter of 2022.

Chipotle underwent a remodel to modernize and add a drive-up lane for online order pick-ups. The \$354,000 remodel was completed in the third quarter of 2022.

Carnegie Village continues to invest with a \$40,000 addition of a salon and activity room and has plans to renovate the lobby, kitchen and dining area in the assisted living facility in 2023.

Belton Regional Medical Center’s plans to remodel and expand its oncology department as a part of its sustained investment in our community have been approved. The \$995,000 expansion will add over 5,700 square-feet, increasing the oncology department’s capacity.



2023 COMMERCIAL ACTIVITY: COMMITTED



Scooter’s Coffee is entering the Belton market with a \$200,000 investment at 211 E North Avenue in Old Town Belton. The coffee chain will be the first new national retailer to locate west of 163rd Street in the last decade and is the first new construction project to apply for the Old Town Belton Redevelopment Plan.

The Other Place is an American sports grill and pizzeria, which will be located at 311 N. Cedar Street in the Crossroads shopping center. The construction of the 5,150 square-foot stand-alone restaurant, with plans for a large outdoor patio, is anticipated to begin in early 2023. This project is the first sit-down restaurant to be constructed along the Y Highway corridor.

MAIN STREET

Belton's Main Street is the heart of our city and is a catalyst for entrepreneurial growth. It has kept its original charm while embracing a vibrant mix of services, restaurants and retailers, a trending choice for young professionals and families alike.

Anchored by City Hall, Main Street continues to be a destination and gathering place where we recognize our shared history and visualize our tomorrows. This year Main Street hosted the city's 150th birthday; the five-day celebration brought thousands of people to the heart of our city.



ACTIVITY & INVESTMENT

Lily's Play-N-Stay is undergoing a \$240,000 remodel to restructure the lobby and add more personal rooms for their four-legged clients. The pet boarding and doggie daycare facility has continued to operate during construction.

Lueck's Barbecue & General Store is investing \$300,000 in the redevelopment of the original Bank of Belton, located at 324 Main Street. The family owned and operated, sit down restaurant anticipates becoming operational in the first quarter of 2023.

816 Vintage sells mid-century modern architecture and design for collectors and enthusiasts. The one-of-a-kind shop opened in the first quarter of 2022.

Habitat Architects, LLC. remodeled its new office at 503 Main Street. The specialized environmental compliance consulting firm is anticipated to become operational in the first quarter of 2023.

322 Main Event Space is a newly renovated event space on Main Street, located at you guessed it: 322 Main Street.



RESIDENTIAL

New developments are bringing desirable single-family, multi-family and apartment options to meet the needs of our diverse population of families, young professionals and seniors, while attracting newcomers and retaining long-time residents.



The Encore is a 322-luxury unit apartment complex located at 163rd Street and Turner Road. **NorthPoint Development's** \$44 million complex is comprised of six, four-story buildings with elevators featuring in-demand amenities including a heated salt water pool, off-leash dog park, walking trails, a clubhouse with a yoga and spin studio, cardio blast fitness center and co-working space. Leasing has begun and 22 tenants have already moved into their new apartment in the fourth quarter of 2022.

Center 301 is a 306-Class A unit apartment complex located on the corner of Towne Center Drive and Markey Parkway. **Case & Associates'** \$34 million gated community includes four different building styles, each with enclosed walk ups and some units have the option of a first-floor garage. Tenants can enjoy amenities such as an outdoor swimming pool, cabana and kitchen, fitness facilities and more. Leasing began in the fourth quarter of 2022.



The Traditions, Meadow Creek, Autumn Ridge and Fairway Ridge subdivisions added **109** single-family home lots, which are permitted and construction is underway.

The Traditions, Autumn Woods and Meadow Creek subdivisions added **72** multi-family units, including townhomes and single family attached homes, which are permitted and construction is underway.

The Traditions, Autumn Ridge and Sunset Hills subdivisions have been approved by City Council to add **140** single-family lots.

REVITALIZING KEY AREAS



The **Old Town Belton Redevelopment Plan** was designed to spur redevelopment in the city’s oldest neighborhood. It has done just that – 13 applicants are investing nearly \$1.8 million in residential and commercial projects. Old Town has seen significant façade improvements since the adoption of the Old Town Belton Redevelopment Plan in early 2021.

Most structures in Old Town Belton were constructed between 1872 and 1930. Main Street and surrounding residential and commercial properties included in the redevelopment district are eligible for real property tax abatement in exchange for substantial property improvements. Blight, structural deterioration and vacant lots are the targets of the program.

North Scott Corridor will be reconstructed and reconfigured into a three-lane road with a bike lane, new curbs and sidewalks. In 2023, the city will receive the funds from a \$2 million grant, funded by the Mid-America Regional Council’s (MARC) Street Transportation Program. This critical transportation artery connects to I-49 via the fully reconstructed 155th Street interchange, positioning the corridor for private investment.

58 Highway Traffic Relief Project is anticipated to begin in the third quarter of 2023. Plans include the realignment of Peculiar Drive, removal of its traffic light and the addition of right turn lanes in each direction on Missouri Route 58 from I-49 to Powell Parkway to improve traffic flow.



OUR STRATEGIC PARTNERS





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STAY IN TOUCH

To learn more about development progress in Belton, Missouri,
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