

FOR SALE | OFFERING MEMORANDUM:

PEAK
Real Estate Partners

725-733 & 801-807 N. SCOTT AVENUE

BELTON, MO



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725-733 & 801-807 N. SCOTT AVENUE

BELTON, MISSOURI

725-733 & 801-807 N. Scott Avenue (the “Property”) is two properties totaling 17,483 square feet. The Property is currently 91.53% occupied and presents as a unique opportunity or owner-user with eight tenants providing cash flow, or an investor.

The Property is located near 49 highway via 150 highway, offering a central location with excellent highway access. It also sits adjacent to several high-traffic retail corridors.

There is one vacant suite in the building, consisting of 1,480 square feet.

Property Highlights:

- Unique owner/user or investor opportunity to acquire an flex building in the Belton, Missouri submarket.
- Available unit with 1,480 sq.ft and room for growth.
- Strong submarket occupancy, tenant demand, and rent growth.
- Excellent highway access from Interstate.

PROPERTY SUMMARY

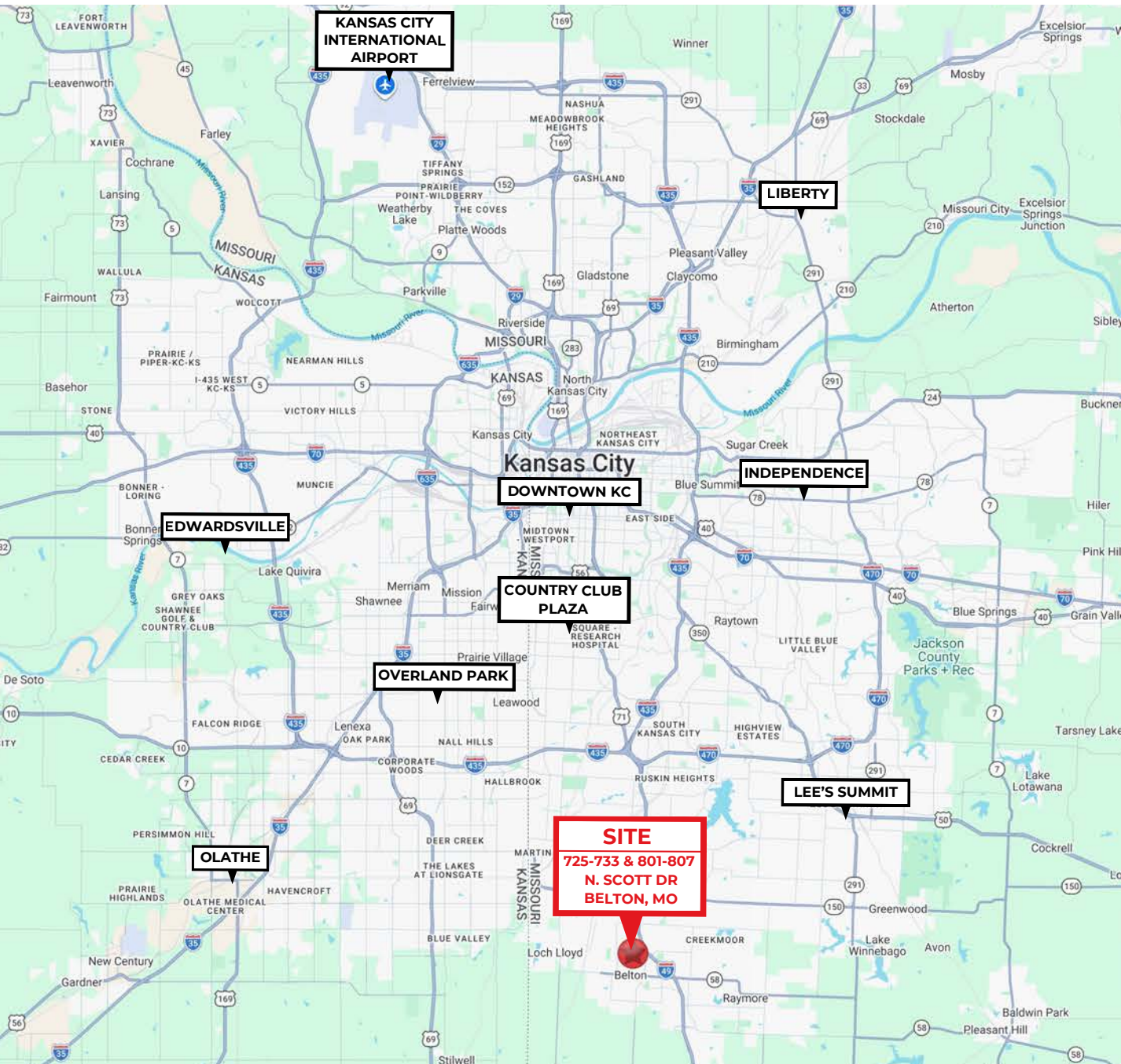
ADDRESS	725-733 N. SCOTT AVENUE BELTON, MO
SQUARE FEET	725-733: 8,383 SF 801-807: 9,100 SF TOTAL: 17,483 SF
OCCUPANCY	91.53%
TENANTS	8
FLOORS	1
TOTAL SITE AREA	2.03 ACRES
YEAR BUILT	725-733: 1998 801-807: 2003
PARKING RATIO	54 SPACES

PRICING SUMMARY

PURCHASE PRICE	\$1,725,000
PRICE PER SQUARE FOOT	\$98.66/SF
IN-PLACE CAP RATE	7.13%

PROPERTY AERIAL

725-733 & 801-807 N. SCOTT AVENUE | BELTON, MO



POPULATION

1-MILE	7,700
3-MILE	37,132
5-MILE	77,489



DAYTIME POPULATION

1-MILE	8,462
3-MILE	26,136
5-MILE	47,430

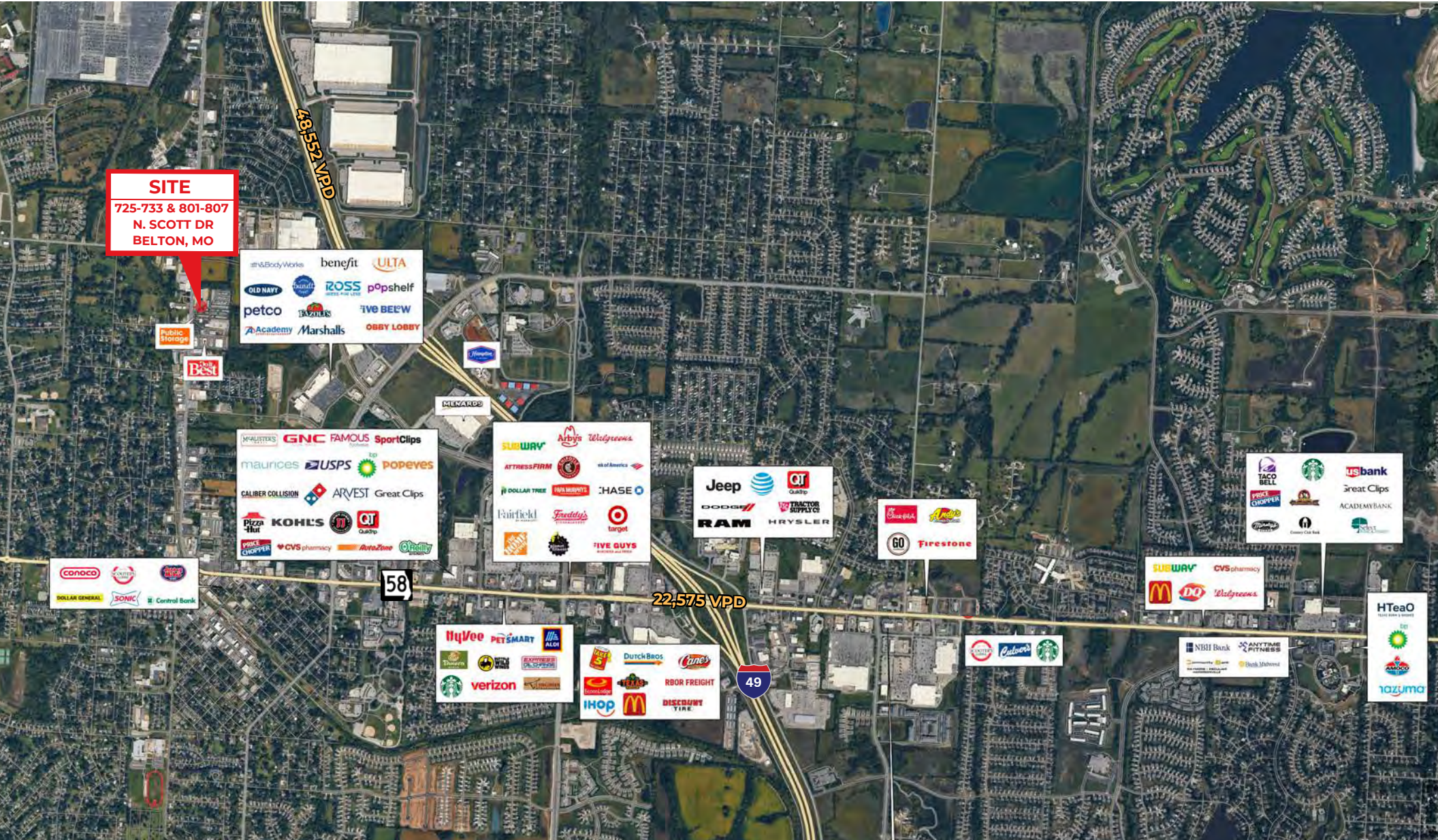


AVERAGE HOUSEHOLD INCOME

1-MILE	\$88,747
3-MILE	\$89,975
5-MILE	\$103,302

PROPERTY AERIAL

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SITE PLAN

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IN-PLACE PRO FORMA

725-733 & 801-807 N. SCOTT AVENUE | BELTON, MO



801-807 N. Scott	9,100	Occupied:	16,003
725-733 N. Scott	8,703	Vacant:	1,800
	17,803	Occupancy:	89.89%

Trailing 12					
	Annual	Monthly	Per Square Foot		
CAM:	\$ 42,463.58	\$ 3,538.63	\$ 2.39		
Taxes (801-807)	\$ 14,378.00	\$ 1,198.17	\$ 0.81	\$ 1.58	*estimates
Taxes (725-733)	\$ 16,187.58	\$ 1,348.97	\$ 0.91	\$ 1.86	*estimates
Insurance:	\$ 23,774.00	\$ 1,981.17	\$ 1.34		
	\$ 96,803.16	\$ 8,066.93	\$ 5.44		

Tenant Rent										
				Annual Rent	Monthly Rent	PSF Rent	Annual NNN	Monthly NNN	2025 NNN Payment	
(801-807)			Sq. Ft.							
	801	KC Built	2275	\$ 15,925.00	\$ 1,327.08	\$ 7.00	\$ 11,261.25	\$ 938.44	\$ 4.95	
	803	Iconic Apparel	2275	\$ 15,925.00	\$ 1,327.08	\$ 7.00	\$ 11,261.25	\$ 938.44	\$ 4.95	
	805	Park Cables	2275	\$ 20,406.75	\$ 1,700.56	\$ 8.97	\$ 11,261.25	\$ 938.44	\$ 4.95	
	807	H&R Block	2275	\$ 38,675.00	\$ 3,222.92	\$ 17.00	\$ -	\$ -	\$ -	
			9100	\$ 90,931.75	\$ 7,577.65		\$ 33,783.75	\$ 2,815.31		
(725-733)										
	725	Master's Elevator	1,783	\$ 14,264.00	\$ 1,188.67	\$ 8.00	\$ 9,253.77	\$ 771.15	\$ 5.19	
	727	Springfield Computer Geeks	1,500	\$ 12,000.00	\$ 1,000.00	\$ 8.00	\$ 7,785.00	\$ 648.75	\$ 5.19	
	729	Vacant	1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	731	Service Master	1,820	\$ 17,472.00	\$ 1,456.00	\$ 9.60	\$ 6,533.80	\$ 544.48	\$ 3.59	
	733	Anytime Garage	1,800	\$ 18,450.00	\$ 1,537.50	\$ 10.25	\$ 9,342.00	\$ 778.50	\$ 5.19	
			8,703	\$ 62,186.00	\$ 5,182.17		\$ 32,914.57	\$ 2,742.88		
Total Income:			17,803	\$ 153,117.75	\$12,759.81		\$ 66,698.32	\$ 5,558.19		

Total Annual Income:	\$219,816.07
Total Annual Expenses:	\$(96,803.16)
NOI:	\$123,012.91

Cap:	7.13%	\$1,725,000.00	\$	\$98.66/SF
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PROPERTY PHOTOS

725-733 & 801-807 N. SCOTT AVENUE | BELTON, MO

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MARKET OVERVIEW

725-733 & 801-807 N. SCOTT AVENUE | BELTON, MO

Belton, Missouri is a thriving commercial hub strategically positioned at the crossroads of the Kansas City metropolitan area and southeastern Cass County. With its strong and growing population base, robust consumer demand, and excellent access to major transportation corridors including I-49 and Hwy 58, Belton offers attractive opportunities for retail, office, industrial, and mixed-use development. The city benefits from a diverse economic foundation supported by local business growth, proximity to major employment centers, and a community committed to economic development and quality of life. With competitive land values, expanding infrastructure, and a business-friendly environment, Belton continues to draw investment from both regional and national tenants seeking market exposure in one of the area's most dynamic secondary markets.





B&B Theatres will anchor a 110,000-square-foot indoor entertainment complex in The Uptown District.



Indoor go-kart track highlights The Uptown District's arcade and entertainment space

BELTON APPROVES MAJOR MIXED-USE DEVELOPMENT

UPTOWN DISTRICT, A PHASED 40-ACRE MIXED-USE DEVELOPMENT WEST OF 163RD STREET NEAR GIVAN AVENUE, IS DESIGNED AS A KEY CONNECTION TO HISTORIC DOWNTOWN BELTON.

The City of Belton has approved a transformative new mixed-use development that will bring significant growth and momentum to the area. The project will be anchored by B&B Theatres, creating a premier entertainment destination and regional draw.

Planned as part of the Uptown District, a new 40-acre development near historic downtown Belton, the project will also include approximately 600 multifamily units, adding meaningful residential density to support continued commercial expansion.

Additional plans call for retail and dining components, further establishing the area as a walkable hub for shopping, entertainment, and everyday living. The integration of residential, entertainment, and retail uses is expected to drive consistent traffic and long-term demand for surrounding businesses.

This development represents a major step forward in Belton's evolution, positioning the city as a growing destination within the south Kansas City metro.

TEAM OVERVIEW

PEAK REAL ESTATE PARTNERS

PEAK
Real Estate Partners



HANK SIMPSON

HSIMPSON@PEAKREP.COM

(913) 400-1252

Hank grew up in Kansas City, attended Shawnee Mission East High School and from there went on to play golf for Kansas State University. He now resides in Brookside, MO with his wife Mary and their black lab Charlie. Hank enjoys continuing to grow his passion for the game of golf as it offers him a great lifelong connection point to many of his friends, colleagues, and clients. Hank and his wife are avid travelers and when they are home enjoy hosting friends and family.

Hank joins Peak as a partner after spending seven years at AREA Real Estate Advisors where he specialized in both Tenant and Landlord Representation within the office space sector. He looks forward to continuing to offer these same services at PEAK and has a strong sense for how to help businesses navigate the challenges of the changing office environment. Hank has built his book on relentless outreach, returning calls in a timely fashion and leaving no email unanswered. He works under the mindset that no matter the size of the deal they all require and deserve the same attention from a service standpoint. Hank is open to help an individual find a single office or working with companies to help find their next headquarters. He looks forward to growing his portfolio at PEAK and helping clients to identify the best possible office space solution for them to be successful.



GROVER ROSS SIMPSON

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Ross grew up in Kansas City, attended DePauw University, and now lives in Prairie Village, Kansas. Ross and his wife, Paige, enjoy time with their daughter and son along with their labrador retriever. Ross & Paige are avid outdoors people, support the Kemper Museum, and enjoy Kansas City's sporting events.

Ross started Peak in 2023 after several years as a commercial real estate broker with Colliers. He specializes in advising companies and owners with commercial real estate leasing and solutions throughout Kansas City and the United States. Ross develops new business and creates real estate strategies to help his clients cut costs and increase revenues through strategic lease structure, negotiation, and financial analysis. He and his brother, Hank Simpson, look forward to growing the company's office tenant and owner representation team both locally and nationally. Ross is also excited to provide his clients and colleagues with the opportunity to work alongside his partners to manage and invest in real estate.