



# TWIN PEAKS

19821 EAST JACKSON DRIVE  
INDEPENDENCE | MISSOURI 64057

HIGH SALES  
VOLUME LOCATION

*Kansas City MSA*

ACTUAL SITE

# ADVISORY TEAM

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# Highlights



PRICE	CAP RATE	NOI
\$4,454,000	6.75%	\$300,617

## POINTS OF INTEREST

**Retailers | Entertainment:** Nearby major retailers include Costco, Bass Pro Shops, Walmart, Target, Sam’s Club, Menards, Lowe’s, Hobby Lobby, Kohl’s, Ross, Marshalls, Shoe Carnival, World Market, Ulta Beauty, Best Buy, PetSmart, Petco, Five Below, ALDI, Hy-Vee, Price Chopper, Cash Saver, Tractor Supply, Harbor Freight, Half Price Books, Guitar Center, AMC Theatres

**Higher Education:** 4 miles from **Metropolitan Community College (MCC) Blue River** - this campus is home to the Public Safety Institute, which includes programs for fire & police academies, as well as other vocational & academic programs serving 825 students

**Healthcare:** Less than 1 mile from **Centerpoint Medical Center** - featuring 285 beds, state-of-the-art equipment & technology, providing Level II Trauma Center, Chest Pain Center, Stroke Center & much more

*Less than 1 mile from **Independence Center** - one of the largest & fully enclosed regional shopping centers in the Kansas City Metro area, boasting more than 1 million SF of retail space & 12 million visitors annually, anchored by Dillard’s & Dick Sporting Goods with more than 100 popular retail stores.*

## ABSOLUTE NNN LEASE | PERCENTAGE RENT

4 years remaining on initial 15-year Absolute NNN lease with ATTRACTIVE CPI rental escalations every 5 years! In addition to Base Rent, Tenant is to pay **5% of Gross Sales** above the natural breakpoint. **\*\*See Financial Analysis page\*\***

## TENANT | EXCEPTIONALLY STRONG SALES PERFORMANCE

**B3 Lodge II, LLC** owns & operates five Twin Peaks locations in Kansas City & Wichita. 3B Lodge is comprised of brothers (Personal Guarantors) Brent & Brad Steven, who serve as Chief Executive Office & Chief Operating Officer, along with Brian Carduff, the group’s Chief Financial Officer. All three are from the Midwest & have experience working in various restaurant, sports and entertainment ventures. **\*\*See Tenant Overview page\*\***

## DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Well-positioned on a large ±1.66-acre lot (pad site to a 222,000 SF power center) - just minutes from Independence Center (1,000,000+ SF super regional shopping mall), Costco, Walmart, Sam’s Club, Target, Bass Pro Shops & Lowe’s. Offering excellent visibility north of I-70, with **impressive traffic counts of 109,462 CPD!**

## AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	127,164
Households (5-mi)	52,209

<b>Average Household Income (3-mi)</b>	<b>\$106,008</b>
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# Financial Analysis

SITE ADDRESS	19821 East Jackson Drive Independence, Missouri 64057 (Kansas City MSA)
TENANT	B3 Lodge II, LLC
GUARANTORS	Former Tenant/Operators (KC Lodge Ventures LLC with Personal Guarantors - Paul W. Khoury, Jon P. McGee & Thomas A. Peterson) and existing Operator Personal Guarantors (Bradley Steven, Brent Steven & Brian Carduff)
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±6,800 SF
LOT SIZE	±1.66 acres
YEAR BUILT	2002
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses. *Landlord to reimburse for CapEx (\$25,000 or more) in the last 12 months of the lease.
LEASE TERM	4 years remaining
RENTAL INCREASES	CPI rental escalations every 5 years (NO CAP)
RENT COMMENCEMENT DATE	April 1, 2014
EXPIRATION DATE	June 30, 2029
OPTIONS	Three 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

## Percentage Rent/Sales Table

TERM	ANNUAL RENT	TOTAL SALES	5% SALES	% RENT OWED
04/01/14 to 03/31/15	\$228,000	\$3,877,532	\$193,877	\$0
04/01/15 to 03/31/16	\$228,000	\$4,025,011	\$201,251	\$0
04/01/16 to 03/31/17	\$228,000	\$4,217,356	\$210,868	\$0
04/01/17 to 03/31/18	\$228,000	\$4,455,011	\$222,751	\$0
04/01/18 to 03/31/19	\$228,000	\$4,526,611	\$226,331	\$0
04/01/19 to 03/31/20	\$245,346	\$4,633,934	\$231,697	\$0
04/01/20 to 03/31/21	\$245,346	\$3,907,710	\$195,386	\$0
04/01/21 to 03/31/22	\$245,346	\$4,807,725	\$240,386	\$0
04/01/22 to 03/31/23	\$245,346	\$5,572,594	\$278,630	\$33,284
04/01/23 to 03/31/24	\$245,346	\$5,795,835	\$289,792	\$44,446
04/01/24 to 03/31/25	\$300,618	\$5,581,893	\$279,095	\$0
04/01/25 to 03/31/26	\$300,618	TBD	TBD	TBD

# Tenant Profile



**Twin Peaks** is an award-winning sports bar and restaurant founded in 2005, now with 115 locations across 27 U.S. states and Mexico, known for its scratch-made food, ice-cold beer, and immersive sports-lodge atmosphere. Each location features engaging service, wall-to-wall TVs, and a menu ranging from seared-to-order burgers to in-house smoked brisket and wings.

## About the Tenant

**B3 Lodge II, LLC** owns & operates five Twin Peaks locations in Kansas City and Wichita. 3B Lodge is comprised of brothers (Personal Guarantors) Brent and Brad Steven, who serve as Chief Executive Officer and Chief Operating Officer, along with Brian Carduff, the group’s Chief Financial Officer. All three are from the Midwest and have experience working in various restaurant, sports and entertainment ventures.

The Steven brothers also own Steven Hospitality Group. The Wichita-based company has revitalized the food and beverage scene in the city, opening award-winning restaurants The Hill Bar and Grill, Wine Dive and Vora Restaurant European as well as popular bar district hot spot, Industry Old Town. Steven Hospitality Group recently expanded its outreach in Kansas with Wine Dive + Kitchen concepts in the university towns of Lawrence and Manhattan.

# TWIN PEAKS

## Corporate Profile

**Twin Hospitality Group Inc.** (NASDAQ: TWNP) is a restaurant franchisor and operator that strategically develops and operates specialty casual dining restaurant concepts in the U.S. and internationally. Twin Hospitality’s goal is to redefine the casual dining category with its experiential driven brands, Twin Peaks and Smokey Bones.

## Awards & Recognition

**2023**

Franchise Innovation Award Recipient  
Selected as Most Innovative Use of  
Customer-Facing Digital Tools (Menu).

**2024**

Twin Peaks ranked in Technomic's Top  
500 Chain Restaurants.

**2025**

Twin Peaks Restaurants earns the Full  
Service Best Practices Award: Voice of the  
Customer winner




# Actual Site Photos

As of November 2025



# Site Plan

 Pad site to a 222,000 SF power center

 Just minutes from Independence Center (1,000,000+ SF super regional shopping destination), Costco, Walmart, Sam's Club, Target, Bass Pro Shops & Lowe's

 GLA: ±6,800 SF

 Lot Size: ±1.66 acres



# Northwest

As of November 2025

**KOHL'S** **five BELOW** **BEST BUY** **SALLY.** **ULTA**  
**Marshall's** Bath & Body Works<sup>®</sup> SHOE CARNIVAL<sup>®</sup> **BOB'S** Discount Furniture **ROSS**

**amc**  
THEATRES

**HCA Midwest Health**  
CENTERPOINT MEDICAL  
285 BEDS

2025 AVERAGE HOUSEHOLD  
INCOME (3-MI)  
**\$106,008**

**Dillard's** **FINISH LINE** **DICK'S**  
Kirkland's Home **Foot Locker**  
**CHAMPS** **HOT TOPIC**  
**AÉROPOSTALE** **JARED** **H&M**  
AMERICAN EAGLE **Petland** **zumiez**  
**BUILD-A-BEAR** **rue21** **Buckle**  
Bath & Body Works<sup>®</sup> **TORRID** **claire's**  
*Victoria's Secret*

**Hilton**  
Garden Inn

**HEREFORD**  
HOUSE

**Kanga's**  
Indoor Playground

**AZURE LUXURY**  
280 UNITS

**WORLD MARKET**

**HALF PRICE BOOKS**

**TWIN PEAKS**  
EATS + DRINKS + SCENIC VIEWS

**PATIO**  
RESTAURANT & LOUNGE

**BD's**  
MONGOLIAN GRILL

**Kobe** Steakhouse & Sushi Bar

INTERSTATE  
**75**

**I-75 | 109,462 CPD**



# Southwest

As of November 2025

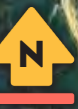




# Independence



# City View



# Independence Synopsis

**Independence** is the fifth largest city in the state of Missouri and encompasses over 78 square miles. It lies within Jackson County, of which it is the county seat. Independence is a satellite city of Kansas City, Missouri, and is part of the Kansas City metropolitan area. The city is positioned strategically at the crossroads of I-70 and I-470, the City has become the regional retail, office and medical power center of Eastern Jackson County.

**Four school districts** have areas within the city: Independence, Blue Springs, Fort Osage Schools, and Raytown. The Independence School District is one of the fastest growing school districts in the area, currently serving 14,500 students. It is also the cities largest employer with over 2,200 employees.

**Centerpoint Medical Center** includes the medical center itself and a medical office building/outpatient services center connected to the hospital. Centerpoint Medical Center features 285 beds, state-of-the-art equipment and technology, and some of the latest clinical services available to patients.

**Metropolitan Community College** is a public community college system in the U.S. state of Missouri. The system consists of five separate campuses in Kansas City, Independence, and Lee’s Summit. The campuses had a total enrollment of 18,251. MCC-Blue River campus is located in Independence, serving 825 students.

	2025 Demographics		
	1-MI	3-MI	5-MI
Population	3,136	46,827	127,164
Households	1,716	19,886	52,209
Labor Population Age 16+	2,736	38,017	101,845
Median Age	47.1	42.1	40.7
Average Household Income	\$64,233	\$106,008	\$103,406



**METROPOLITAN COMMUNITY COLLEGE - BLUE RIVER**  
A community college serving about 825 students



**CENTERPOINT MEDICAL CENTER**  
An acute care hospital offering a wide range of services with 285 beds

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