

TWIN PEAKS

19821 EAST JACKSON DRIVE
INDEPENDENCE | MISSOURI 64057

HIGH SALES
VOLUME LOCATION
Kansas City MSA



ACTUAL SITE

ADVISORY TEAM

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IN STATE BROKER

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Highlights



PRICE
\$4,454,000

CAP RATE
6.75%

NOI
\$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
Average Household Income (3-mi)	\$106,008

Financial Analysis

SITE ADDRESS

19821 East Jackson Drive
Independence, Missouri 64057 (Kansas City MSA)

TENANT

B3 Lodge II, LLC

Former Tenant/Operators (KC Lodge Ventures LLC with Personal Guarantors - Paul W. Khouri, Jon P. McGee & Thomas A. Peterson) and existing Operator Personal Guarantors (Bradley Steven, Brent Steven & Brian Carduff)

GUARANTORS

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 **Absolute NNN lease**. 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.

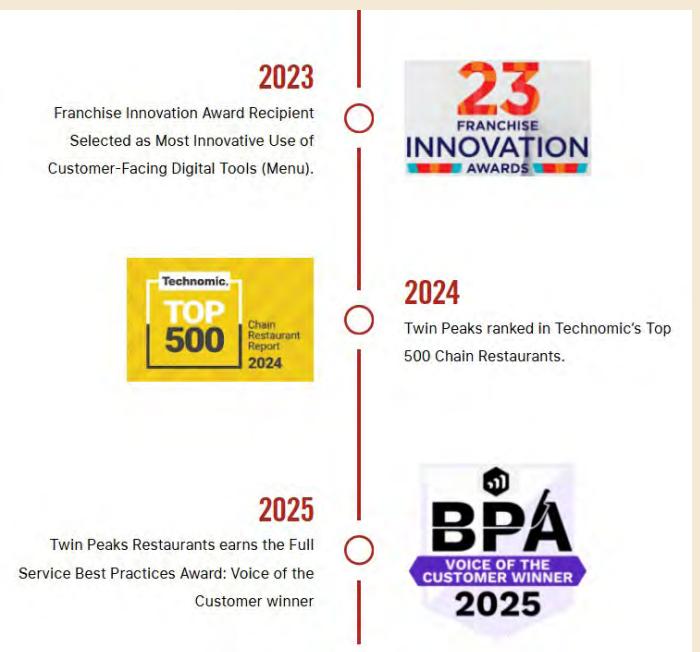
The Steven brothers also own Steven Hospitality Group. The Wichita-based company has revitalized the food and beverage scene in the city, opening award-winning restaurants The Hill Bar and Grill, Wine Dive and Vora Restaurant European as well as popular bar district hot spot, Industry Old Town. Steven 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

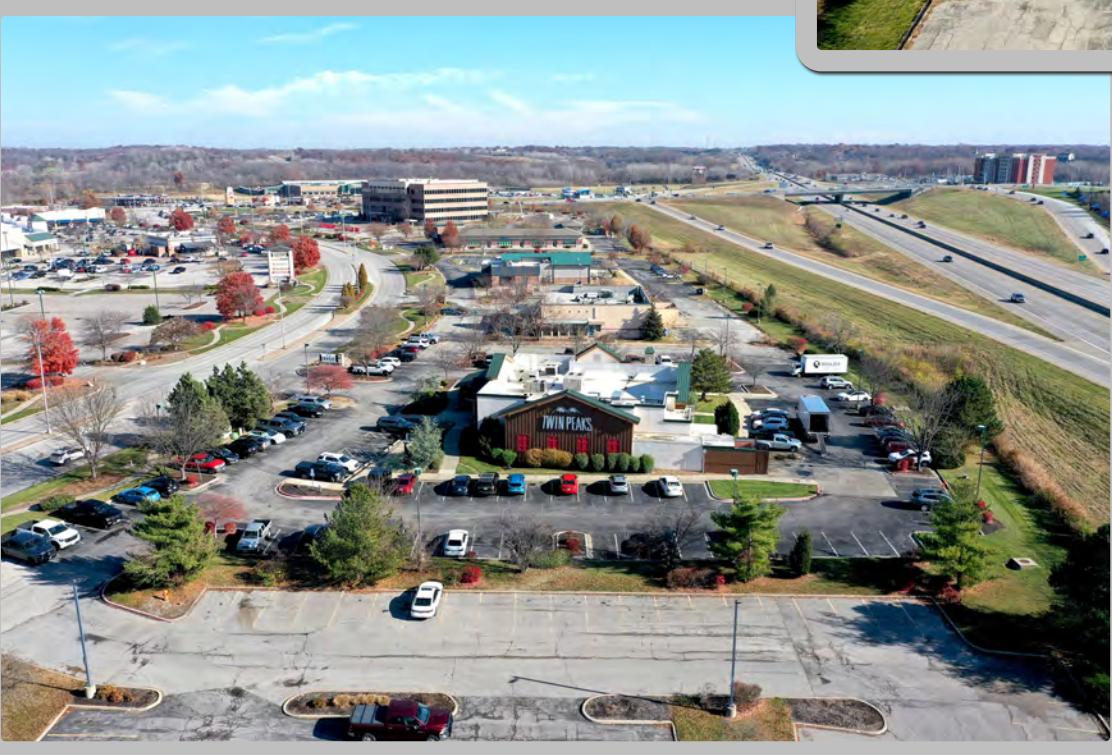
Twin Hospitality Group Inc. (NASDAQ: TWNP) is a restaurant franchisor and operator that strategically develops and operates specialty casual dining restaurant concepts in the U.S. and internationally. Twin Hospitality's goal is to redefine the casual dining category with its experiential driven brands,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

Awards & Recognition



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: \pm 6,800 SF

 Lot Size: \pm 1.66 acres



Northwest

As of November 2025

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

KOHL'S five BELOW
Marshalls SHOE CARNIVAL
Bath & Body Works[®]
BEST BUY SALLY.[®]
BOB'S Discount Furniture[®]
ULTA BEAUTY ROSS

AMC
THEATRES

HCA Midwest
Health
CENTERPOINT MEDICAL
285 BEDS

INDEPENDENCE CENTER
Dillard's[®]
Kirkland's Home
CHAMPS
SPORTS
AÉROPOSTALE
AMERICAN EAGLE
BUILD-A-BEAR[®]
Bath & Body Works[®]
Victoria's Secret[®]
FINISH LINE
Foot Locker[®]
DICK'S[®]
HOT TOPIC[®]
ICING[®]
H&M[®]
JARED[®]
Petland[®]
zumiez[®]
Buckle[®]
claire's[®]
rue21[®]
TORRID[®]

PATIO
RESTAURANT & LOUNGE

BD's
MONGOLIAN GRILL

Kobe
Steakhouse & Sushi Bar

INTERSTATE
75

I-75 | 109,462 CPD



AZURE LUXURY
280 UNITS

WORLD MARKET

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

HALF PRICE BOOKS

East

As of November 2025



Southwest

As of November 2025



West

As of November 2025



Independence



target

GENESIS
HEALTH CLUBS
DOLLAR TREE

KOHL'S
Marshalls

five BELOW
SHOE CARNIVAL

BEST BUY

SALLY.
BOB'S Discount Furniture.

ULTA BEAUTY
ROSS

HCA Midwest
Health
CENTERPOINT MEDICAL
285 BEDS

Progress Rail
A Caterpillar Company

AutoZone
T
LONGHORN STEAKHOUSE

Guitar Center
McDonald's
Taco Bell

Walmart

Perkins
AMERICAN FOOD CO.

sam's club

HOBBY LOBBY
MARDEL

Bass Pro Shops

stoney creek

O'Reilly
AUTO PARTS

40

US-40 | 26,628 CPD

McALISTER'S DELI
STARBUCKS
FAZOLI'S
Great Clips
AT&T
GameStop

AMC
THEATRES

E 39TH ST | 15,469 CPD

TWIN PEAKS
EATS + DRINKS + SCENIC VIEWS

WORLD MARKET
HALF PRICE BOOKS

BUFFALO WILD WINGS

Hilton
Garden Inn

QT QuikTrip
DQ Grill & Chill
McBEE'S COFFEE N CARWASH
Black Deer Diner
McBEE'S COFFEE N CARWASH
McBEE'S COFFEE N CARWASH

MENARDS

DUTCH BROS

Dillard's
Kirkland's Home
CHAMPS SPORTS
FINISH LINE
Foot Locker
HOT TOPIC
DICK'S
H&M
ICING
JARED
AÉROPOSTALE
AMERICAN EAGLE
BUILD-A-BEAR
Bath & Body Works
Victoria's Secret
rue21
TORRID
Buckle
claire's

Lowe's

Cheddar's
SCRATCH KITCHEN

MAIN EVENT
SLIM CHICKENS
Pizza Ranch
TWISTED TENDERS

COSTCO WHOLESALE
Panera BREAD
EXPRESS OIL CHANGE
crumbl
Red Robin
SportClips
CHIPOTLE MEXICAN GRILL
WHATABURGER
McDonald's
SUBWAY
GET AIR
Concentra

IHOP

MY PLACE

Arby's

Culver's

DRURY HOTELS

Children's Mercy
EAST INDEPENDENCE
72 BEDS

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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