

# Property 360 Property View

## 22000 S Peculiar Drive, Peculiar, MO 64078

### Listing

**22000 S Peculiar Drive, Peculiar, MO 64078**

MLS#: **2584476**

Status: **Active**

County: **Cass**

L Price: **\$649,900**

Commercial

Area: **208 - Cass County, Mo**



Name:

**Sale**

Type:

**Retail**

L/S:

**21-30 Years**

# Stories:

**1**

Yr Blt:

**1999**

Lsz:

**28,314 - Square Feet**

Zoning:

**C-1**

Min SF:

Max SF:

Total SF:

**8,000**

Use:

**Retail, See Remarks**

Brk ID: **RXS**

Agt ID: **DCHAPIN**

### General Information

Leased: **Yes**

Curr Lse: **Triple Net Lease**

Flood: **No**

Cap Rt:

Op Exp:

Grs Inc:

Net Inc:

Road: **City Street**

Occupy: **Tenant Occupied, Tenant To Continue**

Parking: **15 Parking Lot, Paved Area, See Remarks**

Location: **Business District, Free Standing**

Owners:

City Limits: **Yes**

Streets: **Public Maint**

Utilities: **Electric, Gas, Phone, Sanitary Sewer, Water**

Interior:

Exterior:

Security:

Accessibility:

Maint Pr:

Ceiling Height:

### Listing Office Information

Show: **24 Hour Notice, Appointment Only**

Poss: **Subject To Lease**

List Service:

List Dt: **10/29/2025**

List Type: **Exclusive Right To Sell**

Spec Conds:

Exp Dt: **04/20/2026**

LO: [Remax Signature](#)

Ofc Ph:

**816-318-7299**

Ofc Ext:

LA: [Dakota Chapin](#)

Agt Ph:

**573-301-6042**

Ofc Fax:

Agt Email: [Dakota@rmxsignature.com](mailto:Dakota@rmxsignature.com)

Agt Ph:

**call agent**

LA2:

LA Cap:

Builder:

Builder Plan:

Spec Docs:

Display on Internet: **Yes**

Display Address on Internet: **Yes**

Allow Internet Site AVM: **No**

Allow Internet Site Comments: **No**

### Remarks & Directions

**Excellent Investment & Expansion Opportunity in Rapidly Growing Peculiar, MO! This 8,000 sq ft commercial retail building sits on a highly visible, busy street with exceptional traffic counts and strong curb appeal. Featuring paved parking and a triple net lease already in place, this property offers immediate income and long-term stability for investors. Located in the heart of Peculiar's expanding commercial corridor, this property is surrounded by new development, established businesses, and steady residential growth—making it a prime location for continued success. The city's convenient access to major highways and proximity to the Kansas City metro area continue to drive demand for quality commercial space. Unique Opportunity: An adjacent tract is also available for purchase, providing a rare chance to expand your footprint or develop additional income-producing space in one of the area's fastest-growing communities. Property Highlights: -8,000 sq ft of well-maintained retail/commercial space -Triple Net Lease in place -Excellent traffic count and visibility -Paved parking lot -Located in a rapidly growing community with strong area amenities -Opportunity to purchase neighboring tract for future development or expansion**

Private Remarks - Showing Agt Info:

**MUST CALL AGENT FOR SHOWING/LEASE INFORMATION. DO NOT CONTACT TENANT!**

Directions:

**From 71 to South Peculiar Dr. South Peculiar Drive to Property on West side of road.**

### Business Information

Net Ch: **Industrial**

X Stop:

**Office**

Net Ch: **Retail**

Business: **Business Opp**

**See Remarks**

Ofc SF: **0**

Bs Yr:

Allow:

Includes: **Lease, Real Estate**

Whs SF:

U-R:

**Usable**

# Empl:

Clr Ht: **0**

Allow:

Open:

#Drv In: **0**

#Dock: **0**

Dock Type:

Dr Ht:

Rail:

Allow:

### Financial Information

Will Sell: **Cash, Conventional, Exchange**

HOA: **/**

Earnest Deposit: **Alliance Title**

Tax: **\$9,500**

Spc Tax: **\$0**

Total Tax: **\$9,500**

Tax Comm:

### Status Change Information

Prev List Pr:

Orig LP: **\$649,900**

Mod Dt: **10/30/2025**

Entry Dt: **10/30/2025**

Buyer Brk:

Cont Dt:

Close Dt:

Buyer Agent:

Agency:

DUC:

Sale Terms:

Financial Concessions:

Major Rep: **/**

Incentives:

One Time Showing:

### Tax

### Owner Information

Owner Name: **McKelvey Hardware Llc**

Mailing Address:

**921 N 5th St**

**Inc**

Tax Billing City & State:

**Drexel Mo**

Tax Billing Zip:

**64742**

Tax Billing Zip+4:

**8229**

Tax Billing Carrier Route:

**R002**

Owner Occupied:

**A**

Mail Owner Name: McKelvey Hardware Llc  
Inc

Location Information

School District Name:	R-2 Ray-Pec	Subdivision:	Westfield
Census Tract:	061002	Carrier Route:	R006
Township:	West Peculiar	Township Range and Section:	453216
Range:	32	Section:	16
Lot:	55A		

Tax Information

Parcel ID:	2775601	Alt. APN:	070516000000002001
APN:	2775601	Tax Area:	6717001
Lot #:	55A	% Improved:	77
Legal Description:	WESTFIELD LOT 55A		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$113,980	\$107,990	\$107,990
Assessed Value - Land	\$26,330	\$24,520	\$24,520
Assessed Value - Improved	\$87,650	\$83,470	\$83,470
YOY Assessed Change (\$)	\$5,990	\$	
YOY Assessed Change (%)	6%	0%	
Market Value - Total	\$356,210	\$337,470	\$337,470
Market Value - Land	\$82,290	\$76,630	\$76,630
Market Value - Improved	\$273,920	\$260,840	\$260,840
Tax Year	2025	2024	2023
Total Tax	\$9,363.68		
	\$9,110.14		
	\$9,055.38		
Change (\$)	\$254	\$55	
Change (%)	3%	1%	

Characteristics

Land Use - County:	Commercial	Land Use - CoreLogic:	Retail Trade
Lot Acres:	0.650	Lot Sq Ft:	28,314
Year Built:	1999	# of Buildings:	1
Building Sq Ft:	8,000	Gross Area:	8,000
Garage Capacity:	0	Lot Acres:	0.650

Photos



Front of Structure



Front of Structure

History

Listing History from MLS

MLS#: [2584476](#) Sts: **Active** 22000 S Peculiar Drive, Peculiar, MO 64078 LA: [Dakota Chapin](#)  
Tax ID: [2775601](#) COM, Retail LO: [Remax Signature](#)




Change Type	Effective Dt	Pr History	Chnge Info	When Chgd	DOM
New Listing	10/29/25	\$649,900	->ACT	10/30/25 12:50 PM	

MLS#: [2475615](#) Sts: **Sold**  
Tax ID: [2775601](#)

22000 S Peculiar Drive, Peculiar, MO 64078  
COM, Retail

LA: [Mark Maschger](#)  
LO: [Worth Clark Realty](#)



Change Type	Effective Dt	Pr History	Chnge Info	When Chgd	DOM
Sold	03/26/25	<b>\$595,000</b>	(\$595,000)	03/26/25 06:30 PM	28
Pending	03/29/24	\$595,000	ACT->PND	03/29/24 11:03 AM	28
New Listing	03/01/24	<b>\$595,000</b>	->ACT	03/02/24 02:46 PM	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company
03/26/25	03/25/25			McKelvey Hardware Llc Inc	Ranger Properties Llc	5153-94	Warranty Deed	89648
09/01/20	08/28/20			Ranger Properties Llc	R C S Land Co Llc	4550-9	Warranty Deed	Chicago Title Co
02/23/15	01/13/15			Rcs Land Co Llc	7800 Land Co Llc	3869-580	Correction Deed	Chicago Title Ins Co
12/12/14	11/26/14			Rcs Land Co Llc	7800 Land Co Llc	3851-874	Special Warranty Deed	Chicago Title Ins Co

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Code	Term	Rate	Rate Type
05/30/25	\$51,210		Conventional				
		Title Co:				Borrower(s):	McKelvey Hardware Llc,
04/30/25	\$76,528		Conventional			Borrower(s):	McKelvey Hardware Llc,
09/01/20	\$328,000	Community Bk/Raymore	Conventional				Adjustable Int Rate Loan
		Title Co:				Borrower(s):	Ranger Properties Llc,
08/26/19	\$10,947	Armstrong Bk		YEARS	1		
		Title Co:				Borrower(s):	Rcs Land Co Llc,
08/26/19	\$76,592	Armstrong Bk	Conventional	YEARS	10		Adjustable Int Rate Loan
		Title Co:				Borrower(s):	Rcs Land Co Llc,
12/12/14	\$3,750,000	Avb Bk	Conventional	YEARS	20		
		Title Co:				Borrower(s):	Rcs Land Co Llc,