

## Property 360 Property View

### 22000 S Peculiar Drive, Peculiar, MO 64078

#### Listing

**22000 S Peculiar Drive, Peculiar, MO 64078**  
 MLS#: **2584476** Status: **Active**  
**Commercial**  
 Area: **208 - Cass County, Mo**



Name: **Retail**  
 L/S: **Sale**  
 # Stories: **1**  
 Lsz: **28,314 - Square Feet**  
 Min SF:   
 Max SF:   
 Use: **Retail, See Remarks**  
 Type: **Retail**  
 Age: **21-30 Years**  
 Yr Blt: **1999**  
 Zoning: **C-1**  
 Total SF: **8,000**

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

County: **Cass**

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: <b>24 Hour Notice, Appointment Only</b>	List Service: <b></b>	List Dt: <b>10/29/2025</b>
Poss: <b>Subject To Lease</b>	Spec Conds: <b></b>	Exp Dt: <b>04/20/2026</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>816-318-7299</b>	Ofc Ext: <b></b>
LO: <b><a href="#">Remax Signature</a></b>	Agt Ph: <b>573-301-6042</b>	Ofc Fax: <b></b>
LA: <b><a href="#">Dakota Chapin</a></b>	Agt Ph: <b></b>	Co-op: <b>call agent</b>
Agt Email: <b><a href="mailto:Dakota@rmxsignature.com">Dakota@rmxsignature.com</a></b>	Spec Docs: <b></b>	
LA2: <b></b>	Display Address on Internet: <b>Yes</b>	Allow Internet Site AVM: <b>No</b>
LA Cap: <b>Seller's Agent</b>	Display Internet: <b>Yes</b>	Allow Internet Site Comments: <b>No</b>
Builder: <b></b>		
Builder Plan: <b></b>		

#### 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

<u>Industrial</u>	<u>Office</u>	<u>Retail</u>	<u>Business Opp</u>
Net Ch: <b>0</b>	X Stop: <b></b>	Net Ch: <b></b>	Business: <b>See Remarks</b>
Ofc SF: <b>0</b>	Bs Yr: <b></b>	Allow: <b></b>	Includes: <b>Lease, Real Estate</b>
Whs SF: <b>0</b>	U-R: <b>Usable</b>		# Empl: <b></b>
Clr Ht: <b>0</b>	Allow: <b></b>		Open: <b></b>
#Drv In: <b>0</b>			
#Dock: <b>0</b>			
Dock Type: <b></b>			
Dr Ht: <b></b>			
Rail: <b></b>			
Allow: <b></b>			

#### Financial Information

Will Sell: <b>Cash, Conventional, Exchange</b>	HOA: <b>/</b>	Earnest Deposit: <b>Alliance Title</b>
Tax: <b>\$9,500</b>	Total Tax: <b>\$9,500</b>	Tax Comm: <b></b>

#### Status Change Information

Prev List Pr: <b></b>	Orig LP: <b>\$649,900</b>	Mod Dt: <b>10/30/2025</b>	Entry Dt: <b>10/30/2025</b>
Buyer Brk: <b></b>	Cont Dt: <b></b>	Close Dt: <b></b>	
Buyer Agent: <b></b>	Agency: <b></b>	DUC: <b></b>	
Sale Terms: <b></b>	Financial Concessions: <b></b>		
Major Rep: <b>/</b>	Incentives: <b></b>		
One Time Showing: <b></b>			

Tax

#### Owner Information

Owner Name: <b>McKelvey Hardware Llc Inc</b>	Mailing Address: <b>921 N 5th St</b>
Tax Billing Zip: <b>64742</b>	Tax Billing City & State: <b>Drexel Mo</b>
Tax Billing Carrier Route: <b>R002</b>	Tax Billing Zip+4: <b>8229</b>
	Owner Occupied: <b>A</b>

Mail Owner Name:

**McKelvey Hardware Llc  
Inc****Location Information**

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

**Tax Information**

Parcel ID:	<b>2775601</b>	Alt. APN:	<b>07051600000002001</b>
APN:	<b>2775601</b>	Tax Area:	<b>6717001</b>
Lot #:	<b>55A</b>	% Improved:	<b>77</b>
Legal Description:	<b>WESTFIELD LOT 55A</b>		

**Assessment & Taxes**

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

**Characteristics**

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

**Photos****Front of Structure****Front of Structure****History****Listing History from MLS**MLS #: [2584476](#) Sts: **Active**  
Tax ID: [2775601](#)22000 S Peculiar Drive, Peculiar, MO 64078  
COM, RetailLA: [Dakota Chapin](#)  
LO: [Remax Signature](#)



Change Type

Effective Dt Pr History

New Listing 10/29/25 \$649,900

Chnge Info When Chqd

->ACT 10/30/25 12:50 PM

DOM

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	\$595,000	(\$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	\$595,000	->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	Title Co:	Conventional				
							Borrower(s): McKelvey Hardware Llc,
04/30/25	\$76,528	Title Co:	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,

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