FOR SALE/LEASE/BTS

PAD SITE

I-49 & Highway 58
Belton, Missouri



SITE SUMMARY

- Prime Retail/Restaurant Site
- 1.20 Acres Available
- 15% Population Increase Since 2020
- Great Visibility & Access from I-49

The R.H. JOHNSON COMPANY
Brokerage • Development • Management

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

Eric Gonsher
egonsher@rhjohnson.com | 816.268.2434

Mike Johnson
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While this information is deemed correct, no representation is made as to the accuracy thereof.
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

AERIAL OVERVIEW

The R.H. Johnson Company



AERIAL OVERVIEW

The R.H. Johnson Company



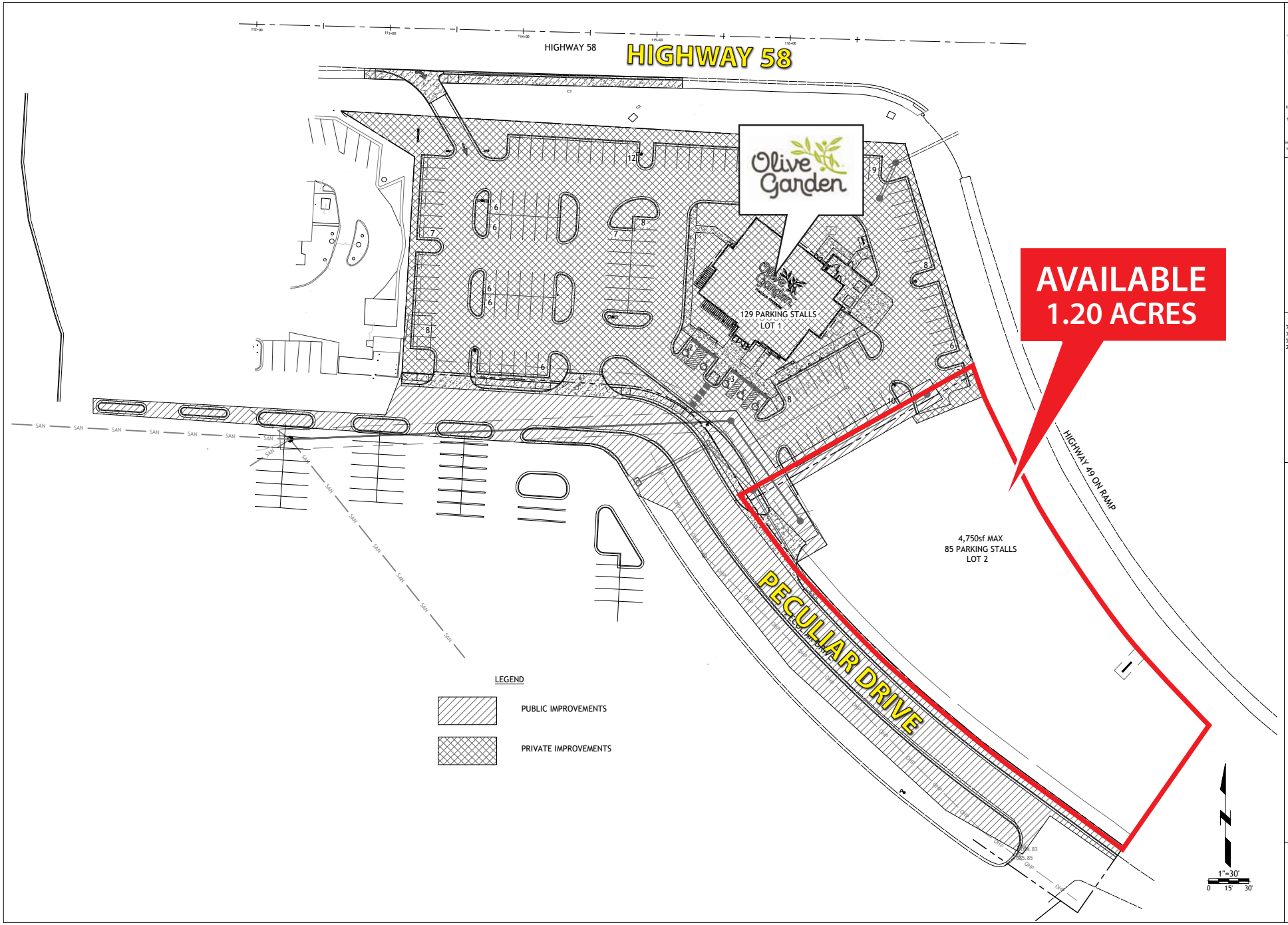
AERIAL OVERVIEW

The R.H. Johnson Company



SITE PLAN

The R.H. JOHNSON COMPANY



SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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Revisions
7-15-24 CITY COMMENTS
7-26-24 CITY COMMENTS
11-20-24 PER CLIENT
2-4-25 PUBLIC PLANS

OLIVE GARDEN
BELTON, MO

sheet
C-1
Civil
BID EXHIBIT
permit
6 FEBRUARY 2025

Double Faced Monument • Olive Garden • Belton, MO



SCOPE OF WORK:

Manufacture and install one (1) double faced pylon sign with pole cladding.

TOP CABINET

- Aluminum with angle frame construction. .080 aluminum skin. Include internal collars for welding to 8" pole.

BOTTOM CABINET

Aluminum angle construction with 3" retainer system. Poly-carbonate white faces with hanger bar. Internally illuminate with 24V white LED. Center pole mount.

POLE

12.0" diameter with stone skirt and cladding (see detail pages).

STONE BASE by others

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

Client:

Olive Garden
MO Hwy 58 @I49
Belton, MO

8/29/2024

Last Revision: 10/14/25

Drawing #:
Olive Garden 7725

• ---------- Client Approval

• ---------- Landlord Approval

Sales Rep:
DV
Designer:
SG

MEMBER

LISTED

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Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

The R.H. JOHNSON COMPANY
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

Lat/Lon: 38.8134/-94.5067

I-49 & Peculiar Drive Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	9,272	49,867	69,192
2031 Projected Population	10,416	55,515	75,449
2020 Census Population	6,297	45,697	64,917
2010 Census Population	5,830	41,242	59,109
Projected Annual Growth 2026 to 2031	2.5%	2.3%	1.8%
Historical Annual Growth 2010 to 2026	3.7%	1.3%	1.1%
2026 Median Age	35.8	37.2	37.6
Households			
2026 Estimated Households	3,809	20,296	27,718
2031 Projected Households	4,268	22,573	30,217
2020 Census Households	2,488	17,526	24,817
2010 Census Households	2,253	15,452	22,097
Projected Annual Growth 2026 to 2031	2.4%	2.2%	1.8%
Historical Annual Growth 2010 to 2026	4.3%	2.0%	1.6%
Race and Ethnicity			
2026 Estimated White	75.2%	77.3%	74.1%
2026 Estimated Black or African American	13.2%	12.5%	15.0%
2026 Estimated Asian or Pacific Islander	2.2%	1.5%	1.5%
2026 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2026 Estimated Other Races	8.9%	8.3%	9.0%
2026 Estimated Hispanic	9.2%	7.9%	8.6%
Income			
2026 Estimated Average Household Income	$91,749	$107,222	$107,958
2026 Estimated Median Household Income	$71,361	$86,138	$86,118
2026 Estimated Per Capita Income	$37,731	$43,675	$43,283
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.2%	2.4%
2026 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.3%	4.4%
2026 Estimated High School Graduate	32.0%	28.3%	28.3%
2026 Estimated Some College	25.4%	24.2%	24.7%
2026 Estimated Associates Degree Only	8.9%	9.2%	9.0%
2026 Estimated Bachelors Degree Only	18.7%	20.7%	20.4%
2026 Estimated Graduate Degree	7.7%	11.1%	10.9%
Business			
2026 Estimated Total Businesses	233	975	1,478
2026 Estimated Total Employees	3,652	12,113	20,262
2026 Estimated Employee Population per Business	15.7	12.4	13.7
2026 Estimated Residential Population per Business	39.9	51.1	46.8

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.


5 mi radius
3 mi radius
1 mi radius
Grandview
Belton
Raymore
Peculiar
Riverview Estates
Loch Lloyd
Coleman
Lee's Summ
LEA MANOR
WILLOW CREEK
LEAWOOD ESTATES
MISSION FARMS
ST. CATHERINE'S GARDENS
HICKMAN MILLS SOUTH
STRATFORD ESTATES
RUSKIN HILLS
RUSKIN HEIGHTS
HALLBROOK
VERONA HILLS
HICKMAN MILLS
WINTERSET FALLS
Longview Lake
MISSION LAKE
LEAWOOD SOUTH
MARTIN CITY
LONGVIEW
RICHARDS GEBAUR
STONEY CREEK
CREEKMOOR
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