

Belton Gateway

Y HWY & I-49



~Belton Gateway~

New Development Power Center
\$130 Million Development
3-Phases ~ 47 Acres
Easy Access ~ Great Visibility
Belton's Premier Retail Spot

For more information:

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CHRISTIE DEVELOPMENT
ASSOCIATES, LLC



REAL ESTATE DEVELOPMENT
INVESTMENTS / BROKERAGE

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BELTON GATEWAY

Y Hwy & Markey Pkwy – Belton, MO 64012

~ Built to Suit ~ High Traffic Count on Y HWY & I-49 ~ Easy Access ~ Great Visibility ~



"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."

Belton Gateway



Academy Sports Anchored Development Endcap on Outparcel - 2,000 ft² **BELTON GATEWAY POWER CENTER**

Y Hwy & Markey Pkwy – Belton, MO 64012

Property Highlights

- 70 acre mixed-use retail complex
- Interchange carries over 80,000 vehicles per day
- Y Highway is a highly sought after retail location due to the new interchange; Price Chopper recently moved to Y Highway and 58 Highway
- Great visibility from I-49 and convenient access to development

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**CHRISTIE DEVELOPMENT
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Demographics	1 Mile	3 Miles	5 Miles
Population - 2017	6,590	37,280	68,865
Households - 2017	2,590	14,033	25,912
Average Household Income	\$56,109	\$65,850	\$71,396

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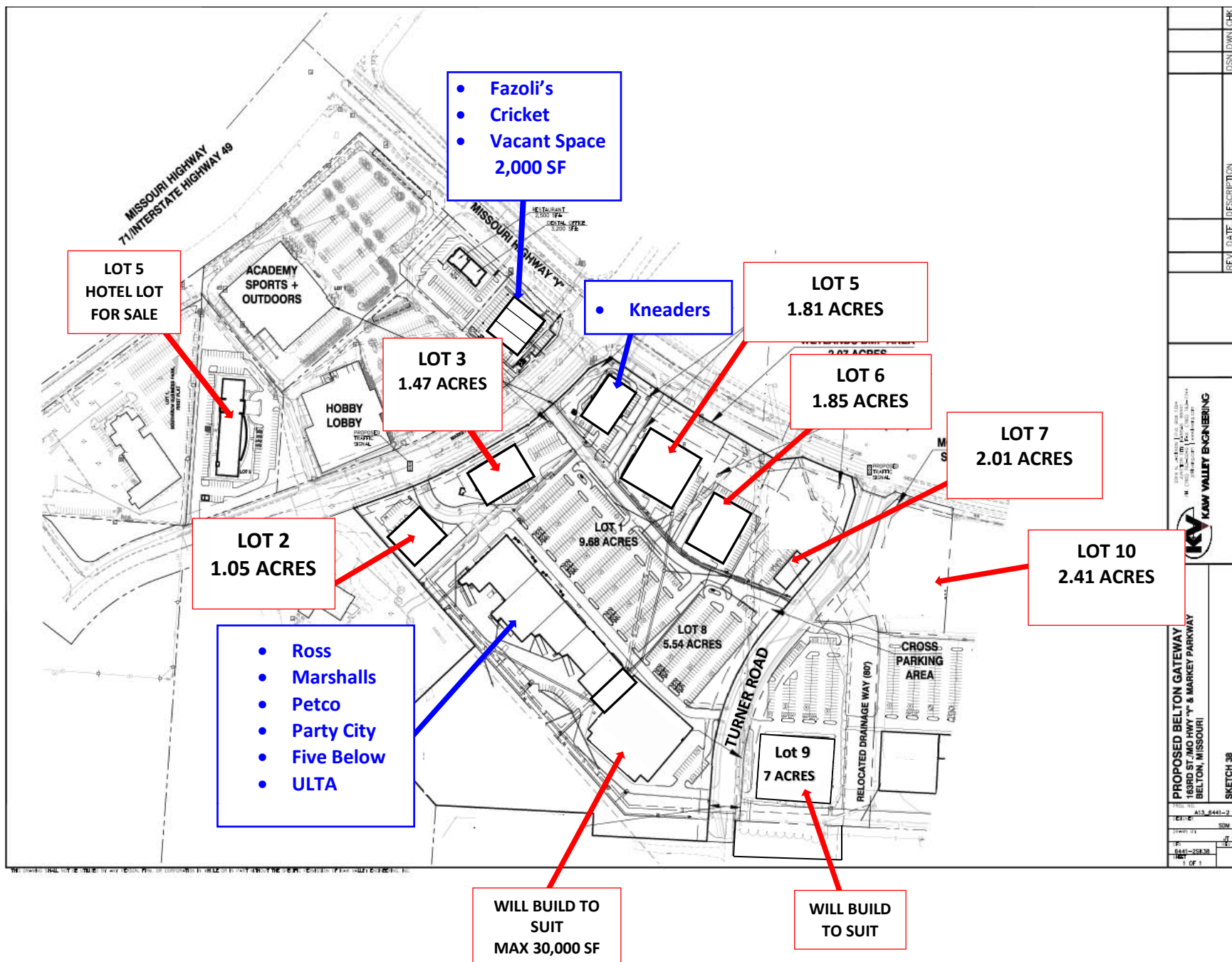
Site Plan

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BELTON GATEWAY

Aerial

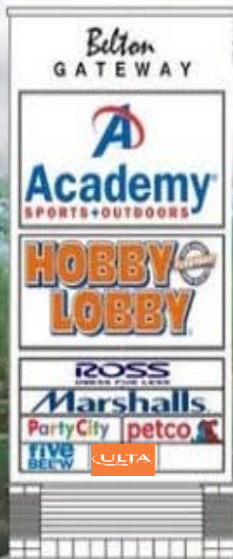








60 ft. Interstate Pylon



Phase III

Phase II

Feb 2018 Delivery

ULTA

five
BEL'W

PartyCity

petco

Marshall's

ROSS

Phase I

Open 2016

Open 2015

Open 2017

MENARDS

45 ft. Y HWY Pylon



Y Highway
20,000 VPD

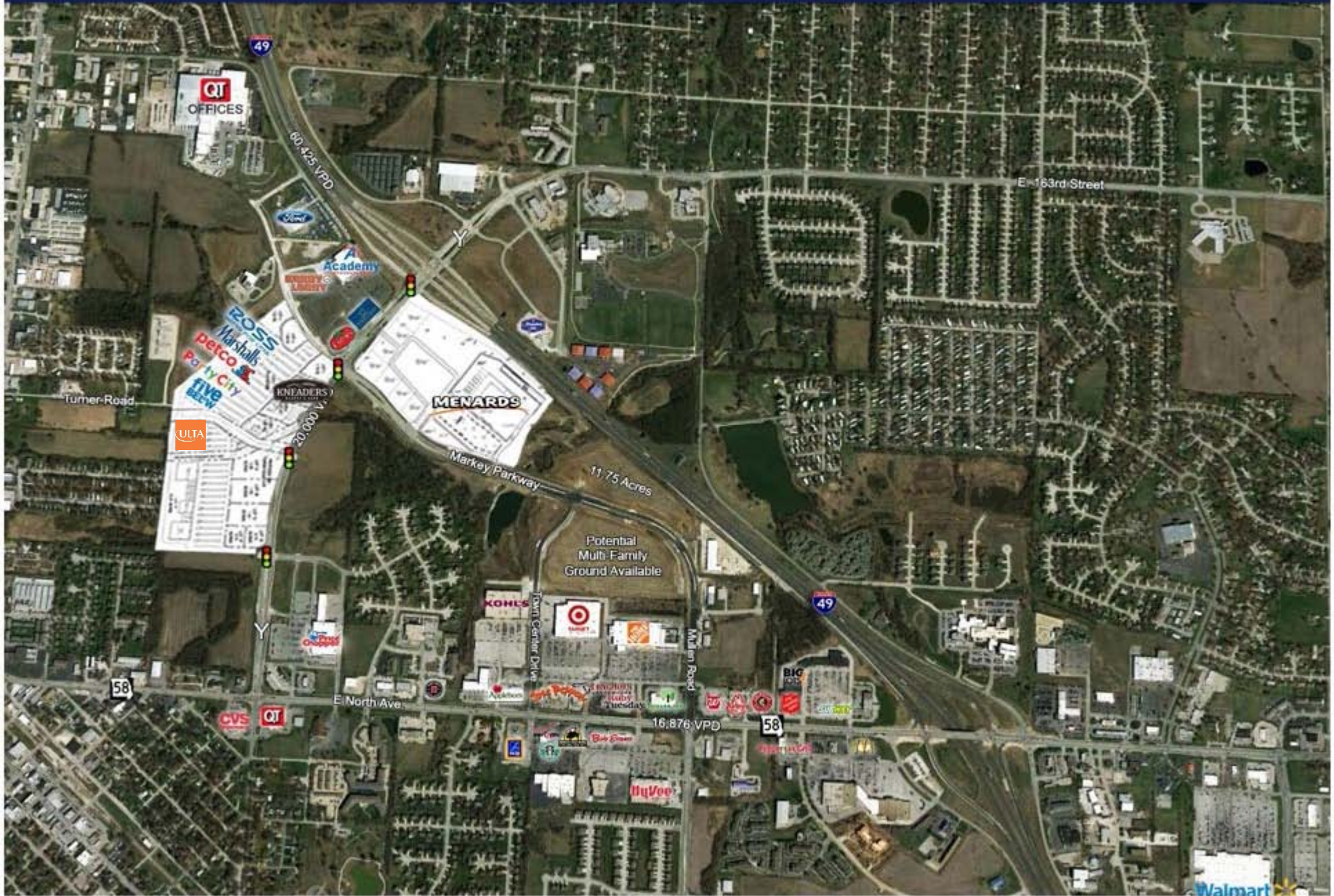
49 60,425 VPD

HEATLAND

PRICE
CHOPPER

RETAIL TRADE AREA

Y Highway & I-49 Belton, Missouri



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