

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



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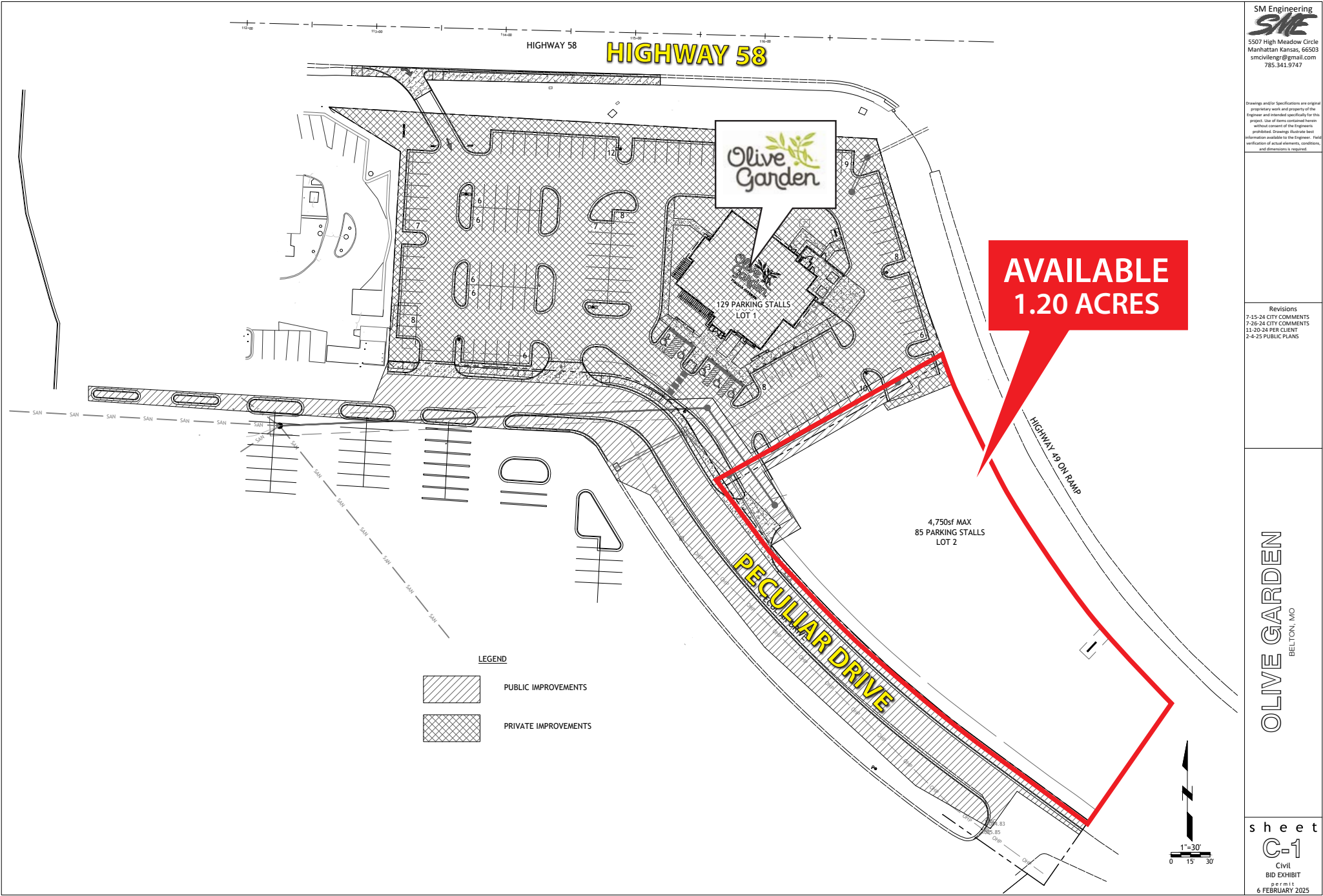
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Revisions
7-15-24 CITY COMMENTS
7-26-24 CITY COMMENTS
11-20-24 PER CLIENT
2-4-25 PUBLIC PLANS

OLIVE GARDEN
BELTON, MO

sheet
C-1
Civil
BID EXHIBIT
PERMIT
6 FEBRUARY 2025



 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 INTERNATIONAL SIGN ASSOCIATION LISTED
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Summary Profile

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



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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