

CREXI 

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AUCTION DETAILS](#)

BID DATES: DEC 11 - DEC 13, 2023



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FORMER BURGER KING

19501 E 39th St S | Independence, MO 64057

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



FORMER BURGER KING

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PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- **Growing Economy** - Independence has a diverse economy, including healthcare, education, manufacturing, and retail sectors. It is also home to a thriving entrepreneurial community, making it an attractive location for investors.
- **Strategic Location** - Located in the heart of the Kansas City metropolitan area, Independence offers easy access to major highways, airports, and railroads, making it an ideal location for logistics and distribution businesses.
- **Centerpointe Medical Center** - Centerpointe Medical Center is a 221-bed hospital that serves patients in eastern Jackson County and the surrounding areas. The hospital has more than 700 employees and over 300 physicians on staff. The hospital has been recognized for its quality care and patient safety by organizations such as The Joint Commission and the Leapfrog Group.
- **The Independence mall** - Opened in 1974 and is currently anchored by Dillard's, JCPenney, and Sears, and features over 100 stores and restaurants. The mall is located just a few miles from the historic Independence Square, which is home to a number of landmarks and museums related to the city's role in American history. The mall has won several awards over the years, including the "Best Shopping Center" award from the Examiner newspaper in 2018.
- **Strong Demographics** - There are over ±125,000 people within a 5-mile radius from the property. Additionally, Burger King is located right off I-70 which sees over ±100,000 vehicles per day.
- **Drive-Thru Equipped and Large Parcel** - The building is equipped with a drive-thru. Drive-thrus have been proven to increase sales, in certain cases as much as 70% for certain restaurant concepts. The parcel is ±1.75 acres.



FINANCIAL OVERVIEW

BUILDING INFO

Address 19501 E 39th St S
Independence, MO 64057

GLA of Building ±2,797 SF

Lot Size ±1.75 AC

Year Built 2011

Starting Bid \$150,000

Bid Date December 11, 2023

Bid Deadline December 13, 2023



**\$150,000
STARTING BID**



**12/11/2023 -12/13/2023
BID DATES**





TARGET

T Mobile

JOANN

AutoZone

ROSS
DRESS FOR LESS

SHOE
CARNIVAL

BOB'S
DISCOUNT
FURNITURE

PEPPERWOOD APARTMENTS

KOHL'S

Marshalls
five BELOW

SALLY BEAUTY

Starbucks

pepperoni's

Great Clips
McALISTER'S
DELICIOUS
MATTRESS FIRM
T Mobile

HCA
MIDWEST HEALTH
CENTERPOINT
MEDICAL CENTER
285 Beds

McDonald's

FAMOUS
footwear

us bank

BEST BUY

BURGER KING
SUBJECT PROPERTY

HCA
MIDWEST HEALTH
CENTERPOINT
MEDICAL CENTER
285 Beds

BED BATH &
BEYOND

Dutch Bros

Perkins

39TH ST ± 27,000 VPD

Chick-fil-e

FAZZOLI'S

AT&T

AZURE LUXURY APARTMENTS

COVENTRY PARK APARTMENTS

Walmart

STAYBRIDGE
SUITES

WORLD MARKET
WORLDMARKET.COM

PET SMART

BIG O TIRES

SONIC

DAVID'S
BRIDAL

COLD STONE
CREAMERY

QT

sam's club

CORNERSTONE APARTMENTS

Party City

buy buy
BABY

DQ

MENARDS

HOBBY LOBBY

INDEPENDENCE CENTER
Shopping Mall

VILLAGES OF JACKSON CREEK

DULUTH
TRADING II

± 110,000 VPD

DICK'S
SPORTING GOODS
CHARLEY'S
CHARLES
CHAMPS
H.M. claire's
Dillard's
Bath & Body Works
PAC SUN
HOT TOPIC
rue 21
FINISH LINE
HIBBETT
ZUMIEZ
Visionworks
KIRKLAND'S
FOREVER 21
SHOE DEPT.
OLD NAVY
Foot Locker
noodles

Hilton
Garden
Inn

TWIN PEAKS

ON THE BORDER
MEXICAN GRILL
RESTAURANT

Bass Pro Shops

Hilton
Garden
Inn

± 108,000 VPD

CARRABBA'S
ITALIAN GRILL

MARDEL

stoney creek

golden corral

IHOP

Wendy's

WHISPERING MEADOWS

CABLE
DAHMER
ARENA

HOOTERS

Comfort
INN & SUITES

DRURY HOTELS

COSTCO
WHOLESALE

CANDLEWOOD
SUITES

Arbys

EASTLAND TRAILS APARTMENTS

LOWE'S

crumbl
cookies

Cheddar's
SCRATCH & BAKE

CHIPOTLE
MEXICANO

SportClips
HAIRCUTS

Calver's

US HIGHWAY 40 ± 26,000 VPD

Panera
BREAD

BANK OF AMERICA

EXPRESS
OIL CHANGE

Red Robin

NATURAL
GROCERS

WHATABURGER

McDonald's

Google Earth



ALDI AAMCO TRANSMISSIONS NAPA HyVee
 O'Reilly AUTO PARTS
 Casey's McDonald's CALIBER COLLISION DISCOUNT TIRE
 Starbucks Walgreens CVS pharmacy VALERO TACO BELL

DOLLAR TREE PHILLIPS 66 JOANN T Mobile
 LONGHORN STEAKHOUSE AutoZone TARGET

ROSS DRESS FOR LESS TAZO'S AT&T McALISTER'S DELI
 BOB'S DISCOUNT FURNITURE BEST BUY SHOE CARNIVAL Starbucks
 SALLY BEAUTY usbank MATTRESS FIRM
 Great Clips Chick-fil-e T Mobile five BELOW
 Marshalls

HARBOR FREIGHT U-HAUL FIVE GUYS
 Scooters Coffee Starbucks McDonald's TACO BELL PHILLIPS 66 Jack
 Red Lobster taco john's TIRE/PLU+ TOTAL CAR CARE AMERICAS
 QUALITY NON-SLIP SHOE SMOOTHIE KING Public Storage petco BIG LOTS!

BLACKBURN ELEMENTARY SCHOOL
495 STUDENTS

GLENDALE ELEMENTARY SCHOOL
518 STUDENTS

THE MANSION APARTMENTS

DRUMM FARM GOLF CLUB

STONE OAK APARTMENTS

INDEPENDENCE CENTER
Shopping Mall
 DICK'S SPORTING GOODS CHARLEY'S CHAMPS
 H&M claire's Dillard's BR Bath & Body Works PAC SUN HOT TOPIC
 rue21 FINISH LINE HIBBETT zumiez
 Visionworks KIRKLAND'S FOREVER 21
 SHOE DEPT. OLD NAVY Foot Locker noodles

LITTLE BLUE TRAIL

TRUMAN HIGH SCHOOL
6,092 STUDENTS

OLDE OAK TREE APARTMENTS

SYCAMORE HILLS ELEMENTARY SCHOOL
725 STUDENTS

WILLIAM YATES ELEMENTARY SCHOOL
374 STUDENTS

COVENTRY PARK APARTMENTS

BURGER KING
SUBJECT PROPERTY

HCA MIDWEST HEALTH CENTERPOINT MEDICAL CENTER
285 Beds

Casey's 6 LAQUINTA INN & SUITES QUALITY INN & SUITES HARLEY-DAVIDSON
 McDonald's Pizza Hut Waffle House SCOOTERS COFFEE
 CVS pharmacy Quick Lane TIRE & AUTO CENTER

BURR OAK WOODS CONSERVATION AREA

STONE CANYON GOLF CLUB

SUNNY POINTE ELEMENTARY SCHOOL
533 STUDENTS

BURR OAK WOODS APARTMENTS

HOBBY LOBBY stoney creek
 Cheddar's DULUTH TRADING
 MARDEL SLIM CHICKENS

CEDAR BROOKE APARTMENTS

CLIFFSIDE APARTMENTS INC.

EASTLAND TRAILS APARTMENTS

TWIN PEAKS DAVID'S BRIDAL ON THE BORDER
 buy buy BABY STAYBRIDGE SUITES BED BATH & BEYOND
 WORLD MARKET PartyCity

JOHN NOWLIN ELEMENTARY SCHOOL
460 STUDENTS

AUTUMN PLACE APARTMENTS

CARDINAL RIDGE APARTMENTS

ORCHARD APARTMENTS

HIDDEN VALLEY SPORTS COMPLEX

BLUE SPRINGS HIGH SCHOOL
2,425 STUDENTS

DOLLAR GENERAL Pizza Hut SUBWAY
 DOLLAR TREE Valvoline Public Storage
 Planet Fitness AMERICA'S BEST CONTACTS & EYEGLASSES FirstWatch metro

LITTLE BLUE TRACE TRAIL

VOY SPEARS, JR ELEMENTARY SCHOOL
514 STUDENTS

SLIM CHICKENS Cheddar's
 QT NATURAL GROCERS

WINGDADDY McDonald's Arby's CHIPOTLE Comfort Panera
 EXPRESS CARRABBA'S LOWE'S Red Robin crumbl
 IHOP BANK OF AMERICA ARENA golden corral COSTCO WHOLESALE
 CANDLEWOOD SUITES Cultro's SportClips BMO Harris Bank HOOTERS

LAKE TAPAWINGO

THOMAS ULTICAN ELEMENTARY SCHOOL
479 STUDENTS

LITTLE BLUE TRACE COUNTY PARK

BLUE SPRINGS LAKE

BLUE SPRINGS LAKE CAMPGROUND

LAKEWOOD OAKS COUNTRY CLUB



AUCTION PROCESS

Starting Bid	\$150,000
Bid Date	December 11, 2023
Bid Deadline	December 13, 2023



Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

GETTING STARTED

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

REGISTRATION & AUCTION PARTICIPATION

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

CLOSING & NEXT STEPS

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.



ROBERT ANDERSON

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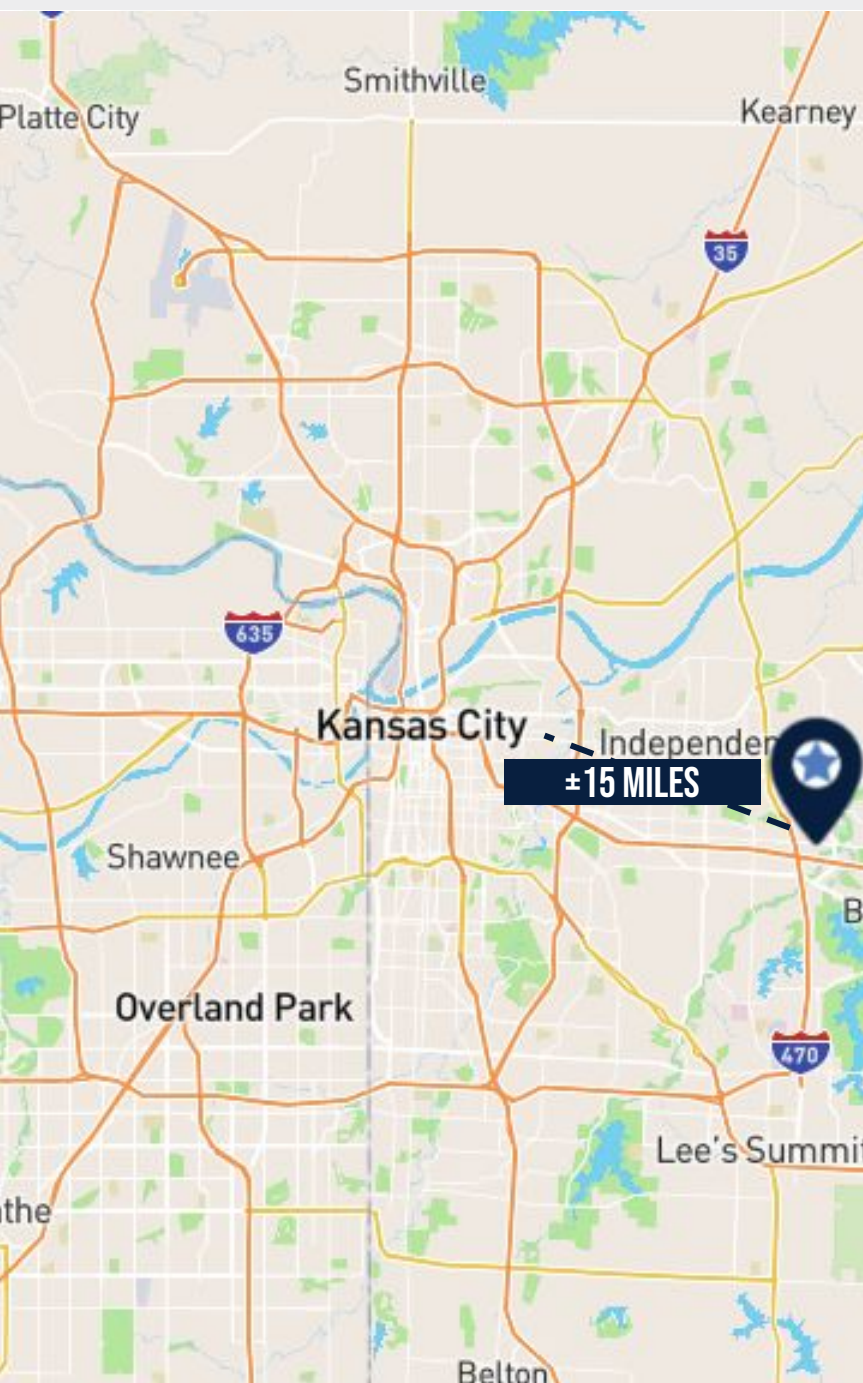
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AREA OVERVIEW



INDEPENDENCE, MO

Independence is the fifth-largest city in the state of Missouri and is the county seat of Jackson County. It is the largest suburb on the Missouri side of the Kansas City metropolitan area, with a population of over 122,000 people. Independence residents have access to over 40 parks, excellent schools, and outstanding shopping facilities that offer a wide variety of choices ranging from the historic Independence Square to one of the finest malls in the surrounding area.

As the launchpad for much of America’s westward migration in the 19th century, the culture of Independence is deeply rooted in its history. Museums, landmarks, and historical markers are everywhere, making it an ideal rental location for folks with scholarly interests. The city is known as the “Queen City of the Trails” because it was a point of departure for the California, Oregon, and Santa Fe Trails. Independence is also sacred to many Latter-day Saints, with Joseph Smith’s 1831 Temple Lot being located here, as well as the headquarters of several Latter-Day Saint factions. Overall, Independence is rich in history and provides access to modern amenities while retaining a sparse suburban feel.

DEMOGRAPHICS

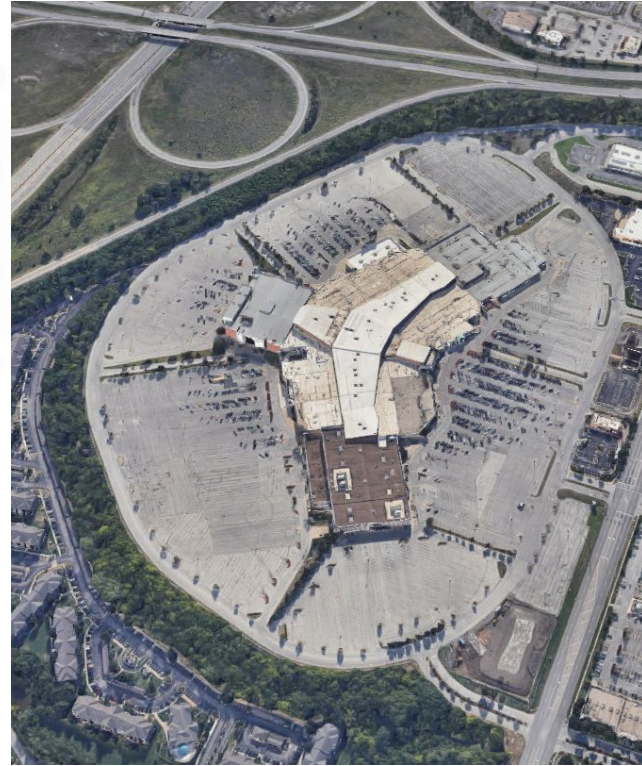
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	54,864	134,854	393,988
Current Year Estimate	53,018	132,184	384,328
2020 Census	52,820	132,045	382,674
Growth Current Year-Five-Year	3.48%	2.02%	2.51%
Growth 2020-Current Year	0.38%	0.11%	0.43%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	22,945	54,904	156,657
Current Year Estimate	22,483	54,549	154,743
2020 Census	22,113	53,819	152,215
Growth Current Year-Five-Year	2.05%	0.65%	1.24%
Growth 2020-Current Year	1.68%	1.36%	1.66%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$97,754	\$97,872	\$94,880

NEIGHBORING ATTRACTIONS



CENTERPOINTE MEDICAL CENTER

Eastern Jackson County and the neighboring areas are served by the 221-bed Centerpointe Medical Center. Over 700 people work at the hospital, along with over 300 doctors. Organizations like The Joint Commission and the Leapfrog Group have commended the hospital for its high-quality patient treatment and patient safety.



THE INDEPENDENCE MALL

The Independence Mall, which has more than 100 shops and eateries and is currently anchored by Dillard's, JCPenney, and Sears, first opened its doors in 1974. Only a few miles away from the mall is Independence Square which has historic landmarks and museums that explore the city's significance in American history. The mall has received numerous honors over the years, including the Examiner newspaper's "Best Shopping Center" award in 2018.



NEW DEVELOPMENT - AZURE APARTMENTS

Large 1, 2, and 3-bedroom luxury apartments are available at Azure Luxury Apartments. In addition to being conveniently close to the best eateries, stores, and walking paths, their apartment building is situated just off I-70 for quick access. Azure also has elevators, linked garages, and bright, roomy interior halls that will improve tenants' life every day of the year. .

KANSAS CITY, MO

Kansas City lies on the border of Kansas and Missouri. This central location makes it very competitive for employment involving transportation, communication, and distribution. Kansas City Metropolitan area covers 7,952 square miles and is home to approximately 2.34 million residents, making it the second largest metro area in the state after Greater St. Louis.

The attractive downtown boasts museums and architectural attractions, including modern buildings and restorations of older sites, such as the 1914 Union Station. The downtown population quadrupled in the last decade and is expected to grow by 50 percent in the next five years. New downtown housing units, expansive entertainment options, restaurants, shopping, and redevelopments are spurring residential and business attractions. Since 2010, there have been over \$4 billion in investments in the revitalization of downtown Kansas City.



KANSAS CITY ECONOMY

Kansas City has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments and sectors with strategic advantages: advanced manufacturing, the arts, design and engineering, health sciences and services, nonprofit management, and information technology. Alas,

Kansas City's top industries are manufacturing, professional and technical services, healthcare and transportation.

Headquarters, technology-based companies, entrepreneurs, freight-based companies, and shared-service centers select the city for its central location, educated workforce, and access to a strong support network of public and private programs, civic-minded entrepreneurs, and competitive incentives.

Fast-growing entrepreneurial businesses and established organizations attract and retain skilled talent because Kansas City delivers today's in-demand lifestyles – affordability, diverse housing options, and a vast array of cultural attractions to accompany desirable career paths offering choice, challenge, and competitive compensation. Over the last year, Kansas City has seen a 1.4% increase in the job market. Over the next decade, Kansas City will see a 32.5% job growth.

KANSAS CITY TOP ATTRACTIONS



Country Club Plaza



Kansas Speedway & Hollywood Casino



Truman Sports Complex



KC Live!



Aspiria (Former Sprint Campus)



Corporate Woods Office Park

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **19501 E 39th St S, Independence, MO, 64057** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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