

255 NW Victoria Dr

Lee's Summit, MO 64086

Industrial Investment Opportunity
Offering Memorandum



MATTHEWS™

MATTHEWS™



255

Exclusively Listed By



Robbie Connell

Associate

913-399-6896

robbie.connell@matthews.com

License No. 849325-SA (TX)



Ashton Miller

Senior Associate

(214) 692-2920

ashton.miller@matthews.com

License No. 774935 (TX)



Andrew Wiesemann

FVP & Associate Director

(214) 295-7569

andrew.wiesemann@matthews.com

License No. 782132-SA (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: 2017010164 (MO) | Firm Lic. No.: 2022018843 (MO)

MATTHEWS™

Table of Contents

255 NW Victoria Dr

04

Property
Overview

07

Lease
Abstract

08

Property
Photos

10

Market
Overview

Property Overview

255 NW Victoria Dr
Lee's Summit, MO 64086



Investment Highlights

Property Highlights

- **Stable In-Place Cash Flow** – 100% leased to an established tenant, providing immediate income from day one.
- **Strategic Lee's Summit Industrial Location** – Located in one of the Kansas City MSA's premier industrial submarkets with convenient access to I-470, US-50, and I-70, supporting strong tenant demand.
- **Near-Term Value Creation Opportunity** – Approximately three years of remaining lease term provides current cash flow while offering investors the opportunity to capture future rental growth, negotiate an extension, or reposition the asset at lease expiration.

Location Highlights

- **Affluent & Growing Kansas City Submarket** – Located in Lee's Summit, a growing Kansas City suburb with approximately 107,500 residents, reflecting 4% population growth since 2020 and nearly 18% growth since 2010.
- **Strong Household Demographics** – Lee's Summit benefits from a median household income of approximately \$102,500 and a highly educated population, with nearly 49% of residents age 25+ holding a bachelor's degree or higher.
- **Established Retail & Commercial Corridor** – Positioned near major retail destinations including Summit Fair and Summit Woods Crossing, providing convenient access to a substantial concentration of shopping, dining, and service amenities.





350

US-170 ±24,175 VPD

Public Storage

 **Wedgewood Pointe**
±150 Units

 **Kansas City - Lee's Summit Regional Airport**
±4.1 Miles Away

INTERSTATE
470

 **St Luke's**
Saint Luke's East Hospital
±238 Beds | ±12,000 Employees

Subject Property

 **CENTURY CONCRETE**
Century Concrete
±30 Total Employees

 **Summit Technology Academy**

 **polytainers**
Polytainers Inc
±250 Total Employees

Walmart 
Supercenter

Interstate 470 ±71,679 VPD

Summit Woods
 **TARGET**
 **BEST BUY**
 **LOWE'S**
 **TJ-maxx**

 **WINLAND FOODS**
Winland Foods
±150 Total Employees

 **Lee's Summit North High School**
±1,940 Students

 **U.S. Citizenship and Immigration Services**
USCIS National Benefits Center
±1,5000 Total Employees

US-50 ±127,924 VPD

50

Summit Village Corporate Park
 **EWING OUTDOOR SUPPLY**
 **enerfab**
 **EXCITE Pharma Services**
 **Symbria**

255 NW Victoria Dr

Lee's Summit, MO 64086

Lease Abstract

Tenant	Heritage Biologics
Ownership	Fee Simple
Guaranty	Summit Holdings XI
Lease Type	NNN
NOI	\$210,000.00
LL Responsibilities	Roof, Exterior Walls, & Structural Foundations
Tenant Responsibilities	Taxes, Insurance, Repairs
Term	7 Years
Lease Commencement	4/1/2022
Lease Expiration	4/1/2029
Increases	Negotiated Increases
Options	Consecutive 1 Year Options



Property Photos

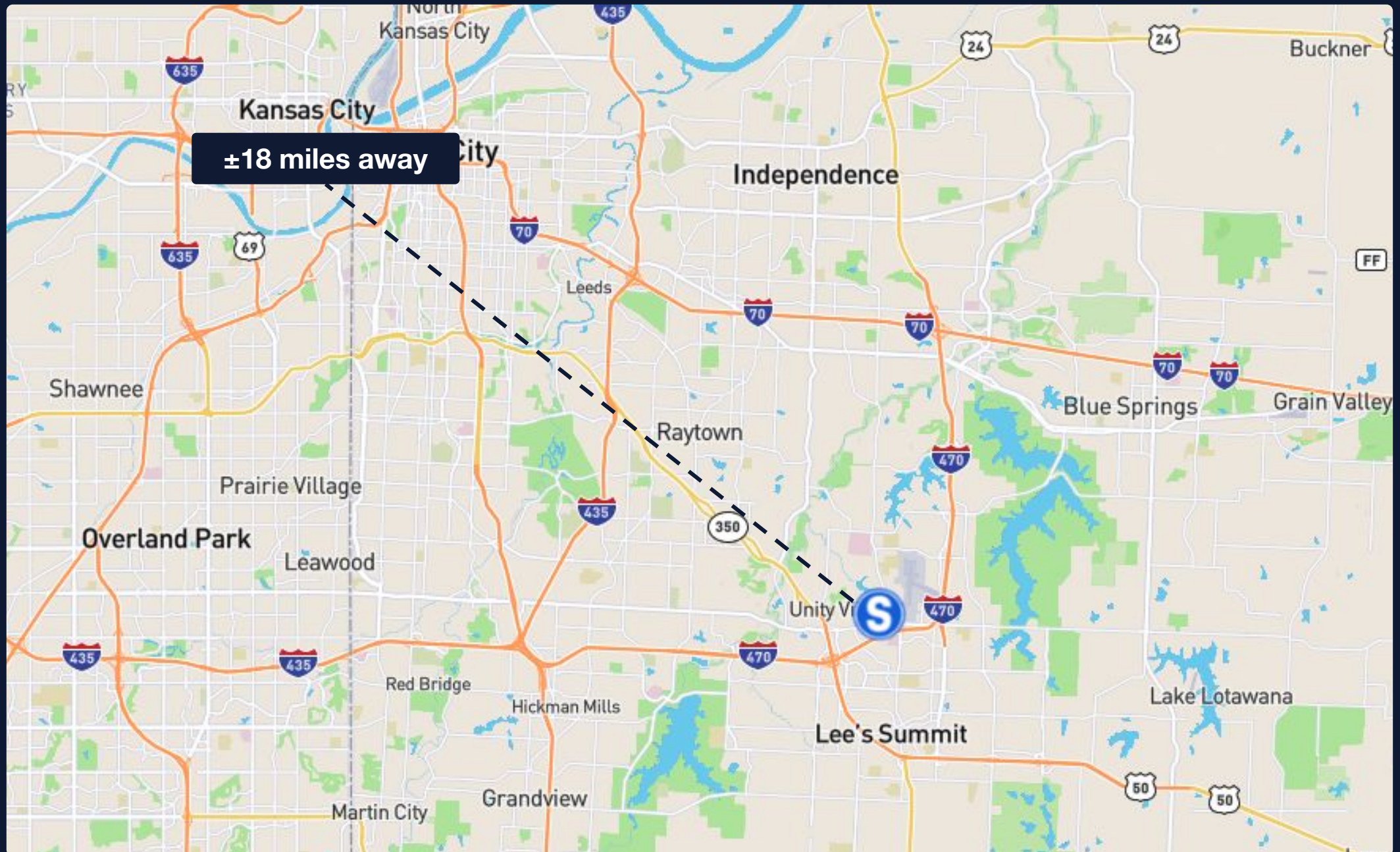


Portfolio Map



Market Overview

255 NW Victoria Dr
Lee's Summit, MO 64086



Lee's Summit, MO

Local Market Overview

Lee's Summit is a growing employment center in eastern Jackson County within the Kansas City metropolitan area, combining a skilled suburban workforce with direct access to the region's transportation, manufacturing, distribution, and consumer base. The city's population is estimated at 107,514, representing 6.3% growth from the 2020 population base. Median household income exceeds \$102,000, while nearly half of adults age 25 and older hold at least a bachelor's degree. These characteristics provide industrial users with access to an educated labor pool and a comparatively affluent local economy.

For industrial occupiers and investors, Lee's Summit benefits from its position within the Kansas City logistics network and proximity to I-470 and the broader interstate system. Local economic development efforts emphasize advanced manufacturing, aerospace, healthcare, and information technology, complementing the Kansas City region's established distribution and manufacturing base. Lee's Summit also maintains its own regional airport, while Kansas City International provides national passenger and cargo connectivity.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	48,116	99,924	401,976
Current Year Estimate	46,489	96,319	392,317
2020 Census	46,534	94,676	391,153
Growth Current Year-Five-Year	3.50%	3.74%	2.46%
Growth 2020-Current Year	0.10%	1.74%	0.30%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,539	39,624	162,584
Current Year Estimate	19,931	38,411	159,574
2020 Census	19,140	36,641	155,236
Growth Current Year-Five-Year	3.05%	3.16%	1.89%
Growth 2020-Current Year	4.13%	4.83%	2.79%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$111,248	\$127,940	\$108,343

Kansas City, MO MSA

2.4M

Total Population

\$180B+

Gross Domestic Product

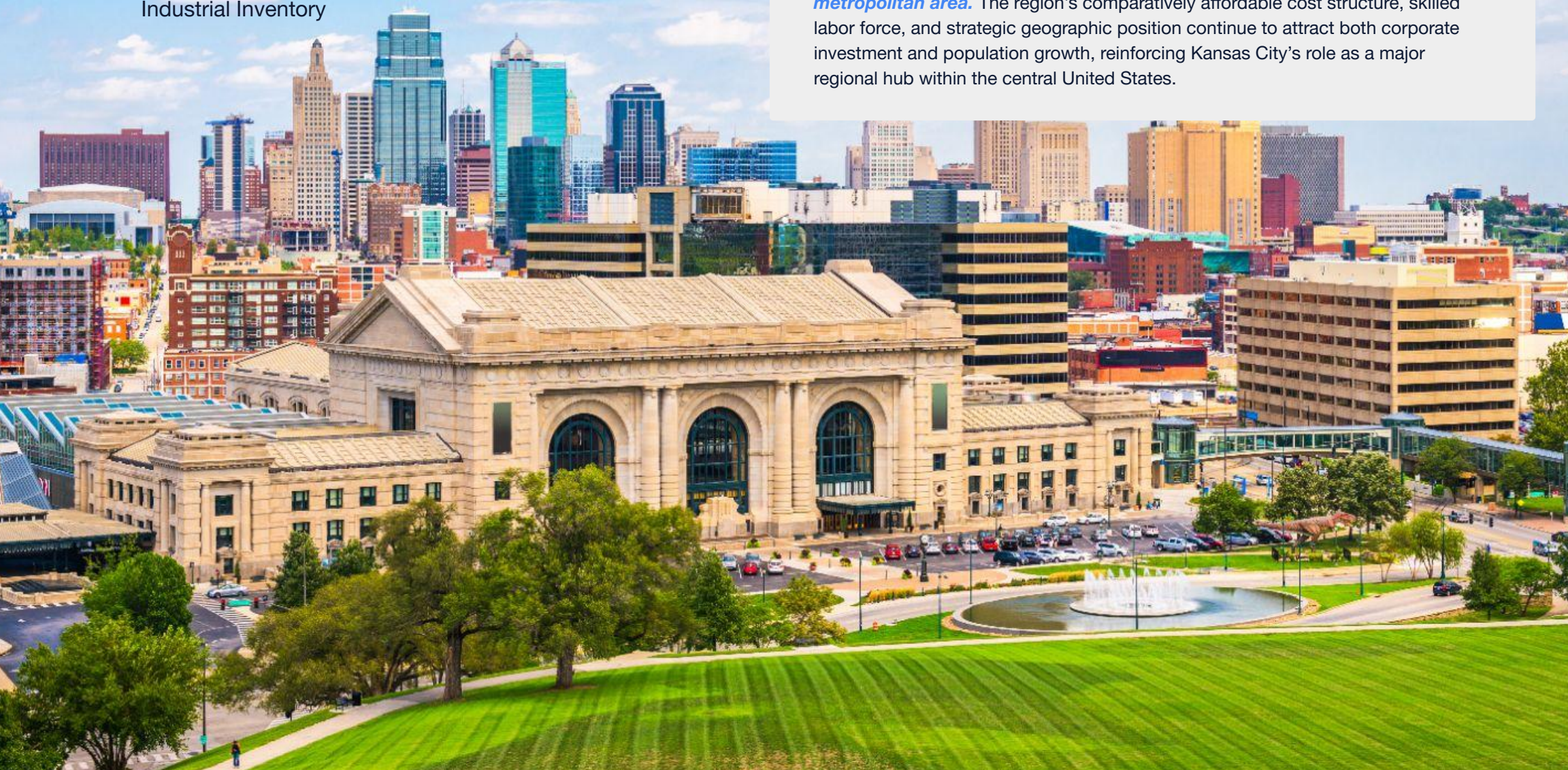
330M
SF

Industrial Inventory

#1

Rail Center in the U.S.

Kansas City, Missouri serves as *one of the Midwest's most important economic and transportation centers*, recognized for its diversified economy, central U.S. location, and extensive logistics infrastructure. The city benefits from *strong connectivity through multiple interstate highways, one of the nation's largest rail hubs, and Kansas City International Airport*, supporting continued growth in industrial, distribution, healthcare, technology, and professional service sectors. Kansas City has experienced substantial investment in downtown redevelopment, entertainment districts, mixed-use projects, and infrastructure improvements, contributing to *rising residential demand and business expansion across the metropolitan area*. The region's comparatively affordable cost structure, skilled labor force, and strategic geographic position continue to attract both corporate investment and population growth, reinforcing Kansas City's role as a major regional hub within the central United States.



MATTHEWS™

Exclusively Listed By



Robbie Connell

Associate

913-399-6896

robbie.connell@matthews.com

License No. 849325-SA (TX)



Ashton Miller

Senior Associate

(214) 692-2920

ashton.miller@matthews.com

License No. 774935 (TX)



Andrew Wieseemann

FVP & Associate Director

(214) 295-7569

andrew.wieseemann@matthews.com

License No. 782132-SA (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: 2017010164 (MO) | Firm Lic. No.: 2022018843 (MO)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 255 NW VICTORIA DR, Lee's Summit, MO, 64086 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.