



OPERATING TUNNEL CAR WASH

110 Starlight Drive Belton, Missouri



SALE PRICE: \$2,295,000 | 7,120+/- SF ON 2.80 ACRES



- Fully Renovated - Operating Car Wash (Brite Carwash)
- Additional land on site for future use or potential development
- Privately Owned Turn-Key Owner Operator Opportunity
- Strategic Location: Major Retail/Traffic Corridor in Growing South Belton, MO market
- Located just West of Interstate 49 at Highway 58 (E. North Avenue) Belton, MO
- Join: Raising Cane's, Home Depot, Target, Hy-Vee, Arby's, Chipotle, Pet Smart, Dutch Brothers Coffee, Menard's, Freddy's Steakburgers, Belton Cinema 8, Starbucks and many more
- [Click Here To View More Photos](#)



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LISTING INFORMATION

For More Information Contact:

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DRONE PHOTOS





QT
Kansas City
Metro Area
Warehouse

Academy
SPORTS & ARTS

HOBBY LOBBY

MARKEY PLAZA DEVELOPMENT

MENARDS

CORNERSTONE POINTE

CREEKMOOR (1,600 HOMES)

10,000 cars per day

15,000 cars per day

52,000 cars per day

11,632 cars per day

Y (Highway widening)

58

CVS pharmacy

QT QuikTrip

One More Scoop

HIBBETT SPORTS

ALDI

PET SMART

JOANN

Belton Cinema 3

HyVee

Max Pre-Owned Center

Canes

DISCOUNT TIRE

McDonald's

Pepperjax Grill

ACE Hardware

IHOP

planet fitness

SUBWAY

Bank of America

Freddy's

Walgreens

STRIP CENTER

Long John Silver's

Ruby Tuesday

Target

Home Depot

PRICE CHOPPER

USPS

Belton Regional Medical Center

TRACTOR SUPPLY CO.

QT QuikTrip

AMCO

Commerce Bank

KFC

RYAN'S

Firestone

38,000 cars per day

Burger King

TACO BELL

CONOCO

Wendy's

Granny Williams

Lowes

Walmart Supercenter

OfficeMax

SAFARI

Holiday Inn

49

71

Timber Trails (330 Homes)

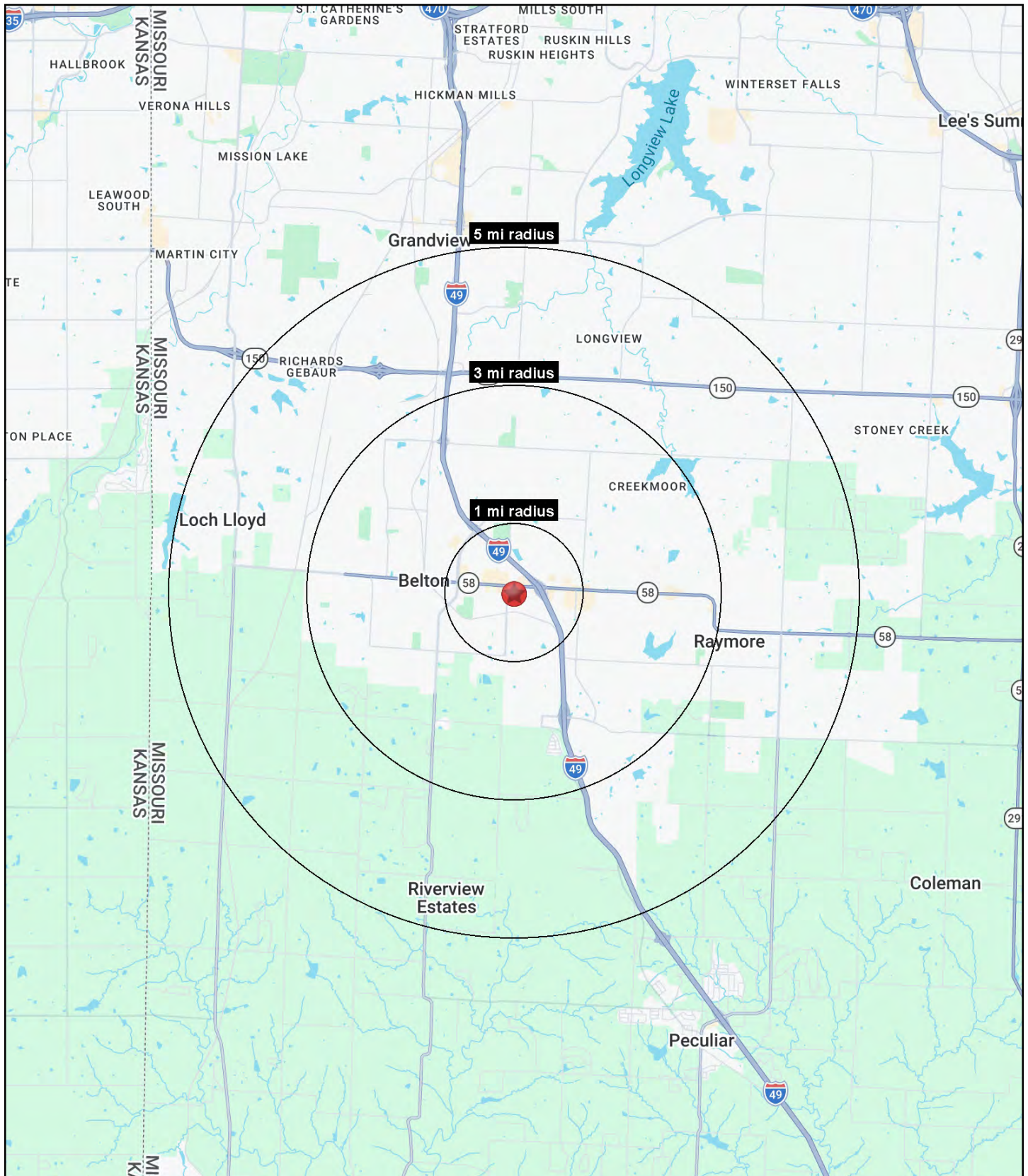
SITE



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110 Starlight Drive Belton, Missouri





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110 Starlight Drive Belton, Missouri

110 Starlight Drive Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,825	48,410	68,129
2030 Projected Population	7,564	53,730	74,168
2020 Census Population	5,993	44,459	63,948
2010 Census Population	5,525	40,207	58,172
Projected Annual Growth 2025 to 2030	2.2%	2.2%	1.8%
Historical Annual Growth 2010 to 2025	1.6%	1.4%	1.1%
2025 Median Age	35.8	37.4	37.7
Households			
2025 Estimated Households	2,787	19,319	26,875
2030 Projected Households	3,125	21,692	29,599
2020 Census Households	2,405	17,068	24,454
2010 Census Households	2,166	15,054	21,758
Projected Annual Growth 2025 to 2030	2.4%	2.5%	2.0%
Historical Annual Growth 2010 to 2025	1.9%	1.9%	1.6%
Race and Ethnicity			
2025 Estimated White	74.9%	77.3%	74.4%
2025 Estimated Black or African American	13.5%	12.4%	14.8%
2025 Estimated Asian or Pacific Islander	2.0%	1.5%	1.5%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	9.2%	8.3%	8.9%
2025 Estimated Hispanic	9.4%	7.9%	8.5%
Income			
2025 Estimated Average Household Income	\$86,127	\$105,765	\$105,408
2025 Estimated Median Household Income	\$66,596	\$86,497	\$85,195
2025 Estimated Per Capita Income	\$35,223	\$42,249	\$41,622
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.1%	3.9%	4.2%
2025 Estimated High School Graduate	36.7%	30.0%	29.5%
2025 Estimated Some College	25.8%	23.8%	23.9%
2025 Estimated Associates Degree Only	4.9%	7.7%	8.1%
2025 Estimated Bachelors Degree Only	18.2%	21.2%	20.9%
2025 Estimated Graduate Degree	7.2%	10.5%	10.5%
Business			
2025 Estimated Total Businesses	283	1,039	1,555
2025 Estimated Total Employees	3,274	13,362	21,211
2025 Estimated Employee Population per Business	11.6	12.9	13.6
2025 Estimated Residential Population per Business	24.1	46.6	43.8

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