

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES  
OFFERING MEMORANDUM

**Available as NNN Investment or Owner/User Purchase**



**705 E 75 St  
Kansas City, MO 64131**



## LISTED BY:

### BROKER OF RECORD

KYLE B MATTHEWS

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DIRECT (866) 889-0550

LIC NO. 2017010164 (MO)





# INVESTMENT HIGHLIGHTS

- Absolute NNN Investment - Zero Landlord Responsibilities
- Healthy Rent to Sales Ratio - Contact broker for details
- Limited Supply of Inventory in the Kansas City Market
- Over \$4 Billion has been invested in the Kansas City, MO market over the decade
- Huge population growth in Kansas City, MO over past 10 years, expected 50% growth in the next 5 years
- Rare 5% Annual Increases in Rent - Premier Hedge Against Inflation



# FINANCIAL OVERVIEW



## TENANT SUMMARY

TENANT	Conoco Gas
PROPERTY ADDRESS	705 E 75 St, Kansas City, MO 2038
LEASE TYPE	NNN or Owner/User
TERM REMAINING ON LEASE	±4 Years
CURRENT RENT	\$156,946.50
RENTAL INCREASES	5% Annual Increases
2021 SALES	Sub 6% Rent to Sales Ratio - See broker for details



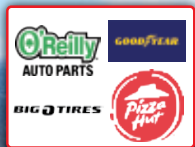


## ANNUALIZED OPERATING DATA

Lease Commence	Annual Rent	CAP Rate
Current - 04/30/2023	\$156,946.50	7.13%
05/01/2023 - 04/30/2024	\$164,813.00	7.49%
05/01/2024 - 04/30/2025	\$173,054.00	7.87%
05/01/2025 - 04/30/2026	\$181,707.00	8.26%







Kansas City  
Public Library:  
Waldo Branch

St. Elizabeth  
Parish Garden  
Park

Tower Park



HOLMES RD

Comprehensive Mental  
Health Services Recovery

E 75 ST

**SUBJECT  
PROPERTY**  
Conoco Gas



# TENANT OVERVIEW



**HOUSTON, TX**  
HEADQUARTERS



**± 14,000**  
EMPLOYEES



**PHILLIPS 66**  
COMPANY NAME

Conoco is a major US brand of oil. It is currently owned by Phillips 66. The Phillips 66 Company is an American multinational energy company headquartered in Westchase, Houston, Texas. It debuted as an independent energy company when ConocoPhillips executed a spin-off of its downstream and midstream assets. Taking its name from the 1927 “Phillips 66” trademark of ConocoPhillips predecessor Phillips Petroleum Company, Phillips 66 began trading on the New York Stock Exchange on May 1, 2012, under the ticker PSX. The company is engaged in producing natural gas liquids (NGL) and petrochemicals. The company has approximately 14,000 employees worldwide and is active in more than 65 countries. Phillips 66 is ranked No. 23 on the Fortune 500 list and No. 67 on the Fortune Global 500 list as of 2018.

## KANSAS CITY, MO

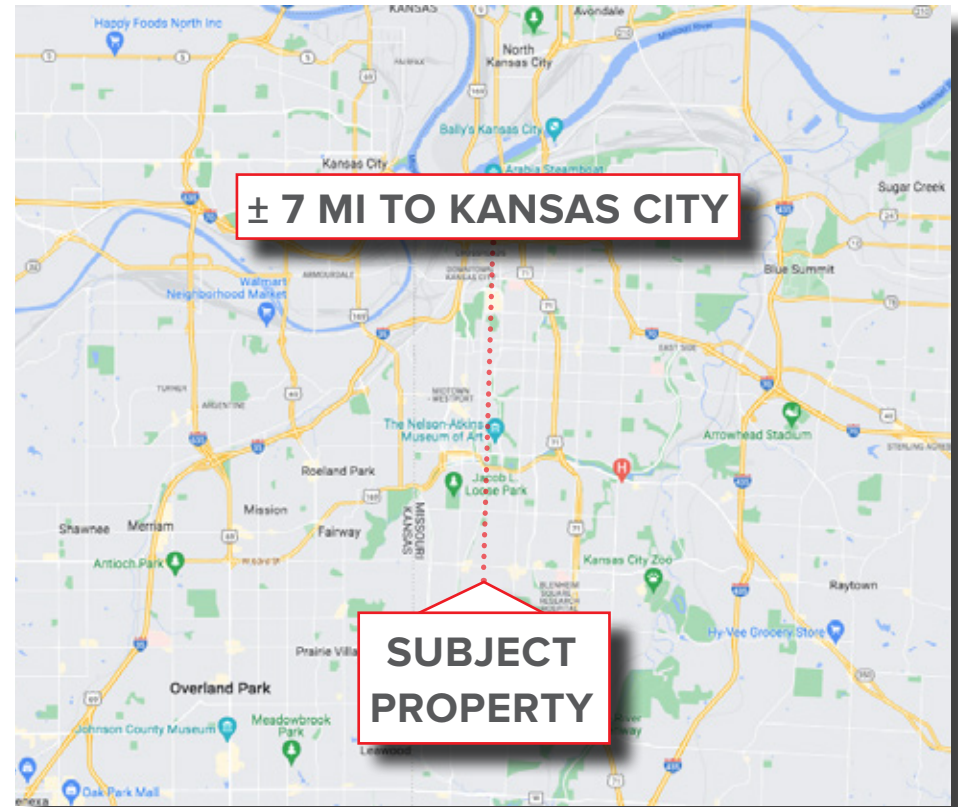
Kansas City, Missouri, lies on the western edge of Missouri. Among the 100 largest cities in the United States, it is the most centrally located in the lower 48 states. This central location makes it very competitive for employment involving transportation, communication, and distribution. Kansas City covers 319 square miles and is home to approximately 464,000 residents, making it the largest city in Missouri, both in area and population.

The attractive downtown boasts museums and architectural attractions, including modern buildings and restorations of older sites, such as the 1914 Union Station. More recently, a major urban redevelopment and renewal effort has taken hold, anchored by a new Federal Reserve and IRS complex expected to employ 7,000 and a new headquarters for financial services giant H&R Block, plus a new entertainment district. 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.

## ADVANTAGEOUS LOCATION

Kansas City has long been a hub for domestic and international transportation, specifically for logistics and warehouse distribution companies, because of its abundant real estate availability and land, low operating costs, and efficient utility infrastructure as well as its central location at the intersection of 3 major interstates: I-70, I-35, and I-29. Its growing economy, geographic location, business-friendly environment, low tax rate, and evolving infrastructure make Kansas City an attractive location for those companies looking to expand or relocate:

- 27% more interstate transportation distribution miles per capita than any other metropolitan area
- 2nd busiest rail hub by tonnage
  - Nearly half of all eastbound intermodal freight entering the country through west coast ports passes through the area
- Kansas City International Airport (MCI) - 15 miles northwest of downtown Kansas City
  - 11.5 million passengers annually \$1.5 billion remodel currently underway; planned completion in 2023
  - 1 million square foot single terminal; 39 gates with the ability to expand to 50
  - 6,300-space parking structure along with landside and airside improvements





# ECONOMY

Kansas City has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments and sectors with particular strategic advantages: advanced manufacturing, the arts, design and engineering, health sciences and services, nonprofit management, and information technology. Headquarters, technology-based companies, entrepreneurs, freight-based companies, and shared-service centers select Kansas 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.

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2026 Projection	87,493	235,900	797,585
2021 Estimate	87,959	234,518	785,469
Growth 2010-2021	2.25%	3.41%	5.26%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2026 Projection	38,749	110,145	347,344
2021 Estimate	38,266	107,555	335,083
2010 Census	37,156	102,902	313,17
Growth 2021-2026	1.26%	2.41%	3.66%
Growth 2010-2021	2.99%	4.52%	7.00%
INCOME	3-MILE	5-MILE	10-MILE
2021 Avg Household Income	\$119,552	\$101,608	\$91,155



## LANDMARKS

### COUNTRY CLUB PLAZA

- A 55-acre site in the historic upscale Country Club District; upscale apartments and mansions surround the plaza
- 804,000 square feet of retail space and 468,000 square feet of office space

### KANSAS SPEEDWAY & HOLLYWOOD CASINO

- Kansas Speedway is a premier racing facility that hosts multiple NASCAR races and the ARCA Racing Series championship race
- Hollywood Casino is a joint venture between Kansas Speedway and Penn National Gaming; initial phase includes a 100,000 square foot gaming floor
- Additional phases include a hotel, convention center, and an entertainment district

### TRUMAN SPORTS COMPLEX

- Houses two major sports and entertainment venues (Arrowhead and Kauffman stadium)
- Home to NFL's Kansas City Chiefs and Major League Baseball's Kansas City Royals





# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **Conoco Gas** Located at **705 E 75 St, Kansas City, MO 64131** ("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. 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 detrimental to the interest of the Seller.

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 corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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 Seller 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 this Offering Memorandum.



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