

# TWIN PEAKS

19821 EAST JACKSON DRIVE  
INDEPENDENCE | MISSOURI 64057

**HIGH SALES  
VOLUME LOCATION**  
*Kansas City MSA*



ACTUAL SITE

# ADVISORY TEAM

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## PRICE

\$3,879,000

## CAP RATE

7.75%

## NOI

\$300,617

## POINTS OF INTEREST

**Retailers | Entertainment:** Nearby major retailers include Costco, Bass Pro Shops, Walmart, Target, Sam's Club, Menards, Lowe's, Hobby Lobby, Kohl's, Ross, Marshalls, Shoe Carnival, World Market, Ulta Beauty, Best Buy, PetSmart, Petco, Five Below, ALDI, Hy-Vee, Price Chopper, Cash Saver, Tractor Supply, Harbor Freight, Half Price Books, Guitar Center, AMC Theatres

**Higher Education:** 4 miles from **Metropolitan Community College (MCC) Blue River** - this campus is home to the Public Safety Institute, which includes programs for fire & police academies, as well as other vocational & academic programs serving 825 students

**Healthcare:** Less than 1 mile from **Centerpoint Medical Center** - featuring 285 beds, state-of-the-art equipment & technology, providing Level II Trauma Center, Chest Pain Center, Stroke Center & much more

*Less than 1 mile from **Independence Center** - one of the largest & fully enclosed regional shopping centers in the Kansas City Metro area, boasting more than 1 million SF of retail space & 12 million visitors annually, anchored by Dillard's & Dick Sporting Goods with more than 100 popular retail stores.*

## ABSOLUTE NNN LEASE | PERCENTAGE RENT

4 years remaining on initial 15-year Absolute NNN lease with ATTRACTIVE CPI rental escalations every 5 years! In addition to Base Rent, Tenant is to pay **5% of Gross Sales** above the natural breakpoint. **\*\*See Financial Analysis page\*\***

## TENANT | EXCEPTIONALLY STRONG SALES PERFORMANCE

**B3 Lodge II, LLC** owns & operates five Twin Peaks locations in Kansas City & Wichita. 3B Lodge is comprised of brothers (Personal Guarantors) Brent & Brad Steven, who serve as Chief Executive Office & Chief Operating Officer, along with Brian Carduff, the group's Chief Financial Officer. All three are from the Midwest & have experience working in various restaurant, sports and entertainment ventures. **\*\*See Tenant Overview page\*\***

## DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Well-positioned on a large ±1.66-acre lot (pad site to a 222,000 SF power center) - just minutes from Independence Center (1,000,000+ SF super regional shopping mall), Costco, Walmart, Sam's Club, Target, Bass Pro Shops & Lowe's. Offering excellent visibility north of I-70, with **impressive traffic counts of 109,462 CPD!**

## AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	127,164
Households (5-mi)	52,209

**Average Household Income (3-mi) \$106,008**

# Financial Analysis

## SITE ADDRESS

19821 East Jackson Drive  
Independence, Missouri 64057 (Kansas City MSA)

## TENANT

**B3 Lodge II, LLC**

## GUARANTORS

Former Tenant/Operators (KC Lodge Ventures LLC with Personal Guarantors - Paul W. Khoury, Jon P. McGee & Thomas A. Peterson) and existing Operator Personal Guarantors (Bradley Steven, Brent Steven & Brian Carduff)

## ENTITY TYPE

Franchise

## GROSS LEASABLE AREA

±6,800 SF

## LOT SIZE

±1.66 acres

## YEAR BUILT

2002

## OWNERSHIP

Fee Simple (Building & Land)

## EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**. Tenant is responsible for all expenses. \*Landlord to reimburse for CapEx (\$25,000 or more) in the last 12 months of the lease.

## LEASE TERM

4 years remaining

## RENTAL INCREASES

CPI rental escalations every 5 years (NO CAP)

## RENT COMMENCEMENT DATE

April 1, 2014

## EXPIRATION DATE

June 30, 2029

## OPTIONS

Three 5-Year Renewal Options

## FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow.

## Percentage Rent/Sales Table

TERM	ANNUAL RENT	TOTAL SALES	5% SALES	% RENT OWED
04/01/14 to 03/31/15	\$228,000	\$3,877,532	\$193,877	\$0
04/01/15 to 03/31/16	\$228,000	\$4,025,011	\$201,251	\$0
04/01/16 to 03/31/17	\$228,000	\$4,217,356	\$210,868	\$0
04/01/17 to 03/31/18	\$228,000	\$4,455,011	\$222,751	\$0
04/01/18 to 03/31/19	\$228,000	\$4,526,611	\$226,331	\$0
04/01/19 to 03/31/20	\$245,346	\$4,633,934	\$231,697	\$0
04/01/20 to 03/31/21	\$245,346	\$3,907,710	\$195,386	\$0
04/01/21 to 03/31/22	\$245,346	\$4,807,725	\$240,386	\$0
04/01/22 to 03/31/23	\$245,346	\$5,572,594	\$278,630	\$33,284
04/01/23 to 03/31/24	\$245,346	\$5,795,835	\$289,792	\$44,446
04/01/24 to 03/31/25	\$300,618	\$5,581,893	\$279,095	\$0
04/01/25 to 03/31/26	\$300,618	TBD	TBD	TBD

# Tenant Profile



**Twin Peaks** is an award-winning sports bar and restaurant founded in 2005, now with 115 locations across 27 U.S. states and Mexico, known for its scratch-made food, ice-cold beer, and immersive sports-lodge atmosphere. Each location features engaging service, wall-to-wall TVs, and a menu ranging from seared-to-order burgers to in-house smoked brisket and wings.

## About the Tenant

**B3 Lodge II, LLC** owns & operates five Twin Peaks locations in Kansas City and Wichita. 3B Lodge is comprised of brothers (Personal Guarantors) Brent and Brad Steven, who serve as Chief Executive Officer and Chief Operating Officer, along with Brian Carduff, the group's Chief Financial Officer. All three are from the Midwest and have experience working in various restaurant, sports and entertainment ventures.

The Steven brothers also own Steven Hospitality Group. The Wichita-based company has revitalized the food and beverage scene in the city, opening award-winning restaurants The Hill Bar and Grill, Wine Dive and Vora Restaurant European as well as popular bar district hot spot, Industry Old Town. Steven Hospitality Group recently expanded its outreach in Kansas with Wine Dive + Kitchen concepts in the university towns of Lawrence and Manhattan.

# TWIN PEAKS

## Corporate Profile

**Twin Hospitality Group Inc.** (NASDAQ: TWNP) is a restaurant franchisor and operator that strategically develops and operates specialty casual dining restaurant concepts in the U.S. and internationally. Twin Hospitality's goal is to redefine the casual dining category with its experiential driven brands, Twin Peaks and Smokey Bones.

## Awards & Recognition

**2023**  
Franchise Innovation Award Recipient  
Selected as Most Innovative Use of  
Customer-Facing Digital Tools (Menu).



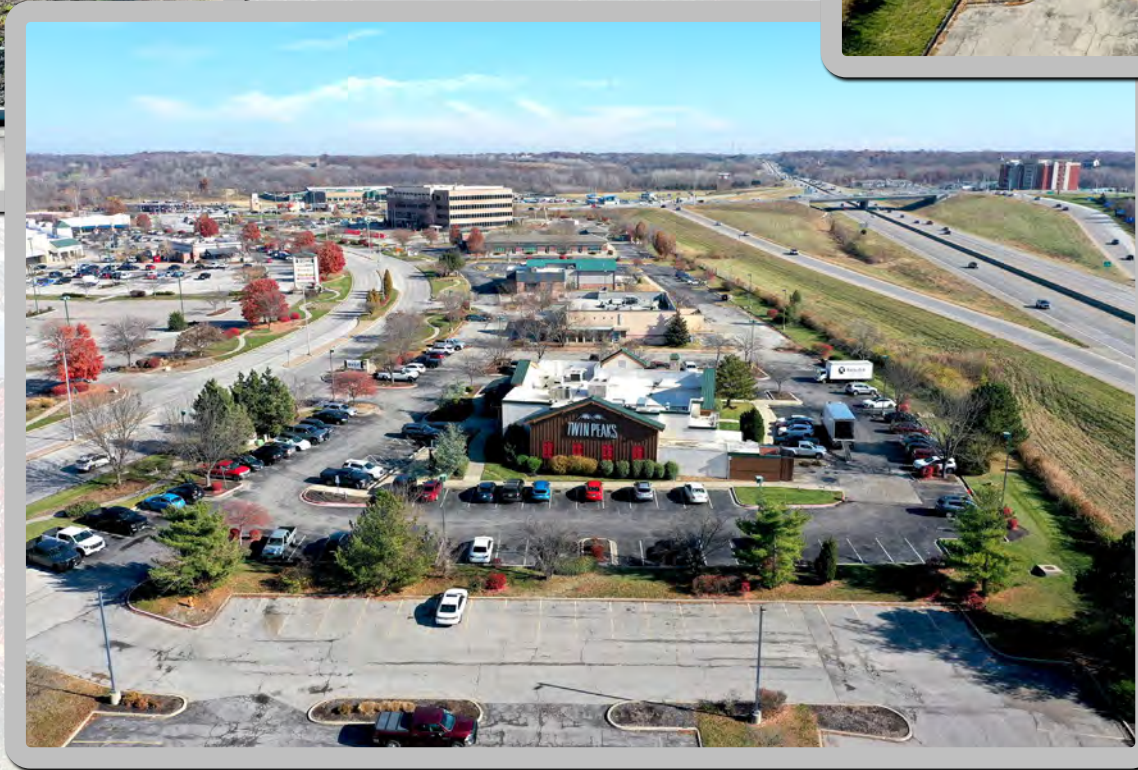
**2024**  
Twin Peaks ranked in Technomic's Top  
500 Chain Restaurants.

**2025**  
Twin Peaks Restaurants earns the Full  
Service Best Practices Award: Voice of the  
Customer winner



# Actual Site Photos


As of November 2025




# Site Plan

 Pad site to a 222,000 SF power center

Just minutes from Independence Center (1,000,000+ SF super regional shopping destination), Costco, Walmart, Sam's Club, Target, Bass Pro Shops & Lowe's

 GLA: ±6,800 SF

 Lot Size: ±1.66 acres



# Northwest

As of November 2025

2025 AVERAGE HOUSEHOLD INCOME (3-MI)  
**\$106,008**

**KOHL'S** **five BELOW** **BEST BUY** **SALLY.** **ULTA BEAUTY**  
**Marshalls** Bath & Body Works® **SHOE CARNIVAL** **BOB'S** Discount Furniture **ROSS**

**AMC THEATRES**

**HCA Midwest Health**  
**CENTERPOINT MEDICAL**  
285 BEDS

**AZURE LUXURY**  
280 UNITS

**Dillard's** **FINISH LINE** **DICK'S**  
**Kirklands Home** **Foot Locker** **HOT TOPIC**  
**CHAMPS** **SPORTS** **ICING** **H&M**  
**AÉROPOSTALE** **JARED** **zumiez**  
**AMERICAN EAGLE** **Petland** **Buckle**  
**BUILD-A-BEAR** **rue21** **claire's**  
**Bath & Body Works** **TORRID**  
*Victoria's Secret*

**Hilton Garden Inn**

**Kanga's**  
Indoor Playground

**WORLD MARKET**

**HALF PRICE BOOKS**

**HEREFORD HOUSE**

**TWIN PEAKS**  
EATS + DRINKS + SCENIC VIEWS

**PATIO**  
RESTAURANT & LOUNGE

**BD's**  
MONTELIAN CHILI

**Steakhouse & Sushi Bar**

INTERSTATE  
**75**

**I-75 | 109,462 CPD**

# East

As of November 2025



# Southwest

As of November 2025



**FIRST**  
BAPTIST CHURCH BLUE SPRINGS

**Comfort**  
INN & SUITES

**Catrina's**  
TRUCK & TRUCKER

**CANDLEWOOD**  
SUITES BY IHG

**H** Holiday Inn  
Express & Suites

**Kobe** Steakhouse & Sushi Bar

**BD's**  
MONGOLIAN GRILL

**PATIO**  
RESTAURANT & LOUNGE

**golden corral**

**CARMAX**

**CABLE DAHMER**  
ARENA

INTERSTATE  
**75**

**I-75 | 109,462 CPD**

**HEREFORD**  
HOUSE

**Hilton**  
Garden Inn

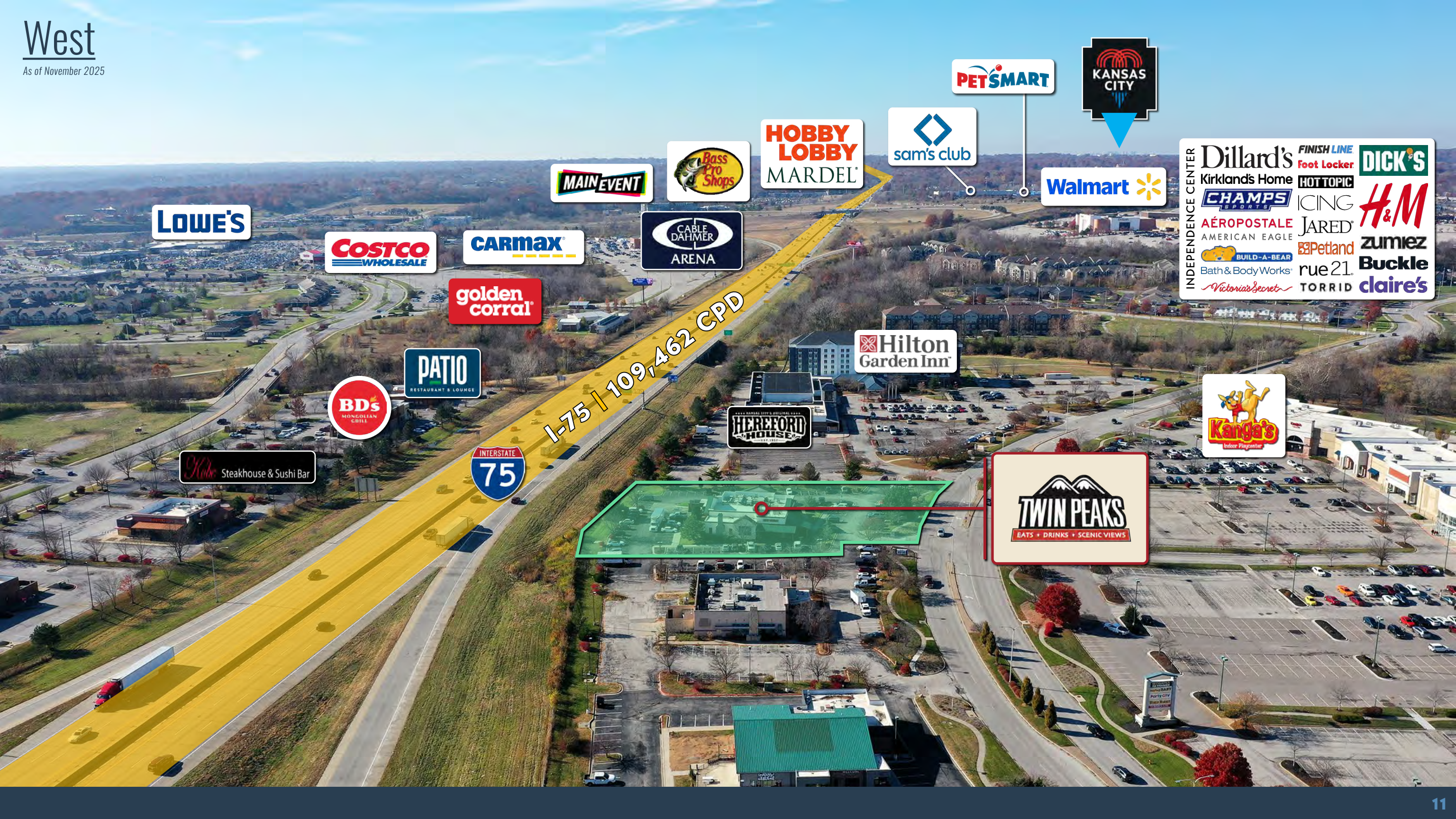
**Kanga's**  
Indoor Playcenter

**CenterWell**  
Home Health

**TWIN PEAKS**  
EATS + DRINKS + SCENIC VIEWS

**WORLD MARKET**





**LOWE'S**

**COSTCO**  
WHOLESALE

**CARMAX**

**golden**  
**corral**

**BD's**  
MONGOLIAN  
GRILL

**PATIO**  
RESTAURANT & LOUNGE

*Steakhouse & Sushi Bar*

INTERSTATE  
**75**

I-75 | 109,462 CPD

HEREFORD  
HOUSE

**Hilton**  
Garden Inn

**HOBBY**  
**LOBBY**  
MARDEL

Bass  
Pro  
Shops

CABLE  
DAHMER  
ARENA

**MAIN**  
**EVENT**

sam's club

**PETSMART**

**KANSAS**  
**CITY**

**Walmart**

INDEPENDENCE CENTER  
**Dillard's**  
Kirkland's Home  
**CHAMPS**  
SPORTS  
AÉROPOSTALE  
AMERICAN EAGLE  
Bath & Body Works  
Victoria's Secret  
**FINISH LINE**  
Foot Locker  
**HOT TOPIC**  
ICING  
JARED  
Petland  
rue 21  
TORRID  
**DICK'S**  
**H&M**  
zumiez  
**Buckle**  
**claire's**

**Kanga's**  
Indoor Playground

**TWIN PEAKS**  
EATS • DRINKS • SCENIC VIEWS

# Independence



target

KOHL'S five BELOW BEST BUY SALLY'S ULTA BEAUTY  
Marshalls SHOE CARNIVAL Bath & Body Works BOB'S Discount Furniture. ROSS

HCA Midwest Health  
CENTERPOINT MEDICAL  
285 BEDS

Progress Rail  
A Caterpillar Company

REALTY GENESIS DOLLAR TREE

pepperoni's McALISTER'S DELI STARBUCKS  
FAZONS Great Clips GameStop  
AT&T

AMC THEATRES

INTERSTATE 470

291

E 39TH ST | 15,469 CPD

TWIN PEAKS  
EATS + DRINKS + SCENIC VIEWS

WORLD MARKET HALF PRICE BOOKS  
BUFFALO WILD WINGS  
Hilton Garden Inn

QT QuikTrip

DO Black Bear Diner  
Grill & Chill MCBEE'S COFFEE N CARWASH

Auto Zone T LONGHORN STEAKHOUSE

Guitar Center McDonald's

Walmart

Perkins AMERICAN FOOD CO.

sam's club

INTERSTATE 75

I-75 | 109,462 CPD

I-470/MO-291 | 87,749 CPD

HOBBY LOBBY MARDEL

Bass Pro Shops

stoney creek

Dillard's FINISH LINE Foot Locker DICK'S  
Kirkland's Home HOT TOPIC  
CHAMPS ICING H&M  
AÉROPOSTALE JARED  
AMERICAN EAGLE Petland zumiez  
BUILD-A-BEAR Bath & Body Works rue21 Buckle  
Victoria's Secret TORRID claire's

IHOP

Arby's

DRURY HOTELS

INTERSTATE 75

LITTLE BLUE PKWY | 28,692 CPD

DUTCH BROS

MENARDS

O'Reilly AUTO PARTS

40

US-40 | 26,628 CPD

SLIM CHICKENS

MAIN EVENT

LOWE'S

COSTCO WHOLESALE

Panera BREAD EXPRESS OIL CHANGE  
Red Robin SportClips  
CHIPOTLE MEXICAN GRILL  
WHATABURGER GET AIR  
McDonald's SUBWAY Concentra

MY PLACE

Calver's

CORNER CAFE

Children's Mercy EAST INDEPENDENCE 72 BEDS

Pizza Ranch

Cheddar's SCRATCH KITCHEN

TWISTED TENDERS

# City View



**VANHORN  
HIGH SCHOOL**  
1,113 STUDENTS

**WILLIAM CHRISMAN  
HIGH SCHOOL**  
1,441 STUDENTS



**MCC METROPOLITAN  
COMMUNITY COLLEGE**  
**BLUE RIVER**  
825 STUDENTS



**PROGTER  
ELEMENTARY**  
200 STUDENTS



**BRIDGER  
MIDDLE SCHOOL**  
696 STUDENTS

**CLIFFORD H NOWLIN  
MIDDLE SCHOOL**  
886 STUDENTS



**SANTA FE TRAIL  
ELEMENTARY**  
356 STUDENTS



**THREE TRAILS  
ELEMENTARY**  
347 STUDENTS

**TRUMAN  
HIGH SCHOOL**  
1,700 STUDENTS

*Drumm Fram  
Golf Club*



**WILLIAM SOUTHERN  
ELEMENTARY**  
452 STUDENTS



**INDEPENDENCE  
CENTER**





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