

An aerial photograph of a residential development. The image shows a mix of modern multi-story apartment buildings, smaller townhomes, and single-family homes. A prominent feature is a large, dark pond in the lower-left quadrant. The streets are a mix of straight and winding paths. A blue semi-transparent banner covers the top right corner, containing white text.

New Longview

An abbreviated history

Lee's Summit | Missouri

December 21, 2021

BOX

Real Estate
Development

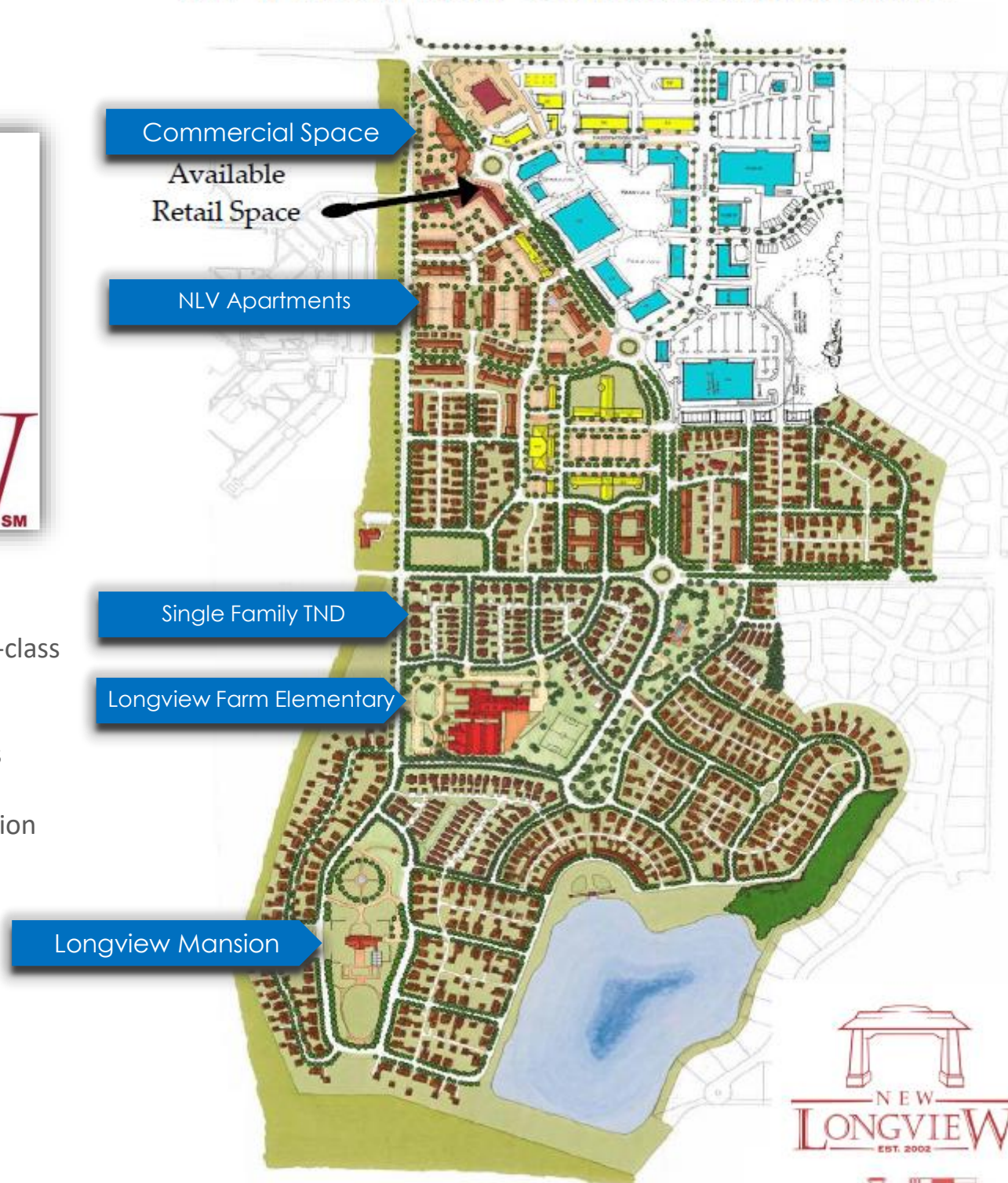
2002-2012

New Longview | Lee's Summit, MO



- New Longview well on its way to being a world-class mixed-use development
- Gale completes several award-winning projects
- 2009 Recession impacts market; new construction slows

NEW LONGVIEW DEVELOPMENT PLAN

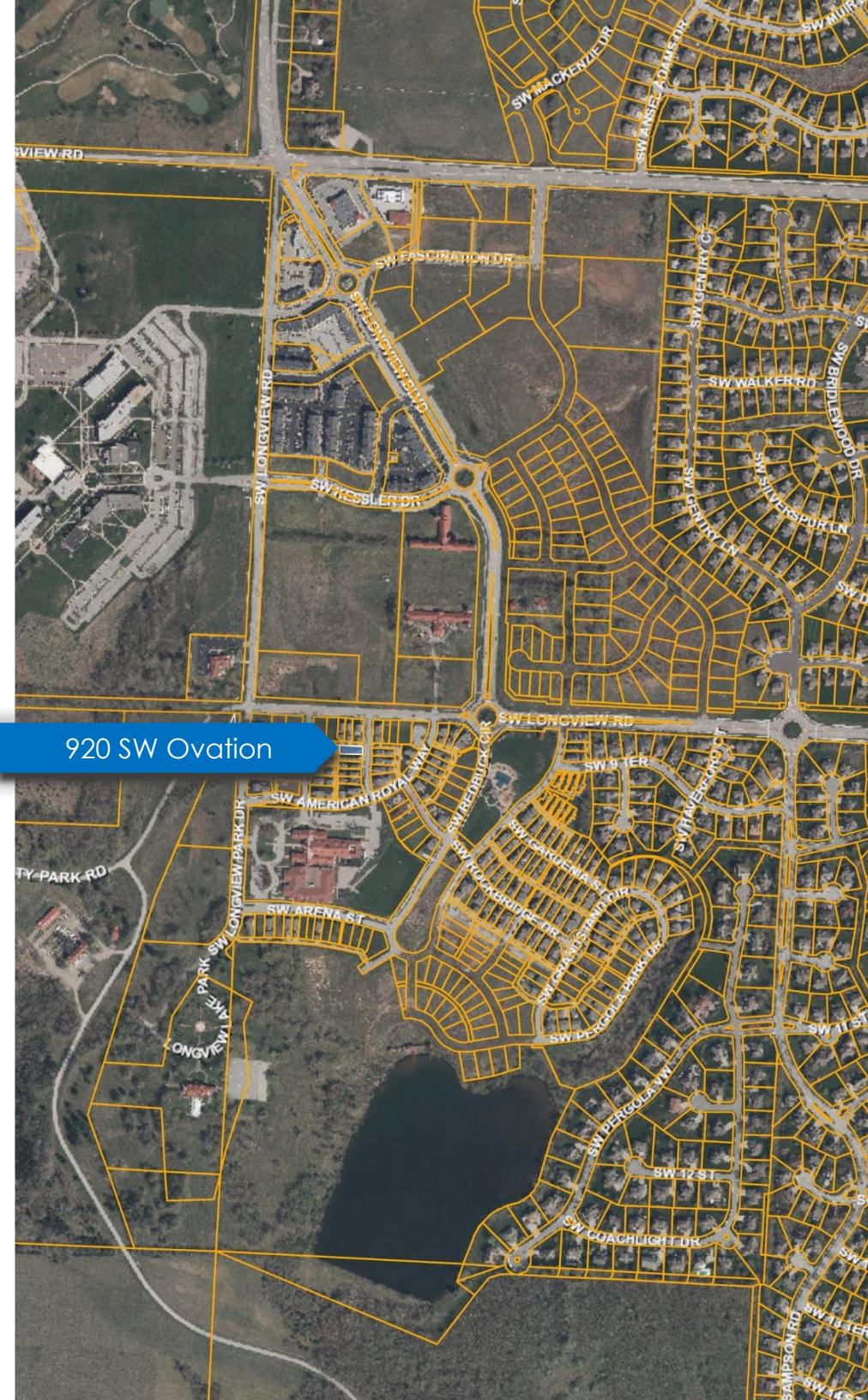


2012

New Longview | Lee's Summit, MO



- Pearson family buys New Longview home; enjoys relative obscurity
- Meanwhile, entire banks swallowed and absorbed; CMBS market grinds to halt, loans sold off in packages, cats marry dogs, world descends into chaos

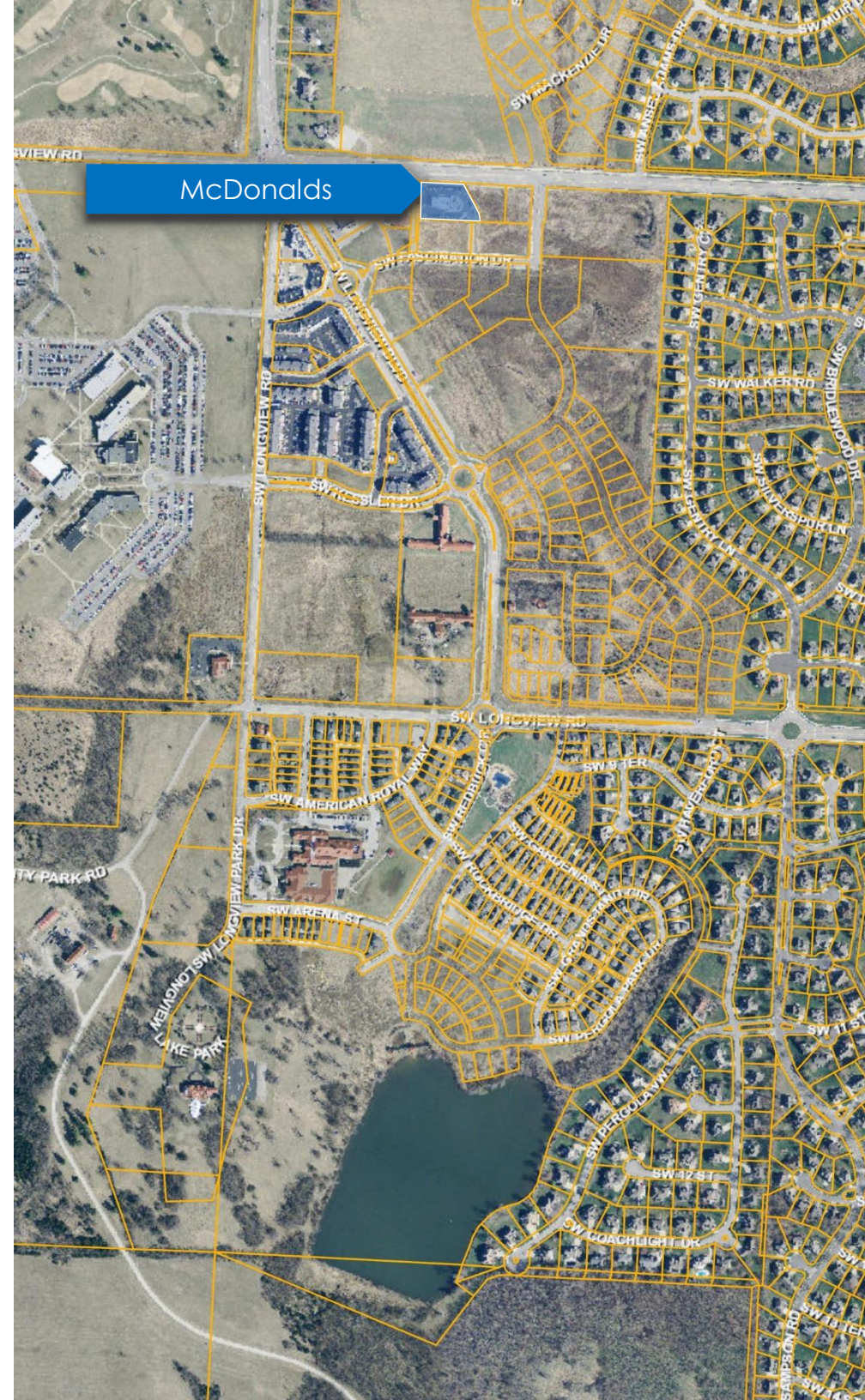


2013-2014

New Longview | Lee's Summit, MO



- McDonalds completes construction



2013-2014

New Longview | Lee's Summit, MO



- Equity Bank buys several banks using TARP funds, packages loans, and sells to investors
- Platform Ventures (FKA Mariner Real Estate) purchases loan packages across country and proceeds to take title to undeveloped New Longview land and historic buildings

M-III Longview



2014-2016

New Longview | Lee's Summit, MO



- Residences at New Longview completed – 309 luxury apartments



Residences at NLV

2014-2016

New Longview | Lee's Summit, MO



- M-III Longview engages NAI Heartland (FKA Lee & Associates) to market commercial sites

- Lease conversations begin with B&B Theatres

NLV Commercial



2014-2016

New Longview | Lee's Summit, MO



- BoxDevCo leads Fascination at New Longview design charrette and PDP



2014-2016

New Longview | Lee's Summit, MO



- NAI Heartland brokers several land sales to users including
 - Goddard School
 - Autumn Leaves
 - Yarco (apartment developer; never builds)



2014-2016

New Longview | Lee's Summit, MO



- Inspired Homes buys land and begins Kessler Ridge single-family
- Platform extends Kessler Road
- Commercial detention basin improved

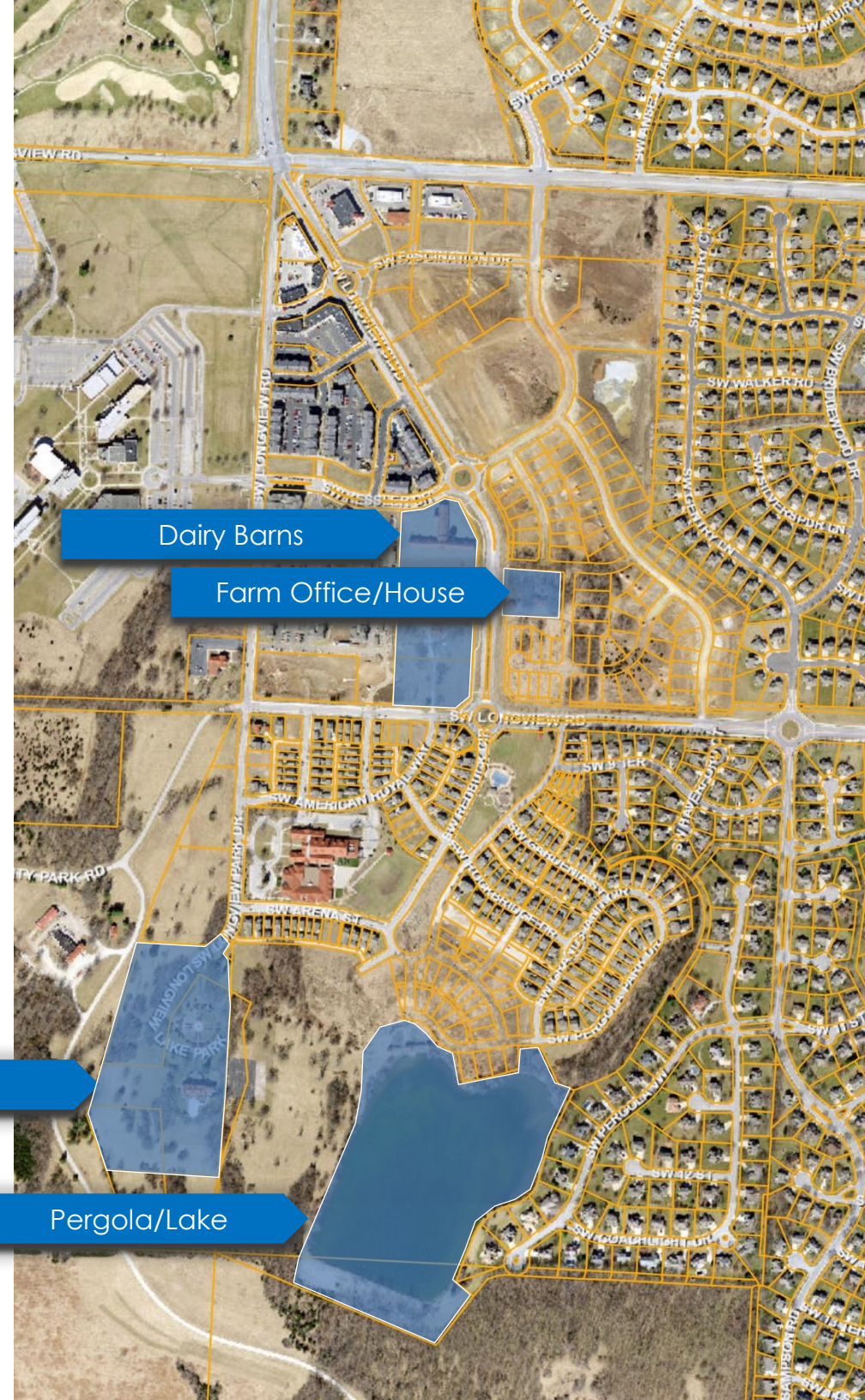


2014-2016

New Longview | Lee's Summit, MO



- Platform amends and extends TIF to halt deterioration and fund future restoration of remaining Longview Farm historic buildings and welcome arches (BoxDevCo assists)

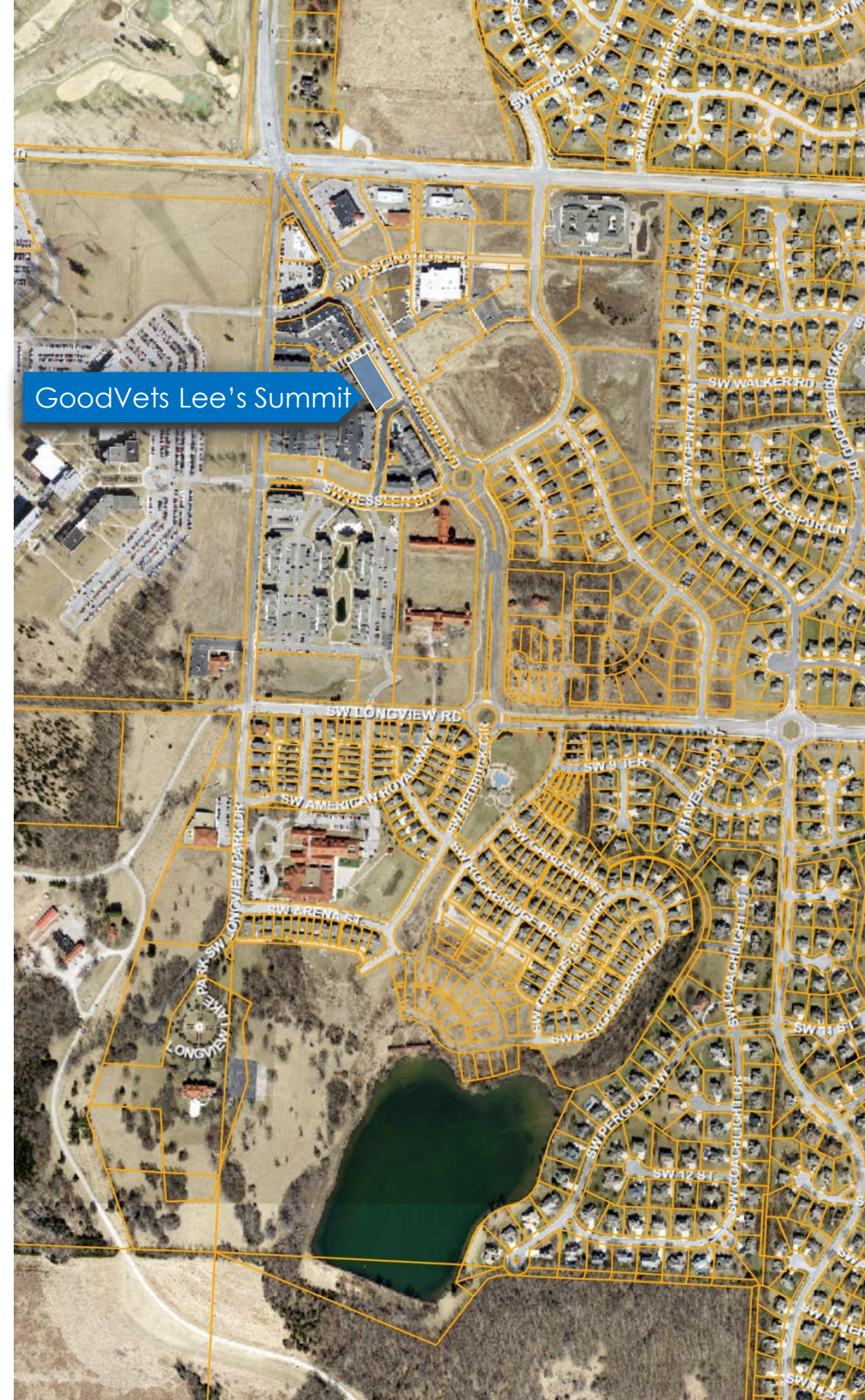


2017-2018

New Longview | Lee's Summit, MO



- GoodVets expresses interest in the area, prefers to lease
- NLVC LLC (led by BoxDevCo) buys Lot 7; constructs GoodVets Lee's Summit

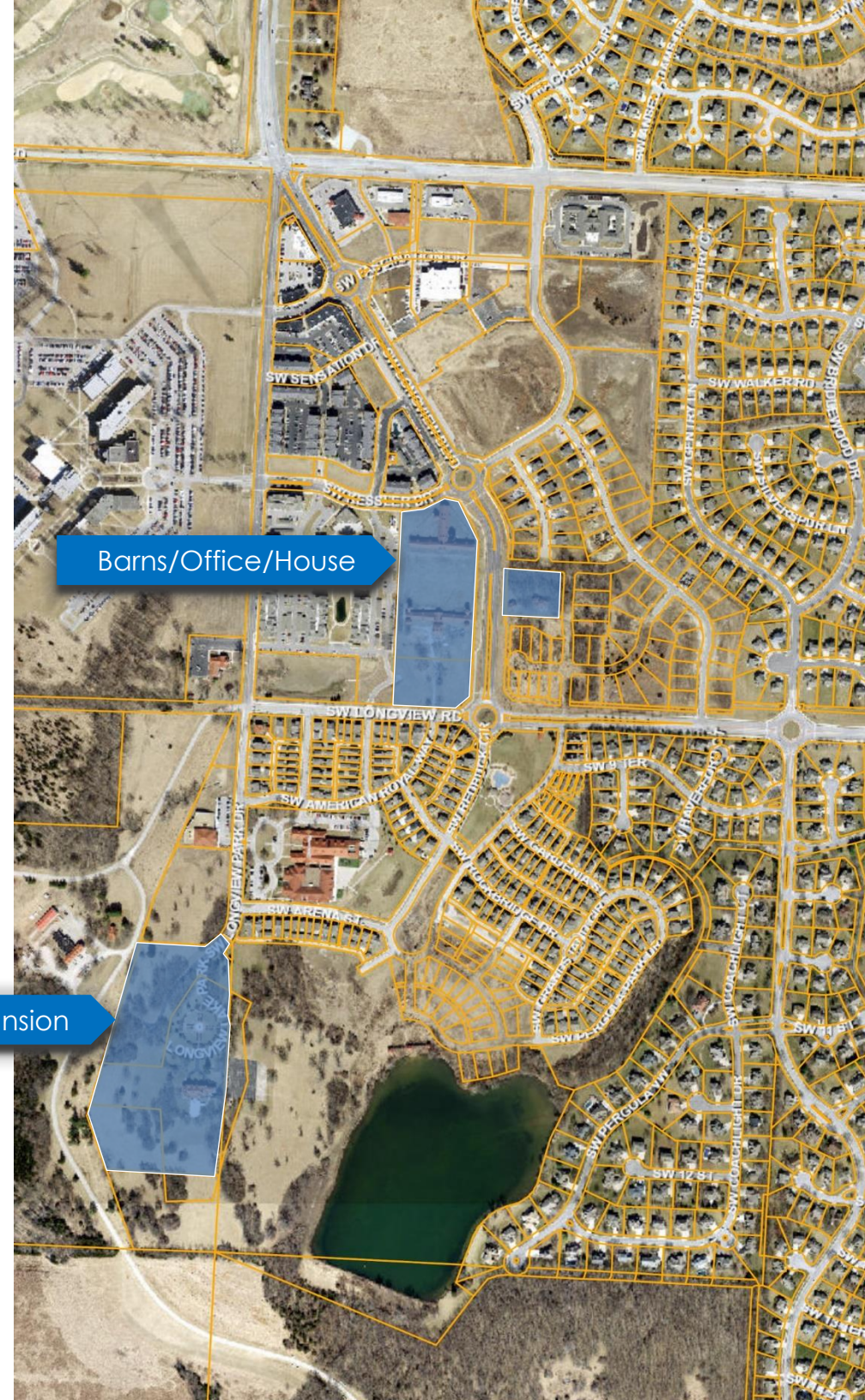


2017-2018

New Longview | Lee's Summit, MO



- Sunflower completes Longview Mansion Renovation and stabilization/weatherization efforts for barns and office/house

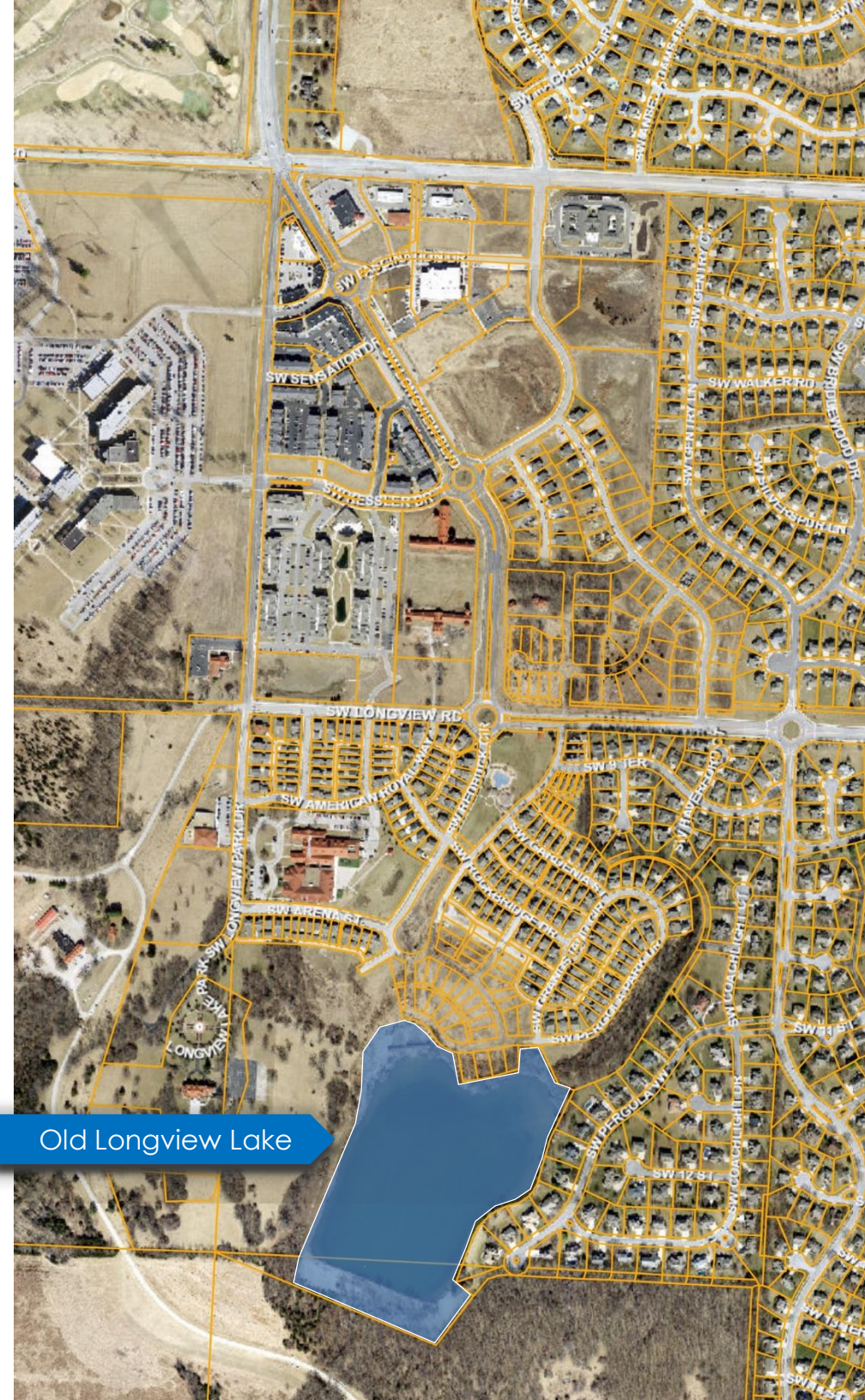


2017-2018

New Longview | Lee's Summit, MO



- Old Longview Lake spillway breaks; requires dewatering

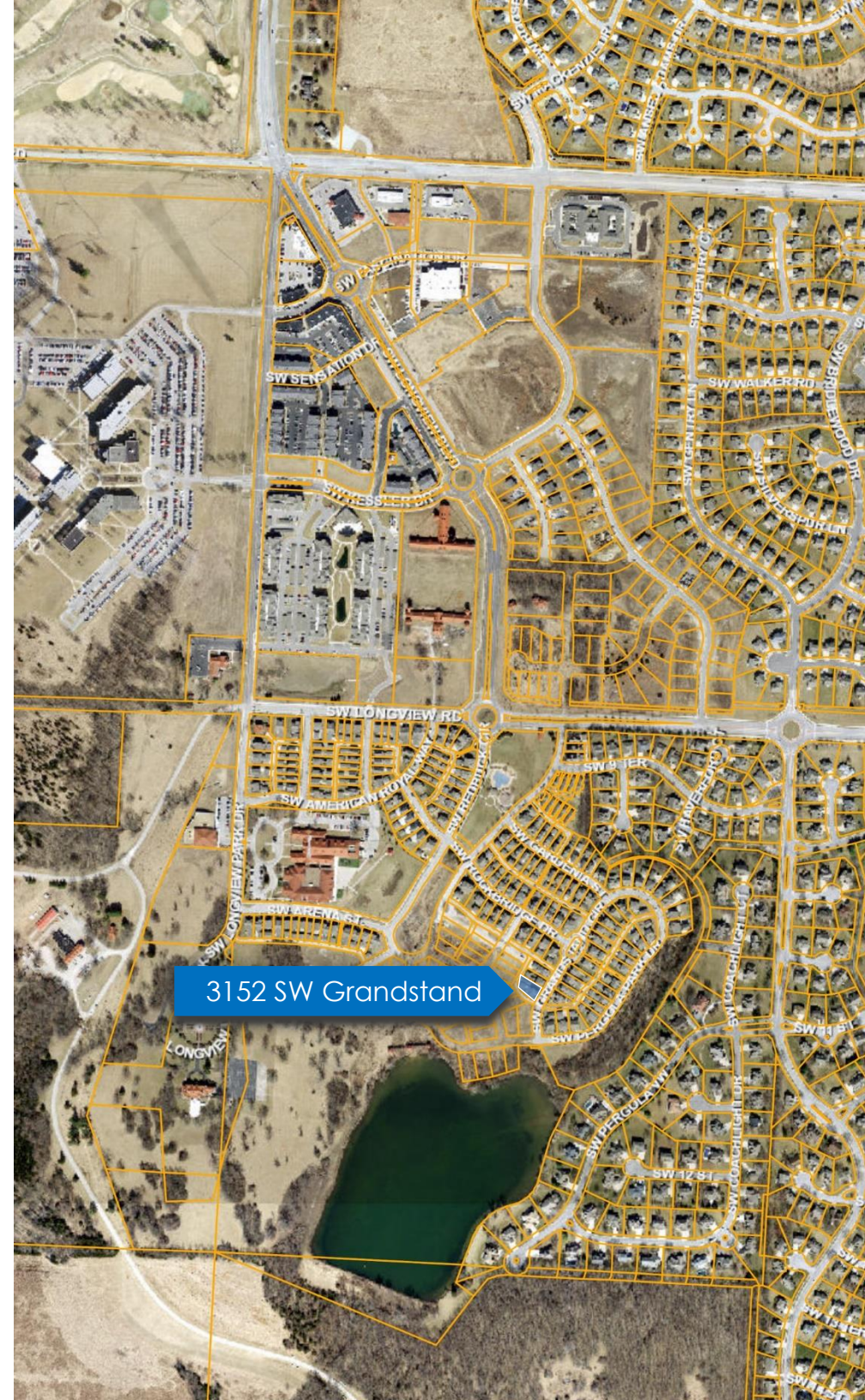


2017-2018

New Longview | Lee's Summit, MO



- Pearson buys other home in New Longview; assumed to be final chance to live near lake
- Inspired Homes backs out of single-family project
- Pearson offered opportunity to purchase single-family land; researches New Urbanism design standards

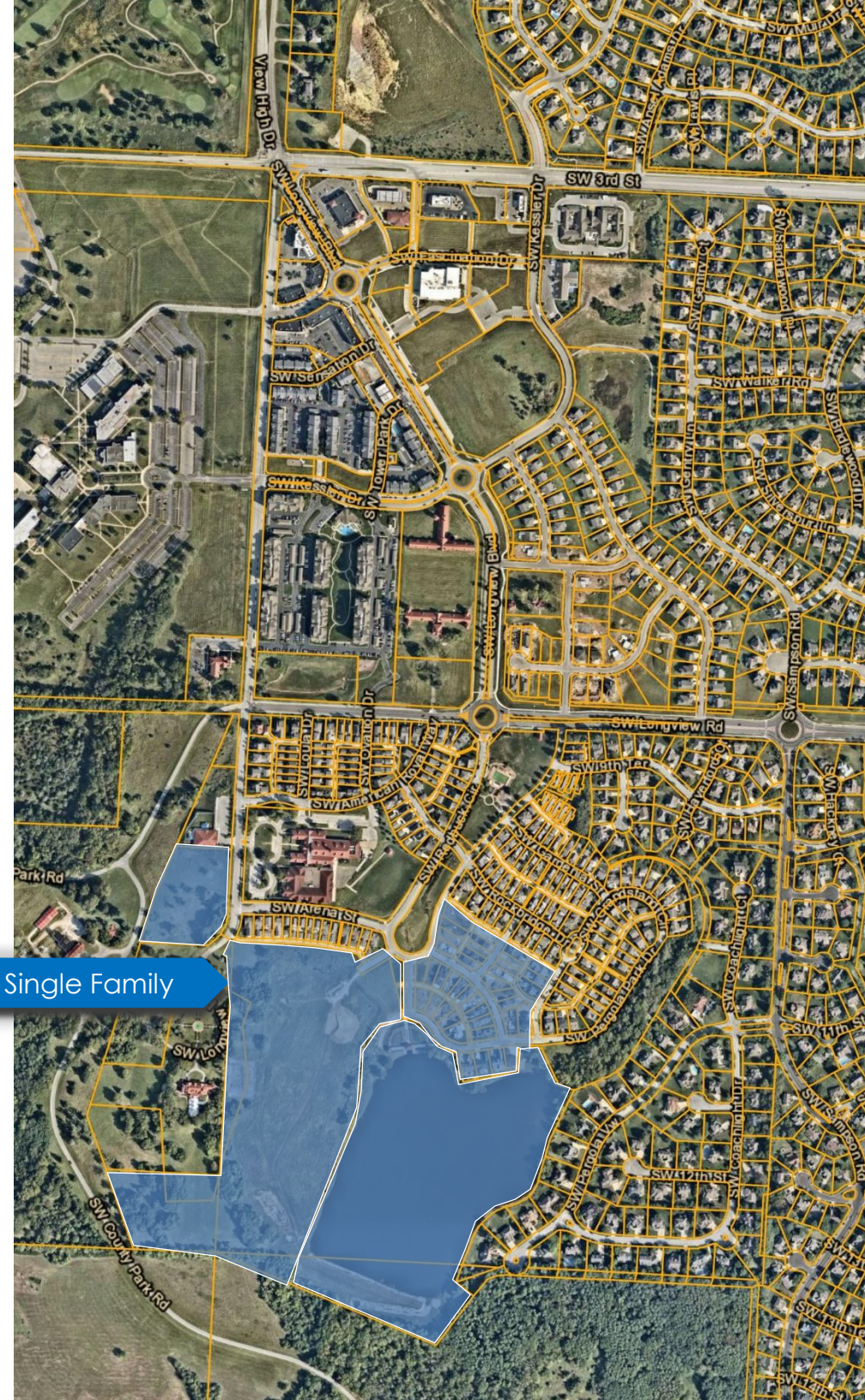


2019-2021

New Longview | Lee's Summit, MO



- NLV Pergola Park (led by BoxDevCo) buys NLV single-family land and lake/dam/Pergola

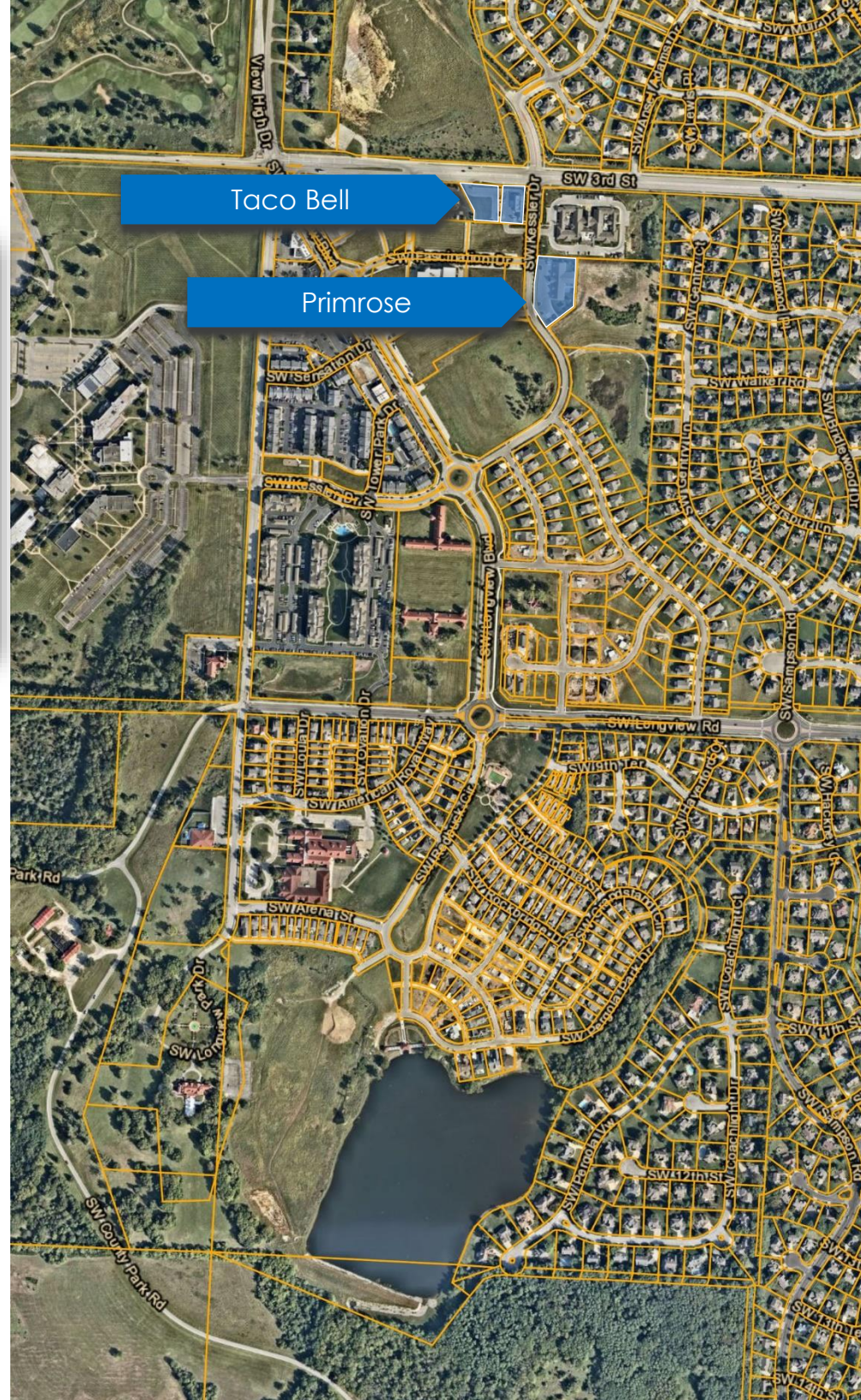


2019-2021

New Longview | Lee's Summit, MO



- NAI Heartland represents M-III Longview on land sales:
- Taco Bells buys site and finishes construction
- Primrose Day Care buys site and finishes construction



2019-2021

New Longview | Lee's Summit, MO



- NLV Pergola Park constructs Pergola Park 4th Plat



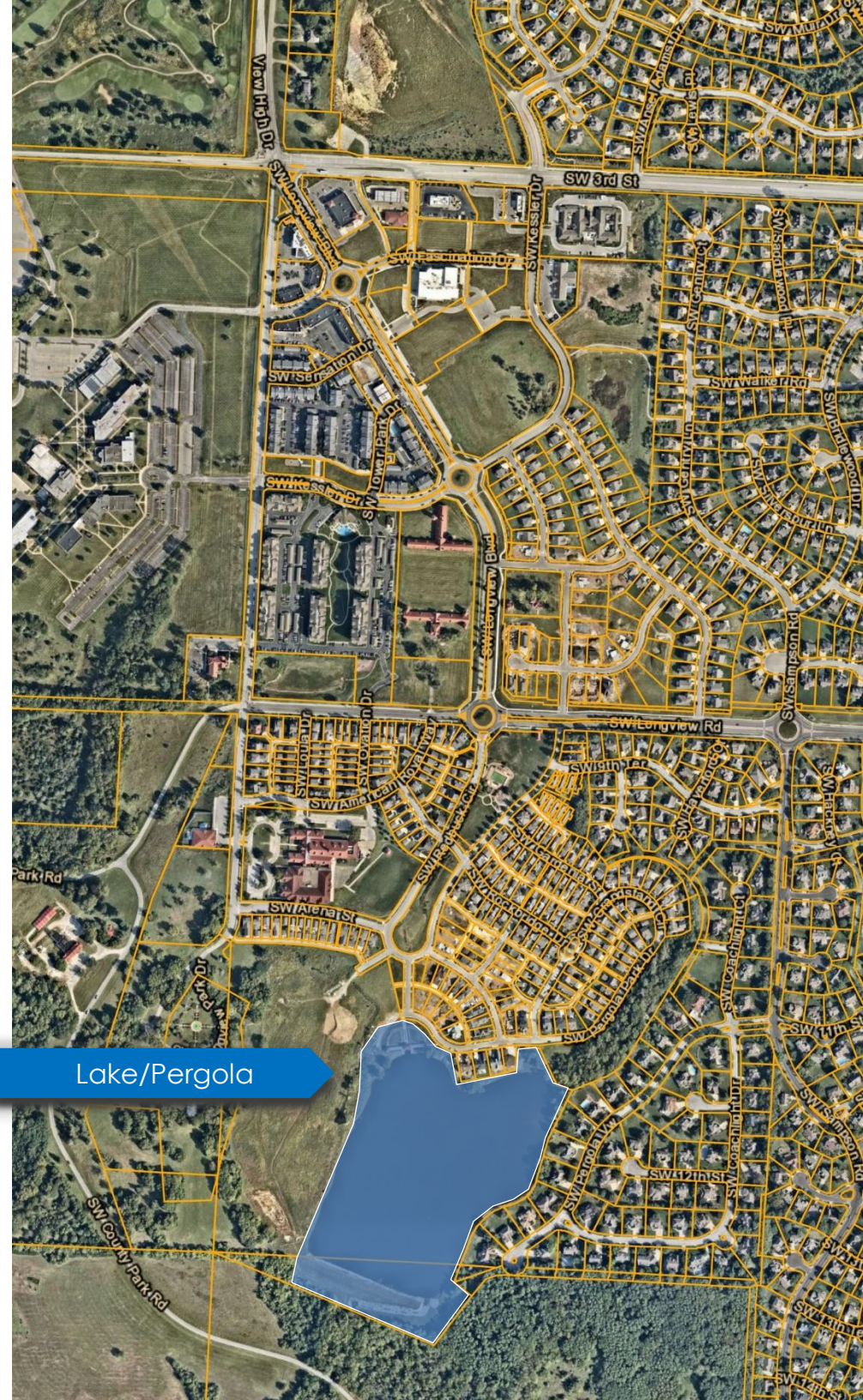
Pergola Park 4th Plat

2019-2021

New Longview | Lee's Summit, MO



- NLV Pergola Park renovates dam, lake, and Pergola
- New Longview Foundation granted perpetual historic preservation easement over lake from NLV Pergola Park

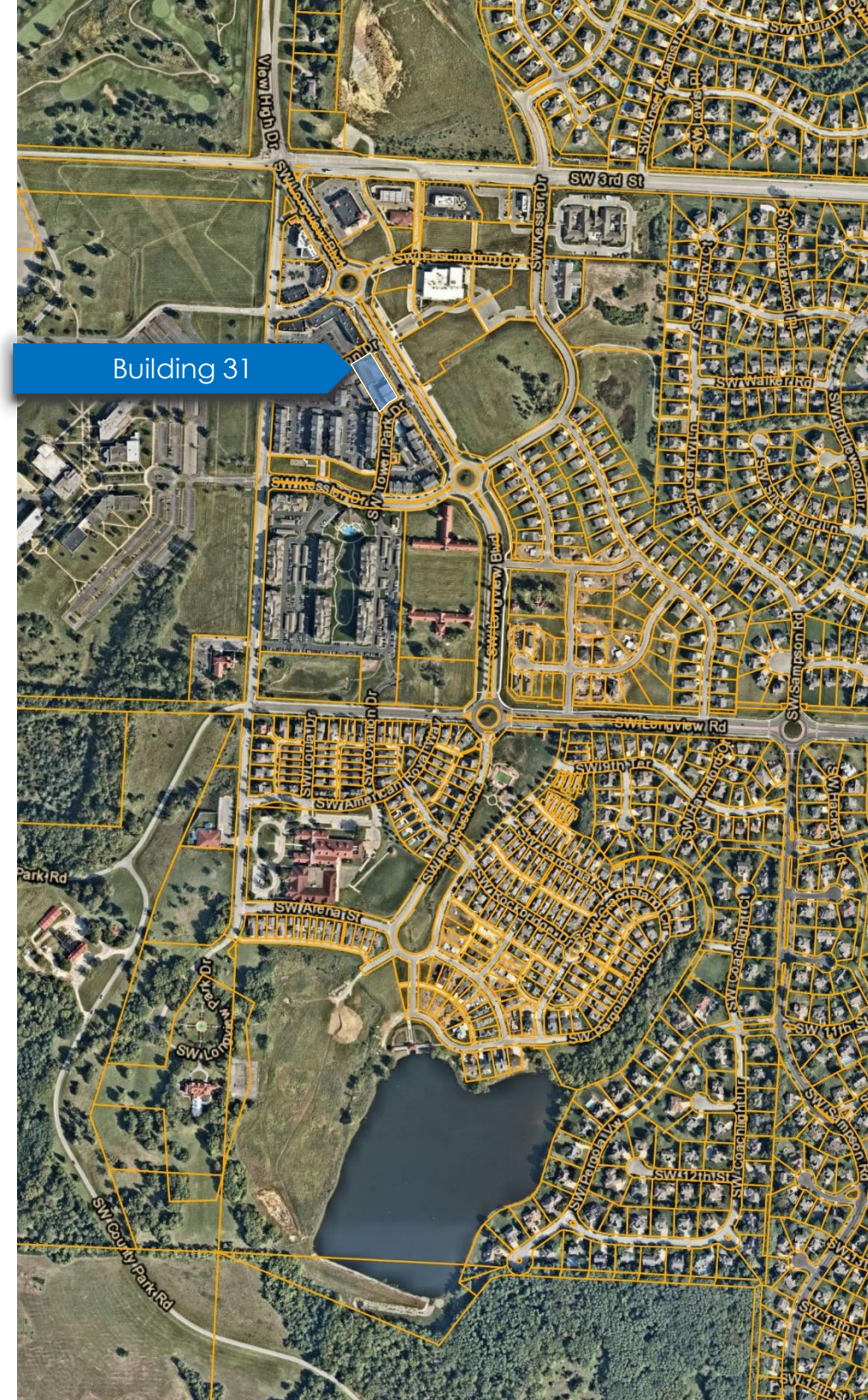


2019-2021

New Longview | Lee's Summit, MO



- NLVC LLC starts 'Building 31'; 5-tenant spec office building



2019-2021

New Longview | Lee's Summit, MO



- BoxDevCo agrees to terms with M-III Longview to acquire remaining land and development rights in New Longview



Commercial Land

(Current Box Projects)

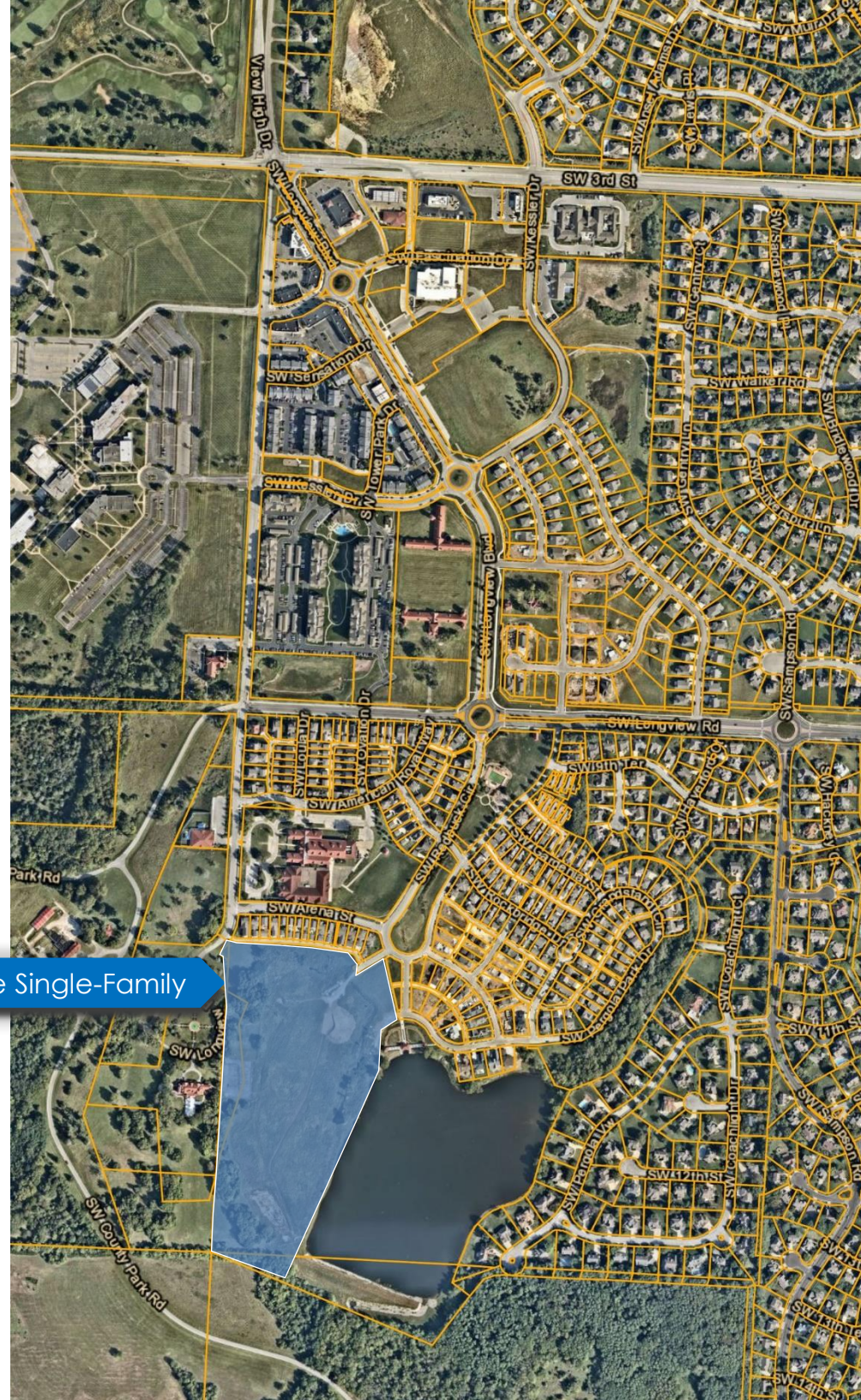
2022-Infinity & Beyond

New Longview | Lee's Summit, MO



- BoxDevCo leads approvals for Pergola Park 5th Plat, 6th Plat & Lumberman's Row

Future Single-Family

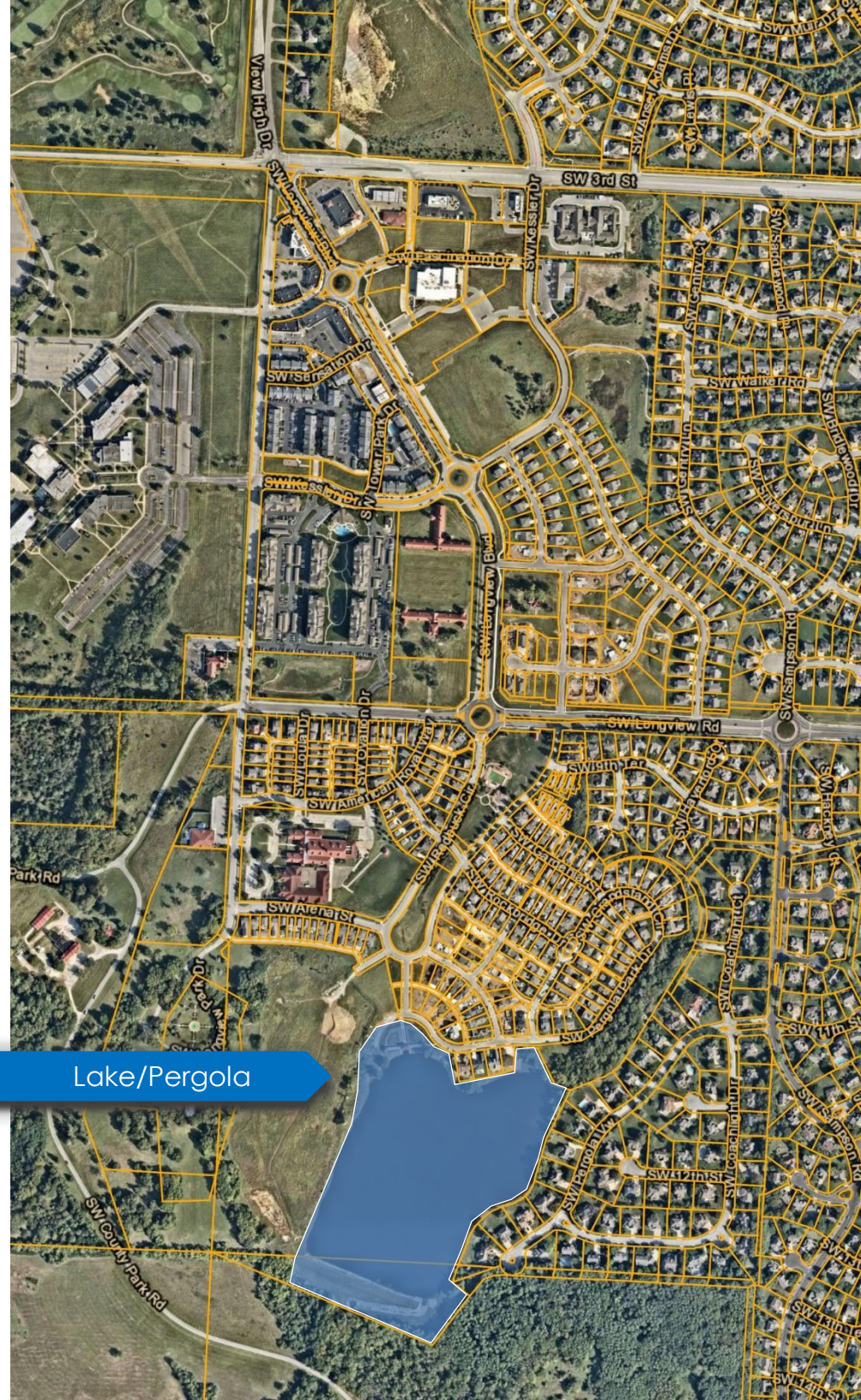


2022-Infinity & Beyond

New Longview | Lee's Summit, MO



- Lake & Pergola deeded to New Longview Community Association
- Old Longview Lake renamed “New Longview Lake”; citizens rejoice

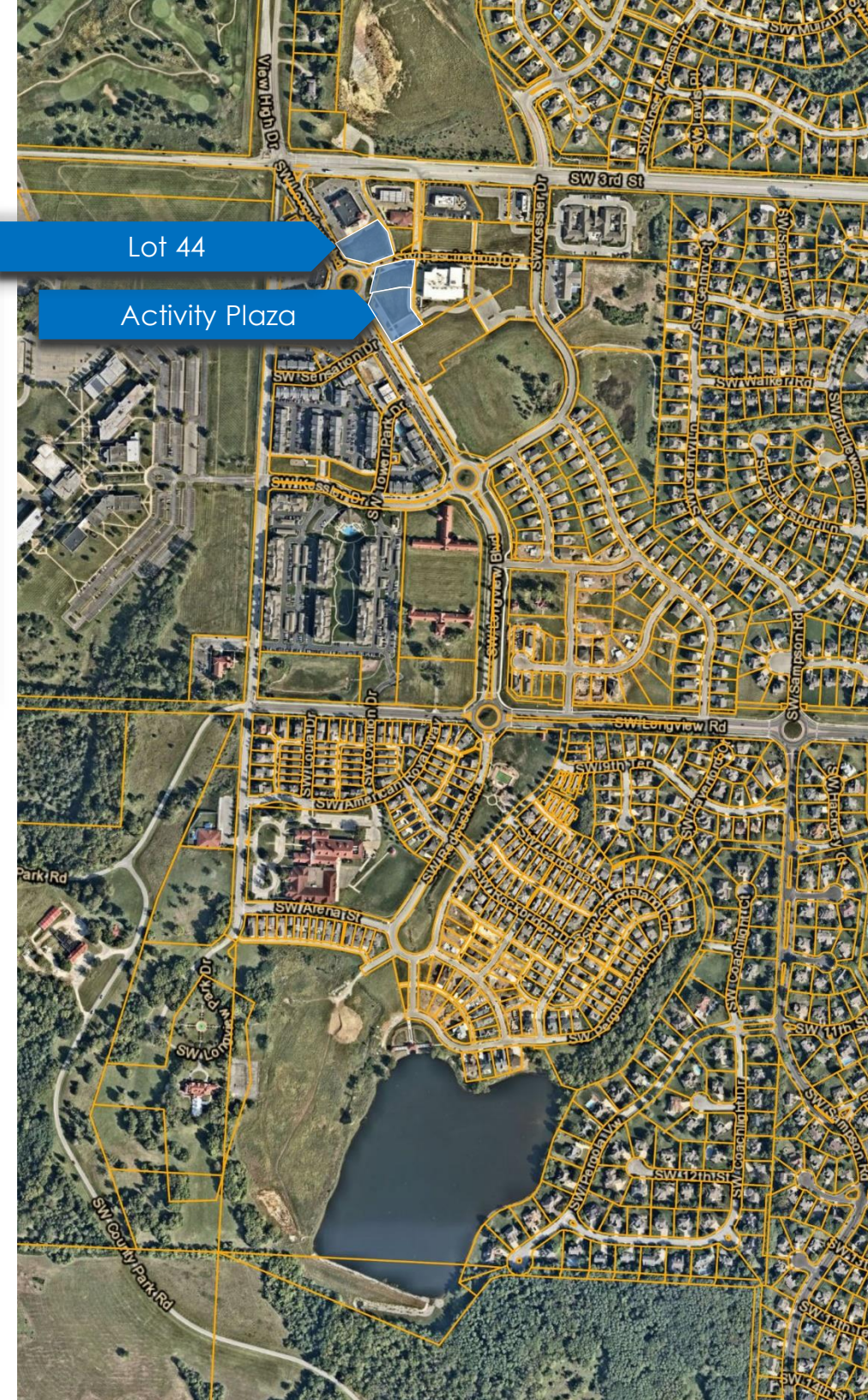


2022-Infinity & Beyond

New Longview | Lee's Summit, MO



- BoxDevCo plans next phases of commercial; Activity Plaza, Lot 1d, and Lot 44



2022-Infinity & Beyond

New Longview | Lee's Summit, MO



- BoxDevCo plans remaining commercial sites 1-2 per year as market allows

