

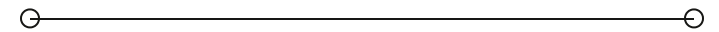


SALE

Mini Storage w/ Opportunity for Climate Control Storage

2920 SOUTH RANGELINE ROAD

Joplin, MO 64804



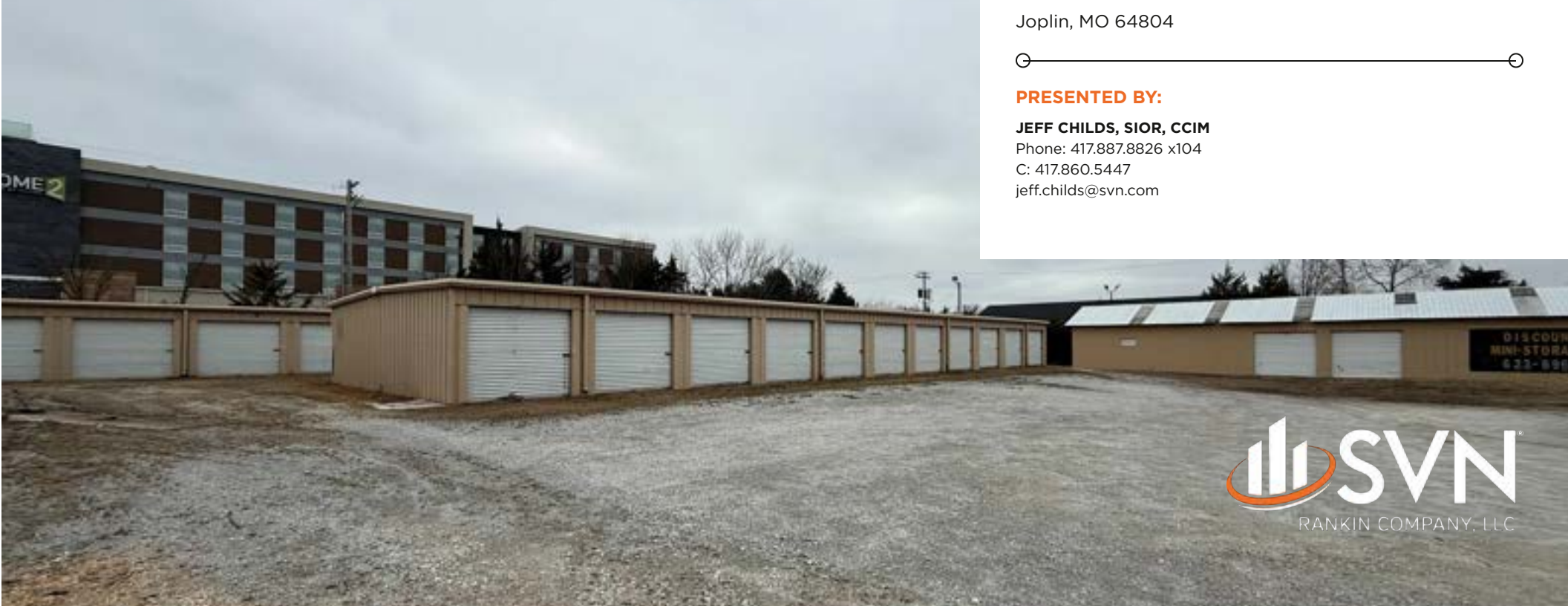
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
BUILDING SIZE:	30,200 SF
SHOWROOM/WAREHOUSE: STORAGE UNITS:	22,360 SF 7,650 SF
LOT SIZE:	2.33 Acres
PRICE / SF:	\$41.39
ZONING:	M-2
APN:	19601340005001001
2025 TAXES:	\$8,489.14

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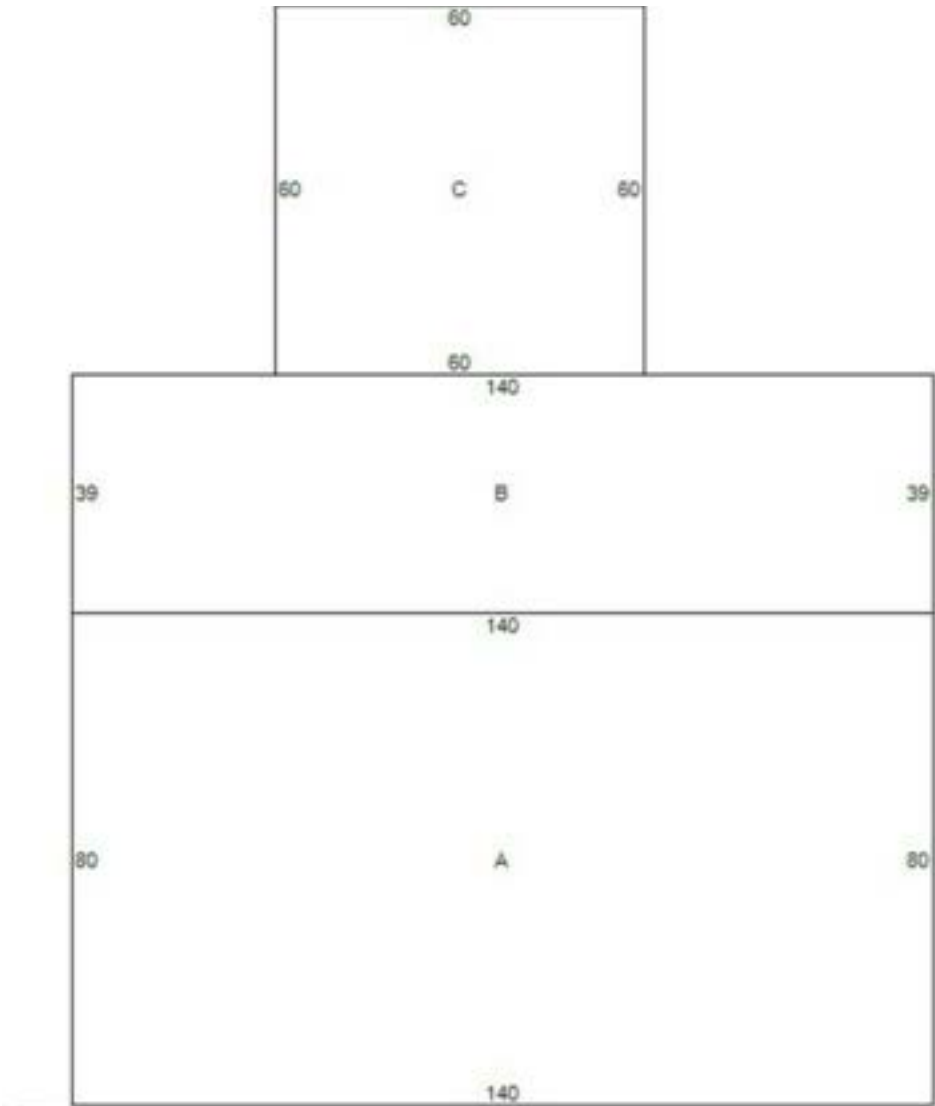
PROPERTY OVERVIEW

2920 S. Rangeline Road offers a unique value-add self-storage opportunity along one of Joplin's highest-traffic commercial corridors. The 30,200 SF property includes 64 existing mini-storage units and over 22,000 SF of warehouse/showroom space well suited for conversion into additional storage, with strong potential for climate-controlled units. Excellent visibility, easy access, and ample parking support long-term demand and lease-up, making this an attractive opportunity for investors seeking expansion and repositioning upside in the growing Joplin market.

PROPERTY HIGHLIGHTS

- Self-Storage Opportunity with expansion potential
- ±22,000 SF Warehouse/Showroom ideal for conversion to additional storage
- Strong Potential for Climate-Controlled Units, a high-demand product type
- High-Visibility Location along South Rangeline Road
- Excellent Access & Ample Parking

FLOOR PLANS



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ADDITIONAL PHOTOS

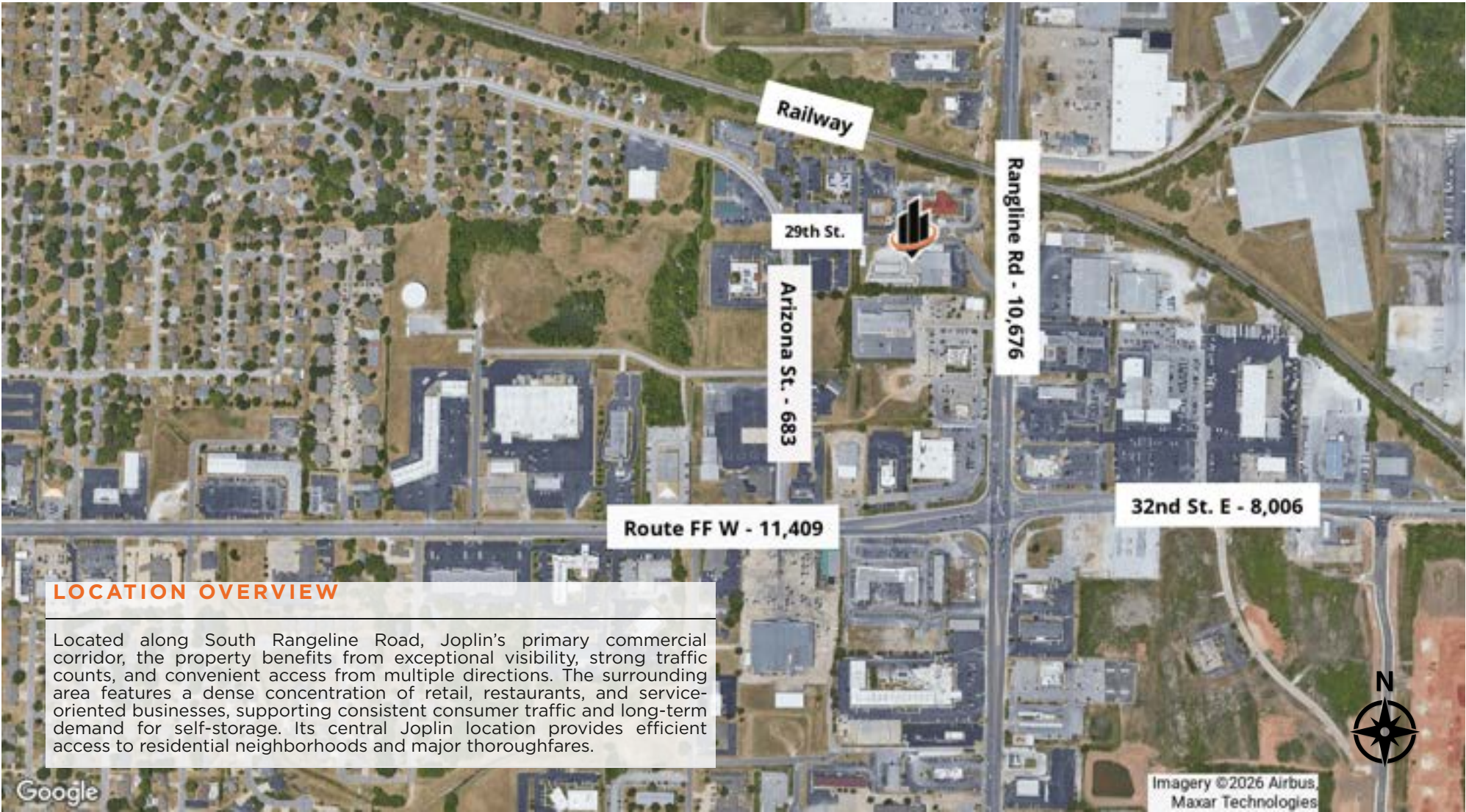


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SVN | RANKIN COMPANY, LLC

LOCATION MAP & TRAFFIC COUNTS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,259	36,092	62,855
AVERAGE AGE	36.3	37.1	38.4
AVERAGE AGE (MALE)	30.9	34.8	36.9
AVERAGE AGE (FEMALE)	41.3	41.5	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,853	15,229	26,217
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$64,886	\$64,314	\$73,050
AVERAGE HOUSE VALUE	\$181,076	\$175,037	\$179,596

2023 American Community Survey (ACS)



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ADVISOR BIO



JEFF CHILDS, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, is a senior advisor with SVN/Rankin Company, specializing in the sale and leasing of office, industrial, and retail properties throughout Springfield and Southwest Missouri. With over 30 years of experience in commercial real estate, Jeff has built a reputation as a trusted advisor who consistently ranks among the top SVN advisors nationally.

Over the years, Jeff has represented a wide range of clients, from national corporations to local business owners and investors. His expertise extends beyond transactions; he has personally developed and advised on industrial, office, and retail properties, giving him a unique perspective on the full life cycle of commercial real estate.

As a committed professional, Jeff is an active member of the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM), and local and national real estate associations. He combines deep market knowledge with a client-first approach to help property owners and investors maximize value and achieve their goals.

Jeff is also deeply invested in the Springfield community. He currently serves as the Chair of the Ozarks Tech Foundation Board, has held leadership roles including 2019 Springfield Area Chamber of Commerce Chairman, and has contributed to boards such as City Utilities of Springfield as Past Chairman and the Springfield Convention & Visitors Bureau. His expertise has been sought on panels for the Springfield Chamber of Commerce Economic Development Conference and as a guest speaker for "Good Morning, Springfield!" He has also been recognized by the Springfield Business Journal with the 40 Under 40 award for outstanding professional and community service.

Whether advising clients on property sales, leases, or development projects, Jeff combines professionalism, integrity, and a deep understanding of the Springfield market. He is passionate about helping clients navigate complex real estate decisions while giving back to the community that has supported him throughout his career.

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EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2026 Chairman Board of Ozarks Tech Foundation / 2019 Chairman for Springfield Chamber of Commerce / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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