

# FOR SALE

1515 S. Rangeline Rd. - Joplin, MO



## GENERAL INFORMATION

**Lot 1:** \$ 4,600,000  
**LOT SIZE:** IRR  
**ACRES:** 3.29 Acres  
**CAP RATE:** 5%

**Lot 2:** \$ 668,655  
**LOT SIZE:** 127' x 351'  
**ACRES:** 1.02 Acres

**Lot 3:** \$347,295  
**LOT SIZE:** 137' x 169'  
**ACRES:** 0.53 Acres

**ZONING:** C2PD

Lot 1 is an investment opportunity on a long term leased parking lot with Walmart.

Lot 2 & Lot 3 are outparcels in front of Walmart, east of Buffalo Wild Wings.

Rangeline access and signage.  
Additional parking for sale if needed.

Some restrictions apply, contact listing office for details.

## CONTACT

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*Joplin's #1 Commercial MLS Agent*

*Since 1993*



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## WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.