

SALE

2.99-11.53 Acres by Costco Wholesale

3520 EAST OLIVE STREET

Springfield, MO 65802

PRESENTED BY:

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

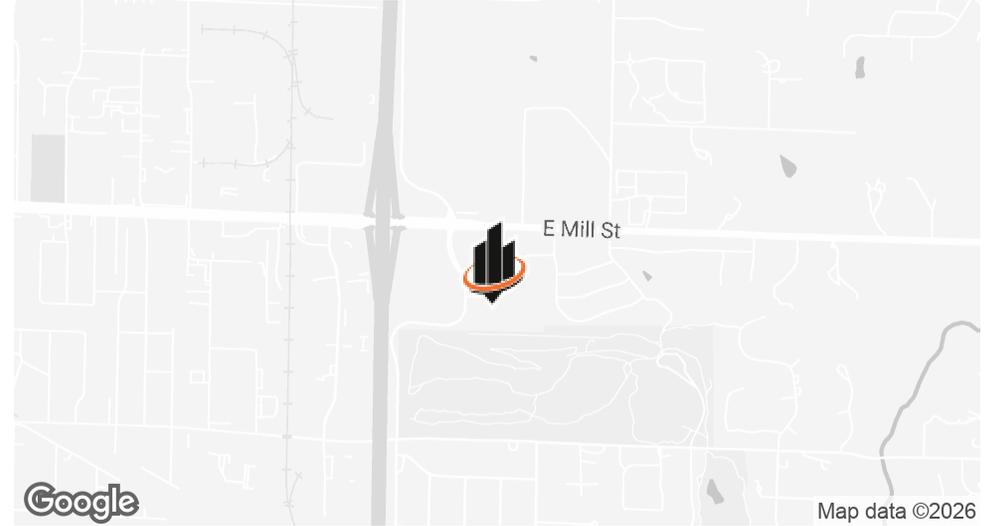


US Highway 65

E. Chestnut Expy



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,565,546.4 - \$3,440,000
LOT SIZE:	2.99-11.53 Acres
PRICE PER SF:	\$6.85-12/SF
ZONING:	Planned Development 298
CROSS STREET:	Olive Street and Eastgate Ave
MAJOR THROUGHFARES:	Seconds from US Highway 65 & E Chestnut Expy
MARKET:	Springfield, Missouri

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

PROPERTY DESCRIPTION

Thank you for viewing this retail development lot now available for sale at the signalized corner of Olive Street and Eastgate Ave in Springfield, MO. This 11.53-acre tract can be sold as-is or subdivided into smaller tract sizes ranging from 2.99-4.53 acres to fit a large range of developments. The property sits in a highly desirable location directly east of Costco Wholesale and other national retailers featuring great access and exposure with over 33,887 vehicles per day on E Chestnut Expressway, and over 60,000 vehicles per day on US Highway 65. The site is zoned Planned Development 298. A preliminary site layout showcasing up to 135,000 SF of buildable square footage & parking garage has been completed. Please contact the listing broker for additional information, including permitted uses and use restrictions. Thank you!

LOCATION DESCRIPTION

In a prime location near many local and national retailers, restaurants, wholesalers, and other businesses. Site has immediate access to major throughfares including US Highway 65, E. Chestnut Expressway and more. Some neighboring businesses include Costco Wholesale, Menards, Mister Car Wash, Jiffy Lube, Domino's Pizza, Taco Bell, McDonalds, Beef-a-Roo, and Whataburger.

LAND LOTS

OF LOTS 4 | TOTAL LOT SIZE 2.995 - 11.53 AC | TOTAL LOT PRICE \$1,565,546 - \$3,440,000 |

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	Whole Tract	Retail	11.53 Acres	\$3,440,000
Available	1	Retail	3.991 Acres	\$1,738,044
Available	2	Retail	2.995 Acres	\$1,565,546
Available	3	Retail	4.539 Acres	\$1,977,188

JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

ADDITIONAL PHOTOS



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 6

ADDITIONAL PHOTOS



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 7

ADDITIONAL PHOTOS



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 8

11.53-ACRE SITE:

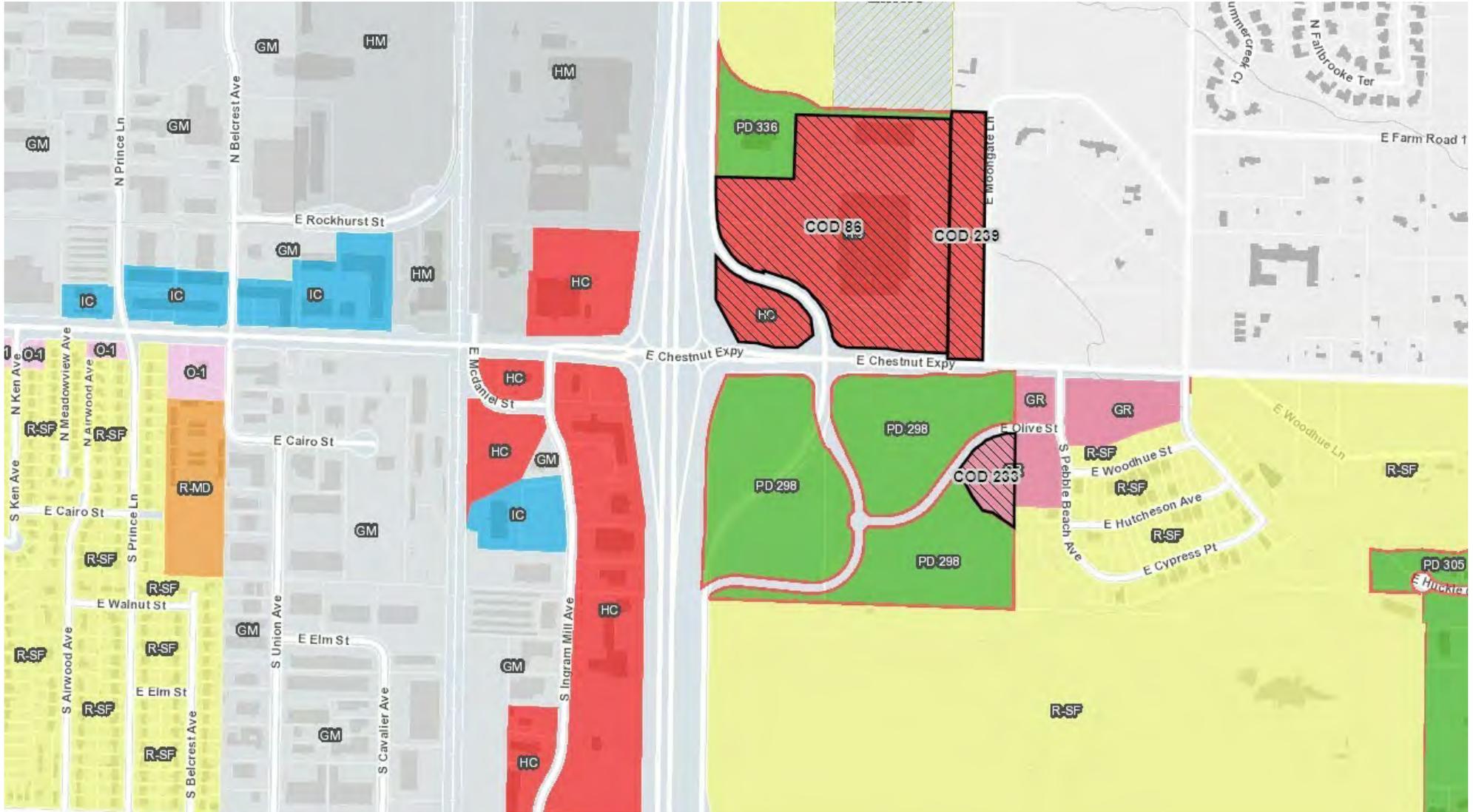


JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 9

ZONING MAP:



JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC

10

COUNTY MAP:

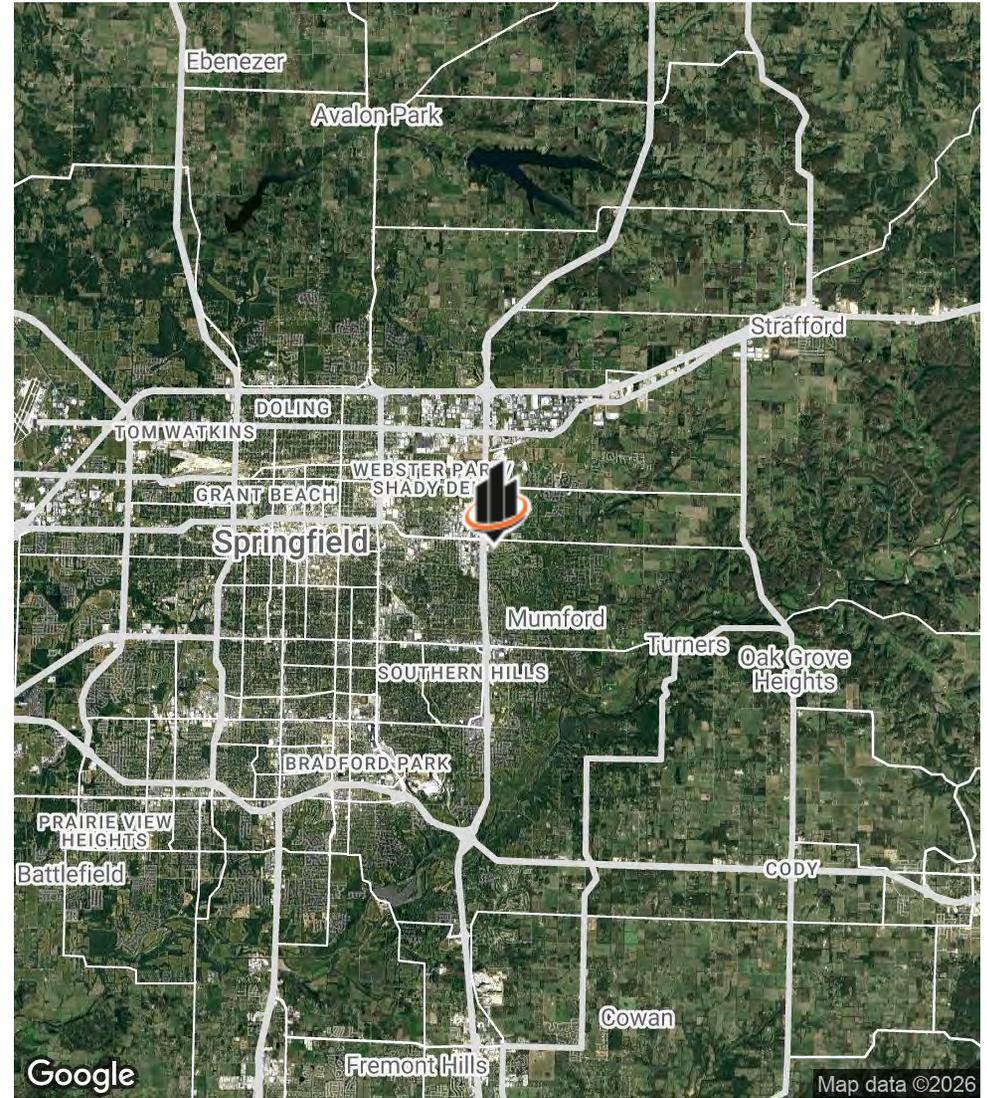
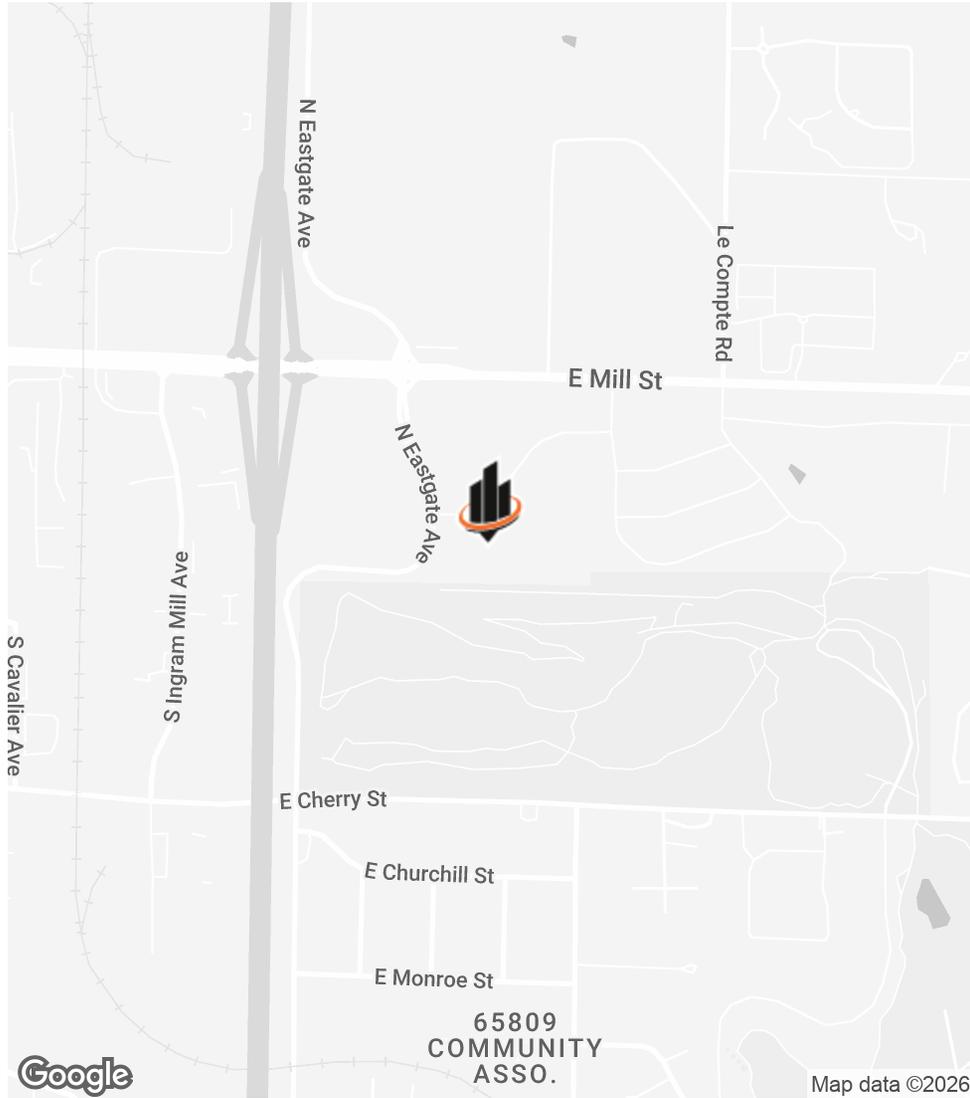


JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 11

LOCATION MAP

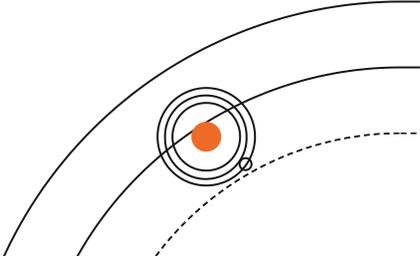


JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

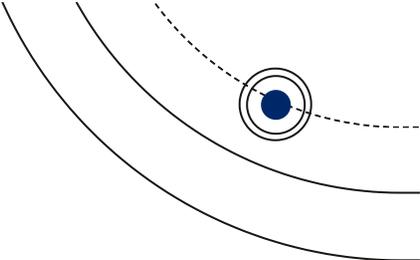
FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC

SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446

©2026 SVN International. All Rights Reserved. SVN[®] and the SVN COMMERCIAL REAL ESTATE ADVISORS[®] Logos are registered service marks of SVN International. All SVN[®] offices are independently owned and operated



JACK RANKIN

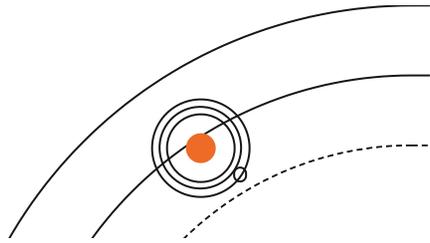
O: 417.860.9951

jack.rankin@svn.com

FOR SALE: 2.99-11.53 AC. LOTS BY COSTCO | 3520 East Olive Street Springfield, MO 65802

SVN | RANKIN COMPANY, LLC

13



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
©2026 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International. All SVN® offices are independently owned and operated



ADVISOR BIO



JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: **417.860.9951** | Cell: **417.860.9951**

PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

SVN | Rankin Company, LLC
2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
417.887.8826

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

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.

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com