

SALE

11.53 Acres by Costco Wholesale

3520 EAST OLIVE STREET

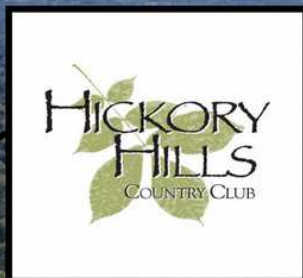
Springfield, MO 65802

PRESENTED BY:

JACK RANKIN

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SITE

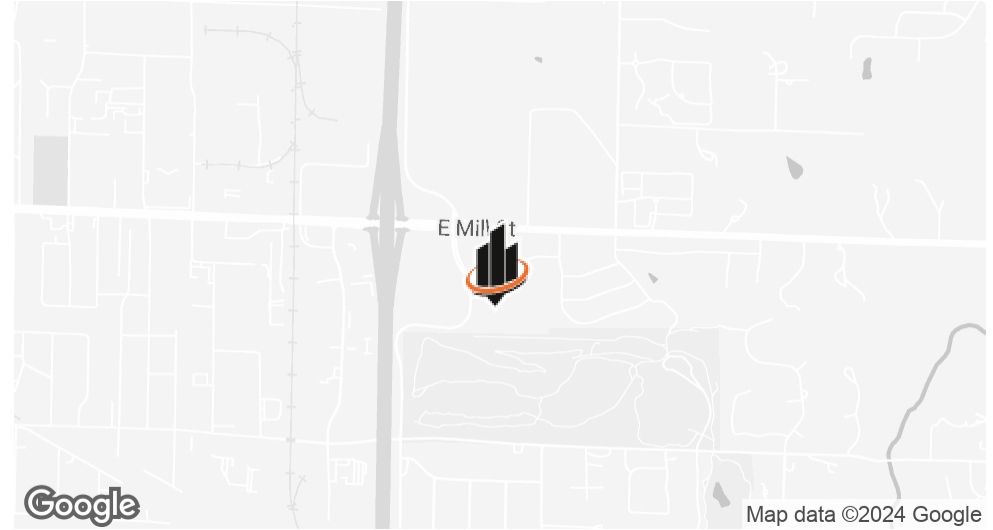
COSTCO
WHOLESALE



US Highway 65

E. Chestnut Expy

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,440,000
LOT SIZE:	11.53 Acres
PRICE PER SF:	\$6.85/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

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PROPERTY DESCRIPTION

Thank you for viewing this 11.53-acre development lot now available for sale at the signalized corner of Olive Street and Eastgate Ave in Springfield, MO. The property sits in a highly desirable location directly east of Costco Wholesale and other national retailers. This tract features 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.

ADDITIONAL PHOTOS



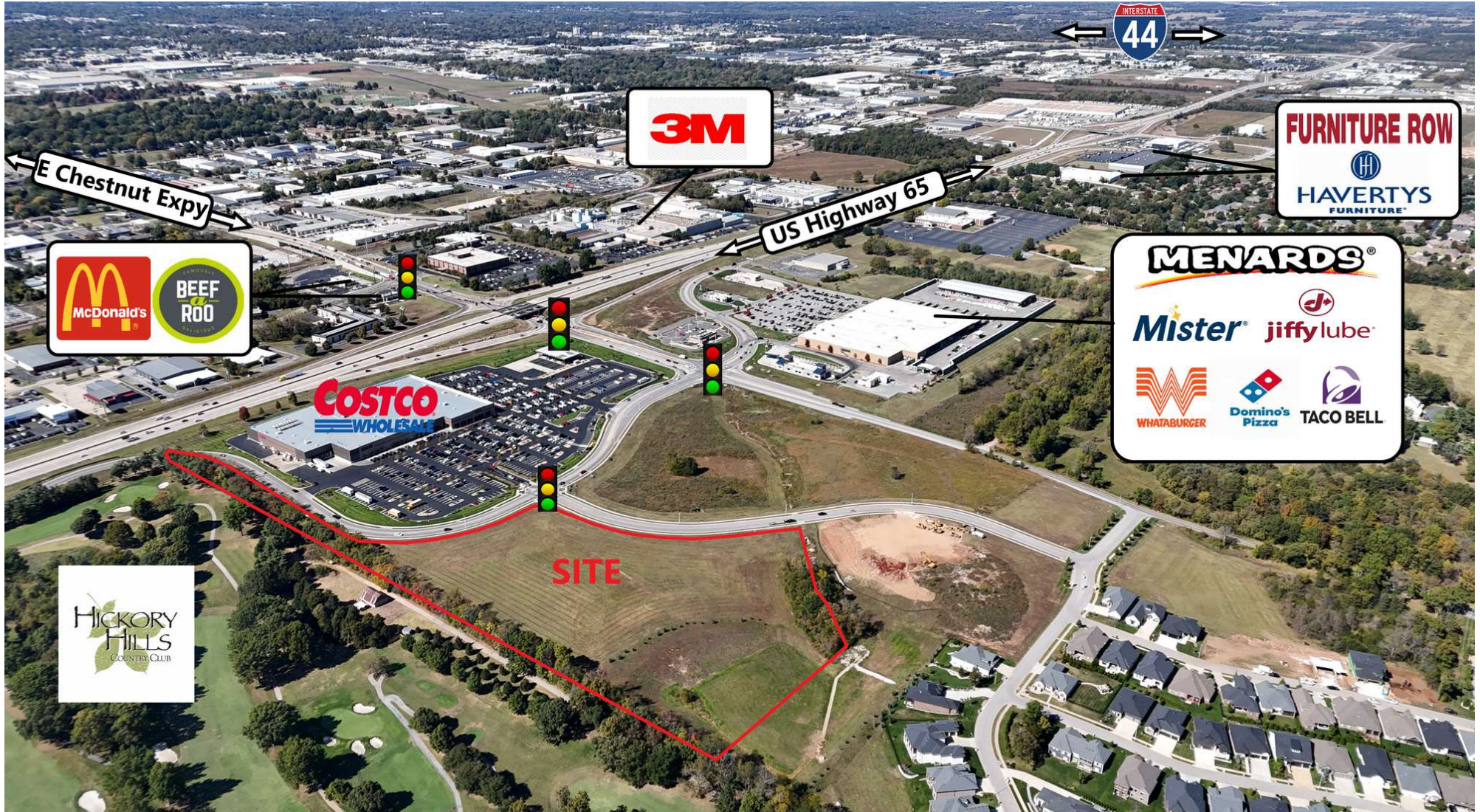
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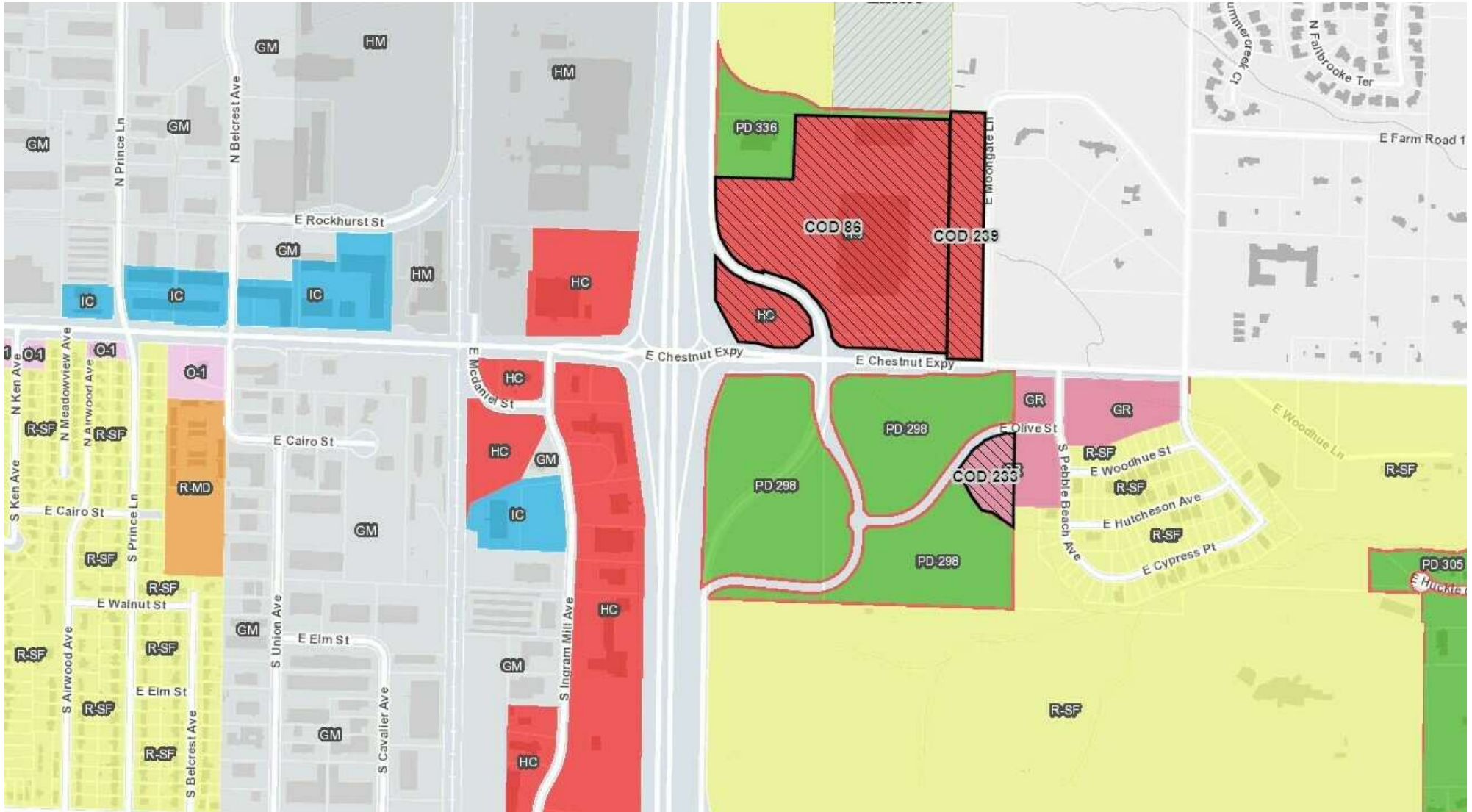
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ZONING MAP:



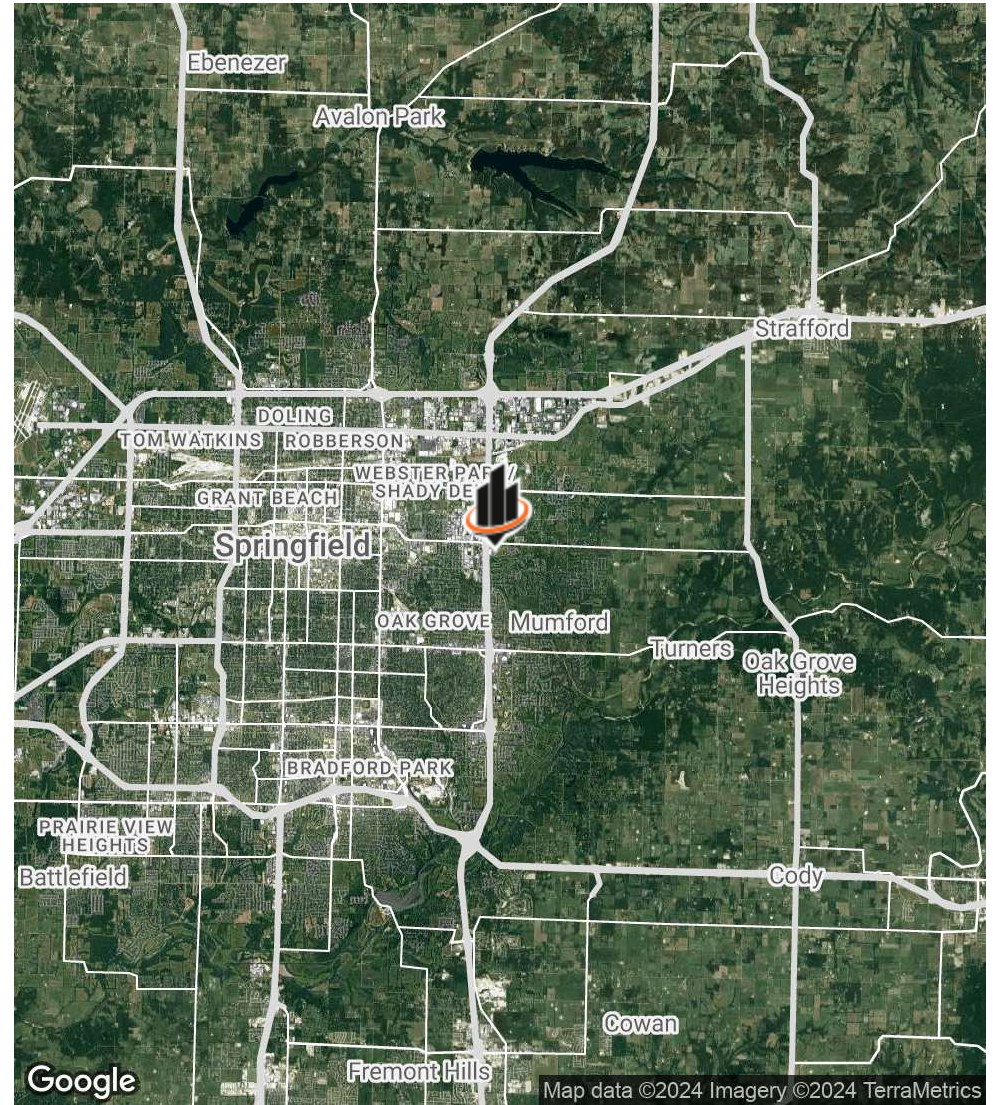
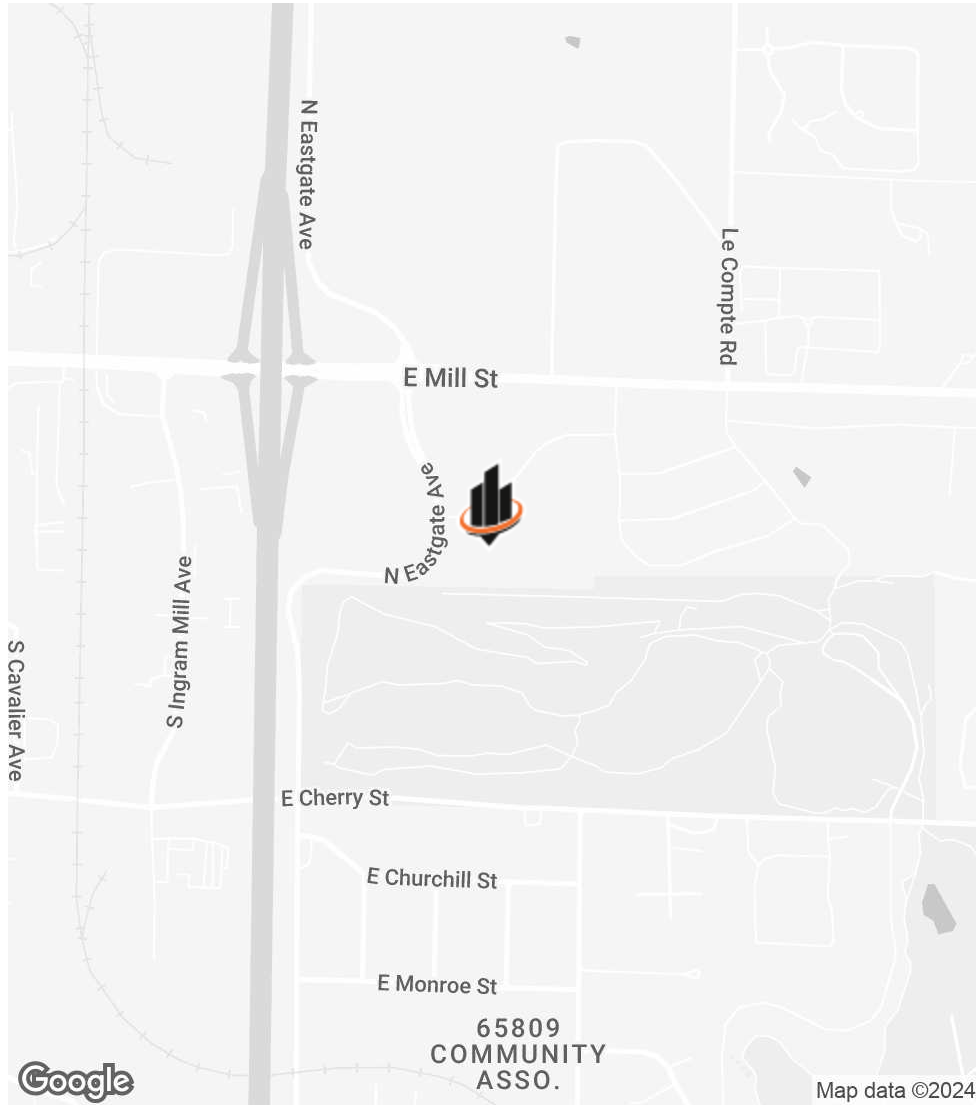
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COUNTY MAP:



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LOCATION MAP



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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.

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SVN | RANKIN COMPANY, LLC

10



The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

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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.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

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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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