



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

HOFFMAN ROAD/PRAIRIE WINDS LAND

\$897,336

Hoffman Road and Highway 22
Mankato, MN 56001

AVAILABLE SPACE

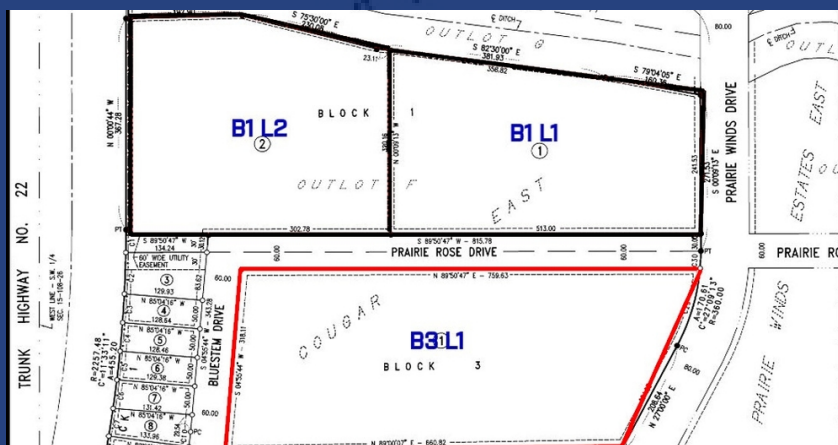
5.15 Acres

FEATURES

- Prime lot for a multi-family development
- All new road infrastructure already in place
- Easy access just off of State Hwy 22

AREA

Located at the corner of Hoffman Road and Highway 22, a controlled intersection, this prime development site is zoned R-4 and all new road infrastructure is in place. This area continues to show promising growth with high traffic counts and great visibility!



OFFICE

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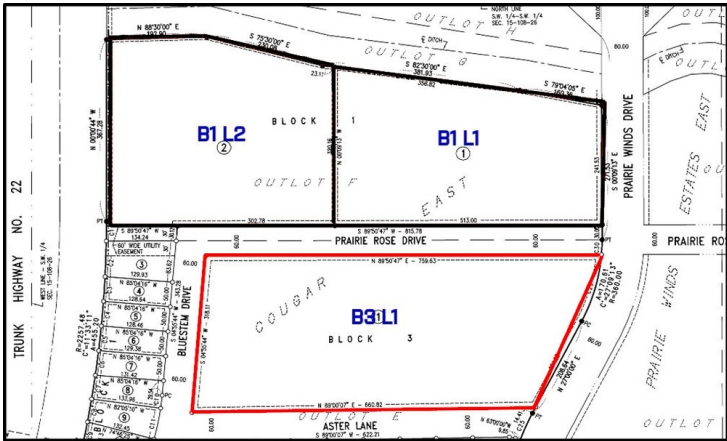
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SALE

HOFFMAN ROAD/PRAIRIE WINDS LAND

Hoffman Road and Highway 22, Mankato, MN 56001



OFFERING SUMMARY

Sale Price: \$897,336

Available SF:

PROPERTY OVERVIEW

Located at the corner of Hoffman Road and Highway 22, a controlled intersection, this prime development site is zoned R-4 and all new road infrastructure is in place. This is the first planned multifamily project in this highly desirable area following the completion of Prairie Winds Middle School which opened in fall of 2016. This area continues to show promising growth with high traffic counts and great visibility!

PROPERTY HIGHLIGHTS

Lot Size: 5.15 Acres

Zoning: R-4

Price / SF: \$4.00



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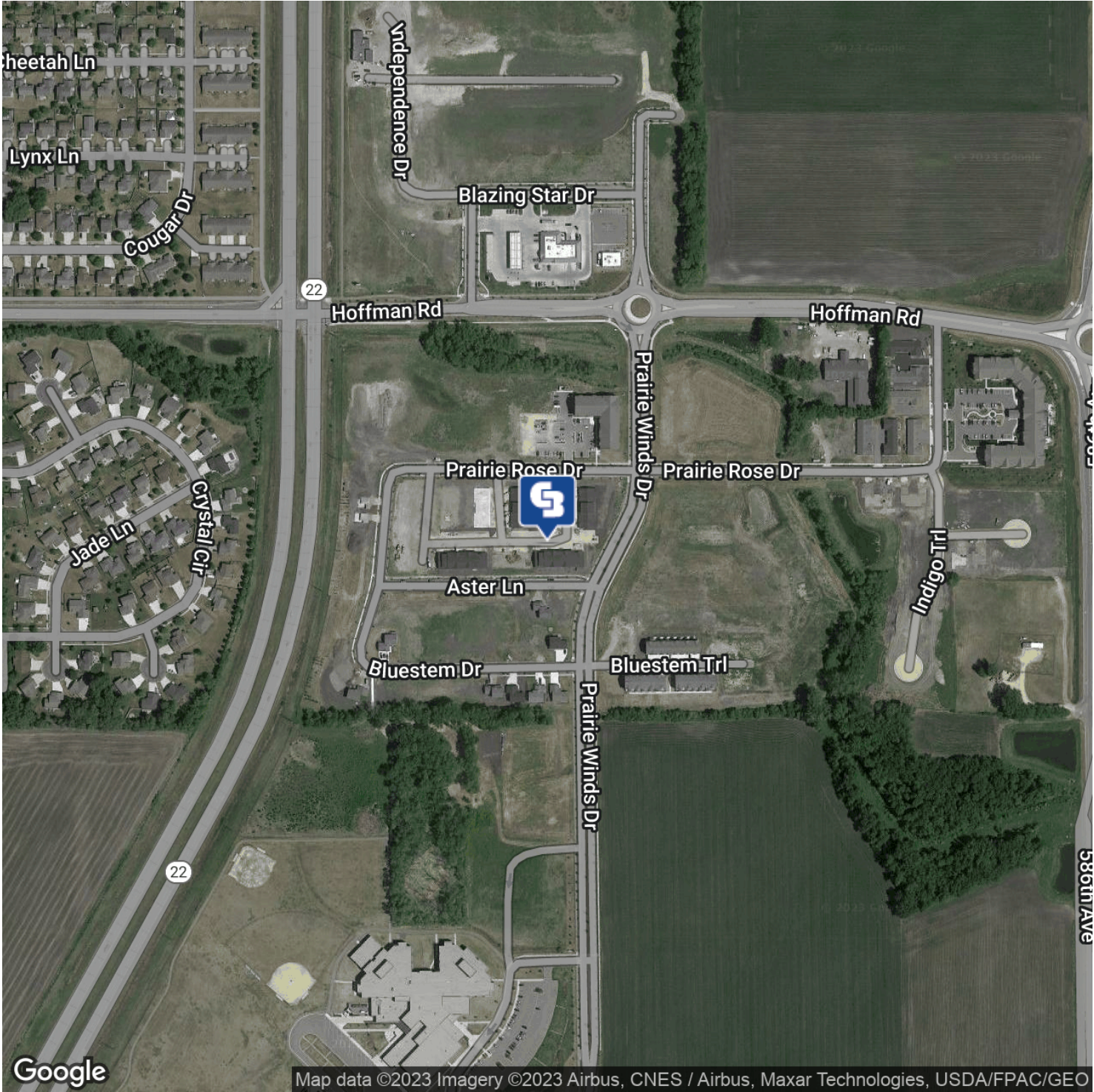
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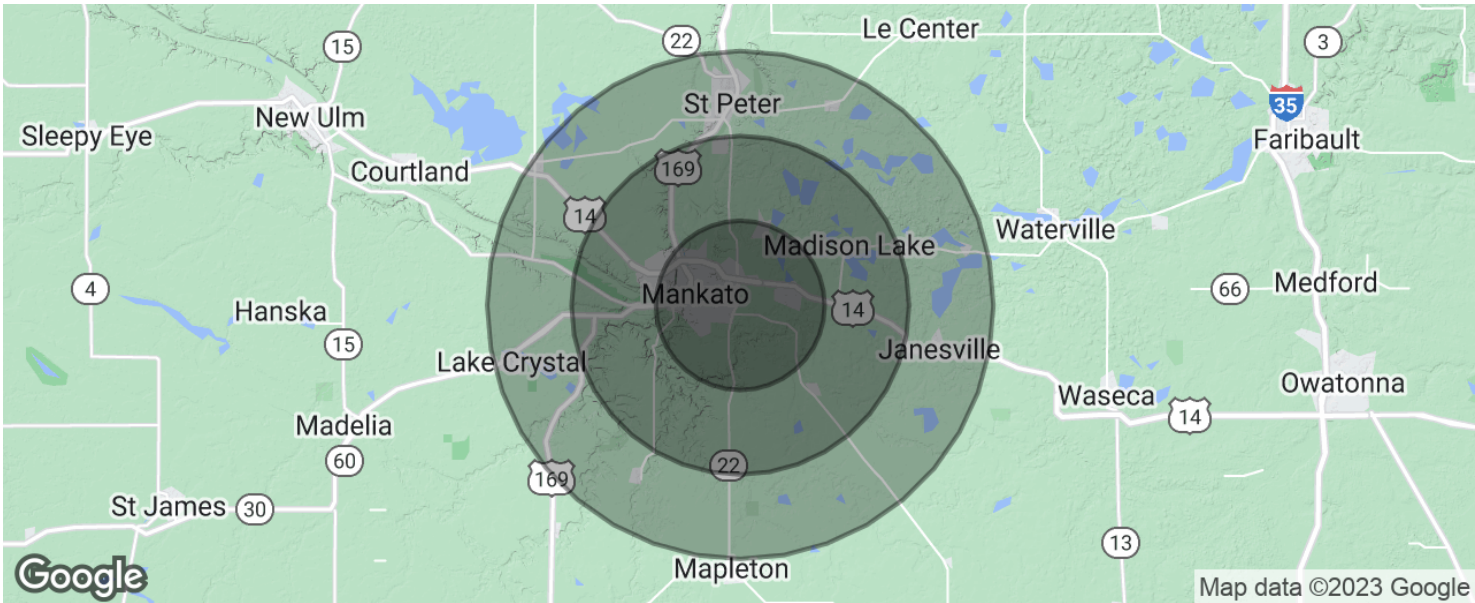


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HOFFMAN ROAD/PRAIRIE WINDS LAND

Hoffman Road and Highway 22, Mankato, MN 56001



POPULATION	5 MILES	10 MILES	15 MILES
Total population	57,112	86,075	111,555
Median age	29.2	31.5	32.2
Median age (Male)	28.2	30.5	31.2
Median age (Female)	31.0	33.4	33.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	21,729	33,008	42,053
# of persons per HH	2.6	2.6	2.7
Average HH income	\$54,441	\$61,293	\$62,182
Average house value	\$181,344	\$196,105	\$199,089

* Demographic data derived from 2020 ACS - US Census