



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

NORTH MANKATO HWY COMMERCIAL LAND

Price Upon Request

Rockford Road/US Hwy 14
North Mankato, MN 56001

FEATURES

- Growing North Mankato Industrial Park
- New Residential Developments
- Rebuilt US 14 Interchange



BROKER CONTACT

Dain Fisher
Managing Broker | Owner | CCIM
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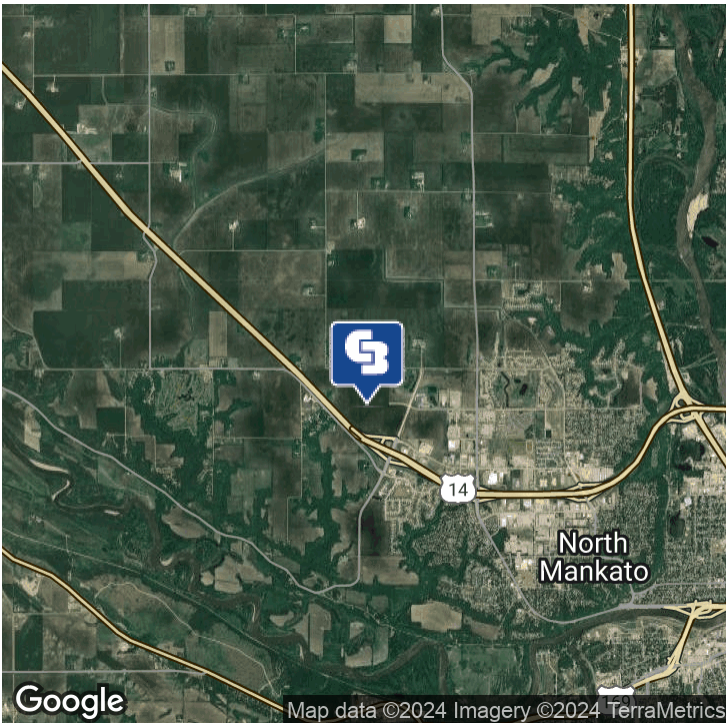
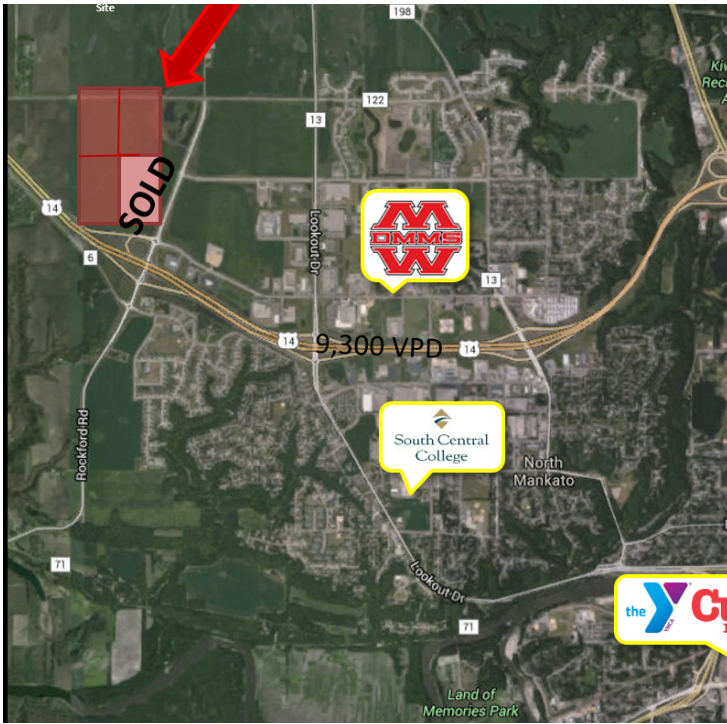
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NORTH MANKATO HIGHWAY COMMERCIAL LAND (ROCKFORD)

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price: Price Upon Request

Lot Size: 66.21 Acres

Zoning: Agricultural

PROPERTY OVERVIEW

Owner will subdivide into 3 lots. \$39,000/acre with a minimum of 22 acres. The property is ideal for a large commercial development along the highway with adjacent single family or multi-family development. Nearby are several parks, schools, commercial parks, and local area businesses.

LOCATION OVERVIEW

This 66+ acre site is located in North Mankato, MN, perfectly positioned along US Highway 14. New road infrastructure includes round-a-bouts for easy access to this property. This site is located in a rapidly expanding area and can be subdivided. Ideal for a large commercial development along the highway with adjacent single family or multi-family development. Nearby are several parks, schools, commercial parks, and local area businesses.

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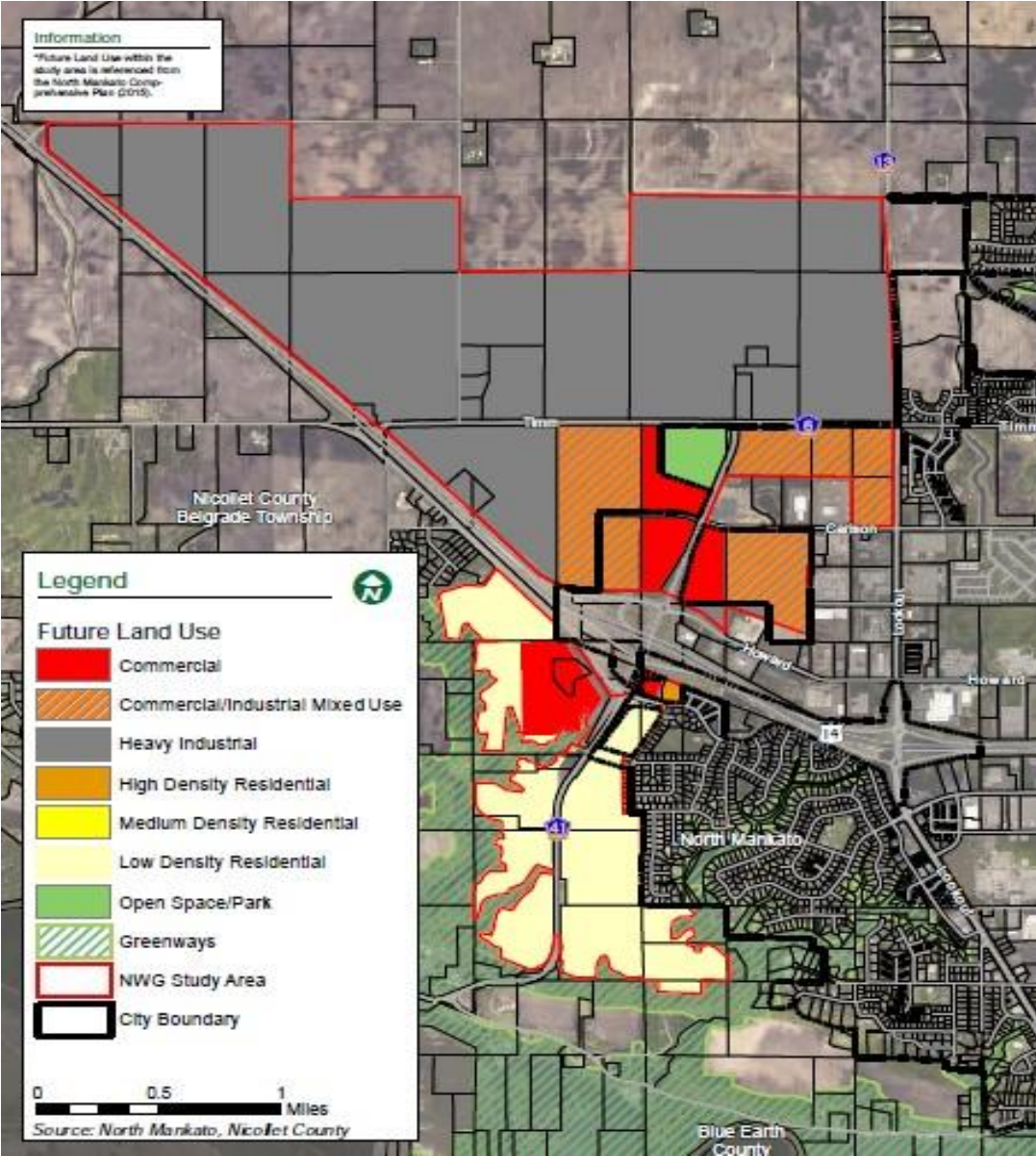
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FUTURE LAND USE

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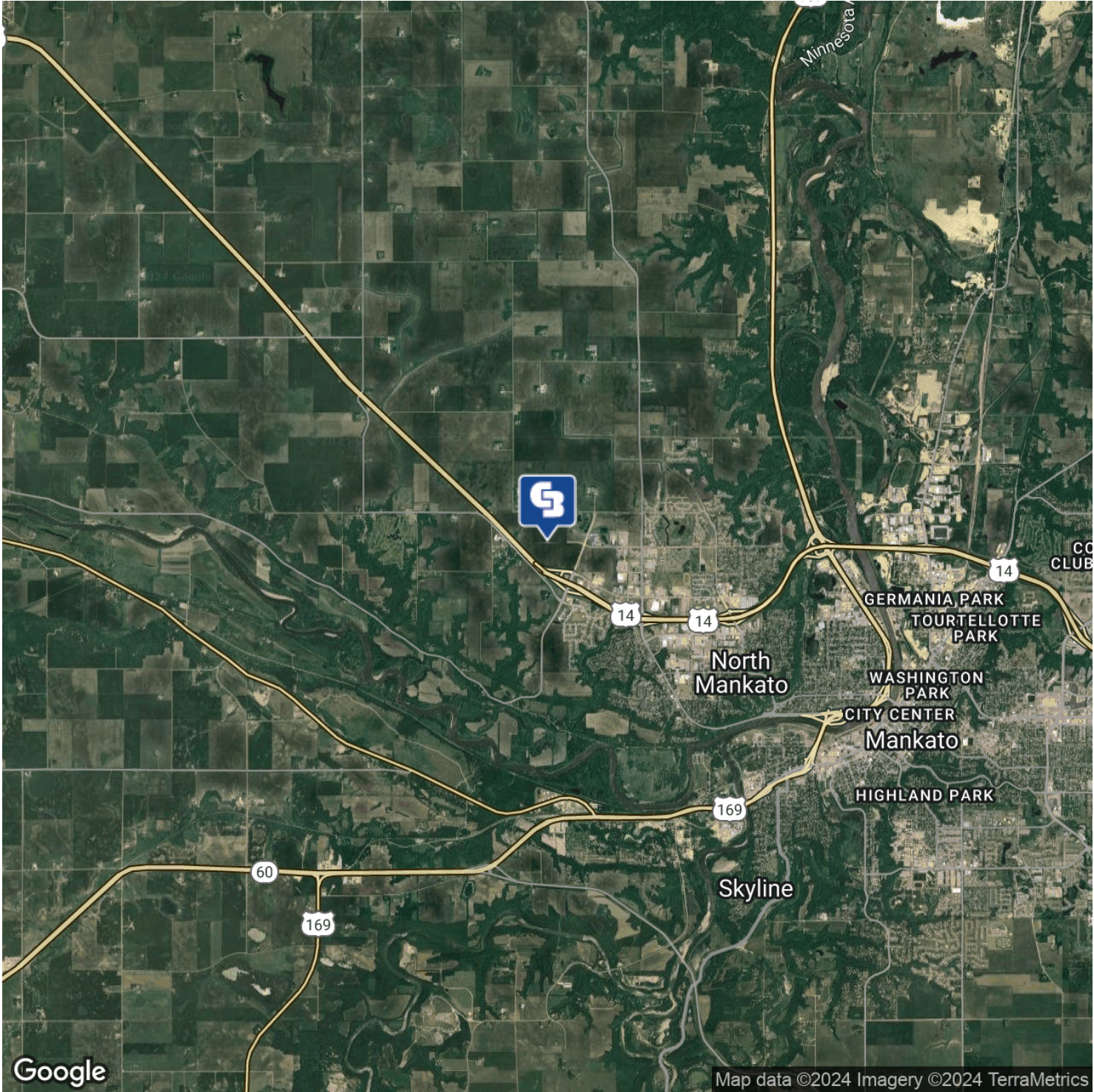
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NORTH MANKATO HIGHWAY COMMERCIAL LAND (ROCKFORD)

AERIAL MAP

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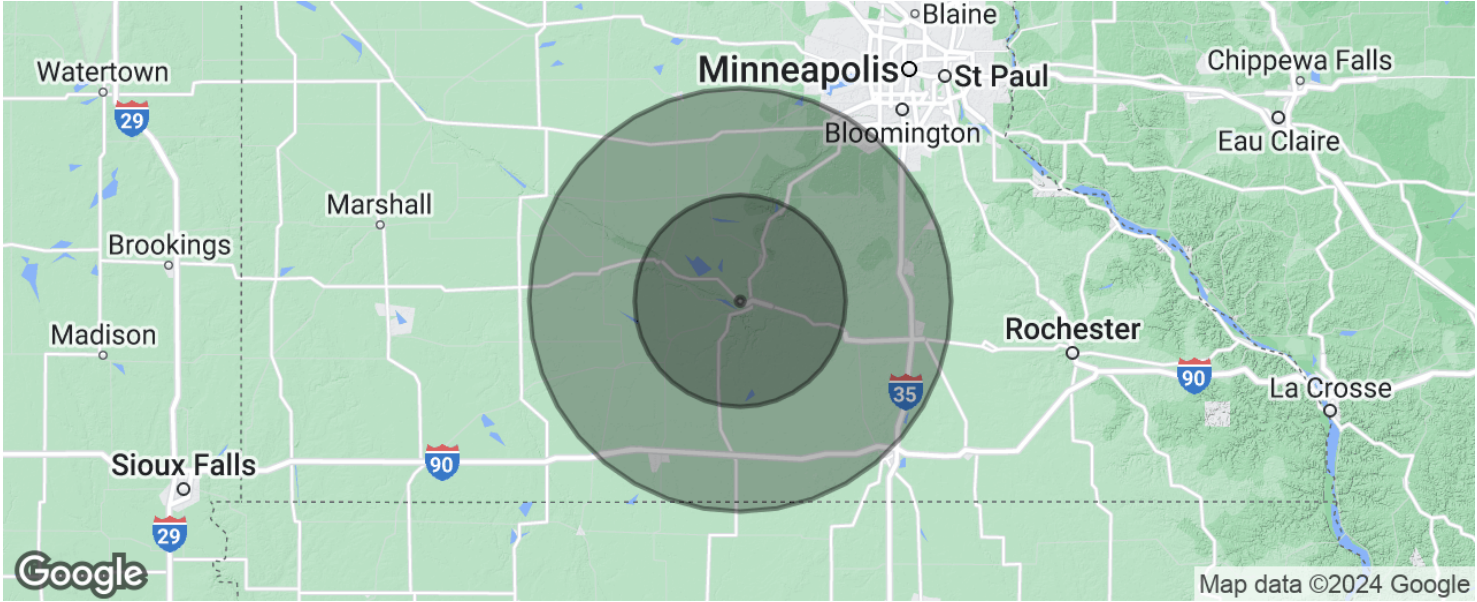
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NORTH MANKATO HIGHWAY COMMERCIAL LAND (ROCKFORD)

DEMOGRAPHICS

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POPULATION	1 MILE	25 MILES	50 MILES
Total population	1,443	153,351	416,213
Median age	33.5	33.5	37.1
Median age (Male)	31.4	32.7	36.3
Median age (Female)	37.0	34.8	38.0
HOUSEHOLDS & INCOME	1 MILE	25 MILES	50 MILES
Total households	553	57,904	161,114
# of persons per HH	2.6	2.6	2.6
Average HH income	\$79,010	\$62,560	\$64,222
Average house value	\$228,487	\$200,232	\$208,331

* Demographic data derived from 2020 ACS - US Census

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NORTH MANKATO HIGHWAY COMMERCIAL LAND (ROCKFORD)

BROKER BIOGRAPHY

SALE



DAIN FISHER

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PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

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