



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR SALE

# HIGHWAY 14 DEVELOPMENT SITE

Price Upon Request

US Hwy 14 & CSAH 12  
Mankato, MN 56001

## FEATURES

- Near the new 420,000 sqft Walmart Distribution Center
- Newly extended Adams Street
- Recently expanded Madison Avenue



## BROKER CONTACT

Dain Fisher  
Managing Broker | Owner | CCIM  
507.625.4715  
dain.fisher@cbcfishergroup.com

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# HIGHWAY 14 DEVELOPMENT SITE

## PROPERTY SUMMARY

SALE



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### OFFERING SUMMARY

Lot Size:	32.3 Acres Total
Number Of Lots:	9
Best Use:	Highway Commercial/Industrial
Parcel IDs:	R43.09.11.300.013 R43.09.11.300.021

### PROPERTY OVERVIEW

This land is in a highly-visible area just east of Mankato's central retail district. These lots are located at the newest interchange on 4-lane MN Highway 14. A nearby roundabout connects lots to the high-traffic Adams Street and main retail thoroughfare, Madison Avenue. Located near hospitality, retail, entertainment and multi-family housing. Easy access and excellent highway visibility make this land a desirable development location.

### LOCATION OVERVIEW

Join Mankato's newest commercial development on Mankato's County Rd 12/Highway 14 interchange. Access to this land is improved with new round-a-bouts on Cty. Rd 12 and Cty. Rd 17. A proposed extension will be part of this development.

Highway 14 Development Site Near the new 420,000 sqft Walmart Distribution Center Newly extended Adams Street Recently expanded Madison Avenue This land is in a highly-visible area just

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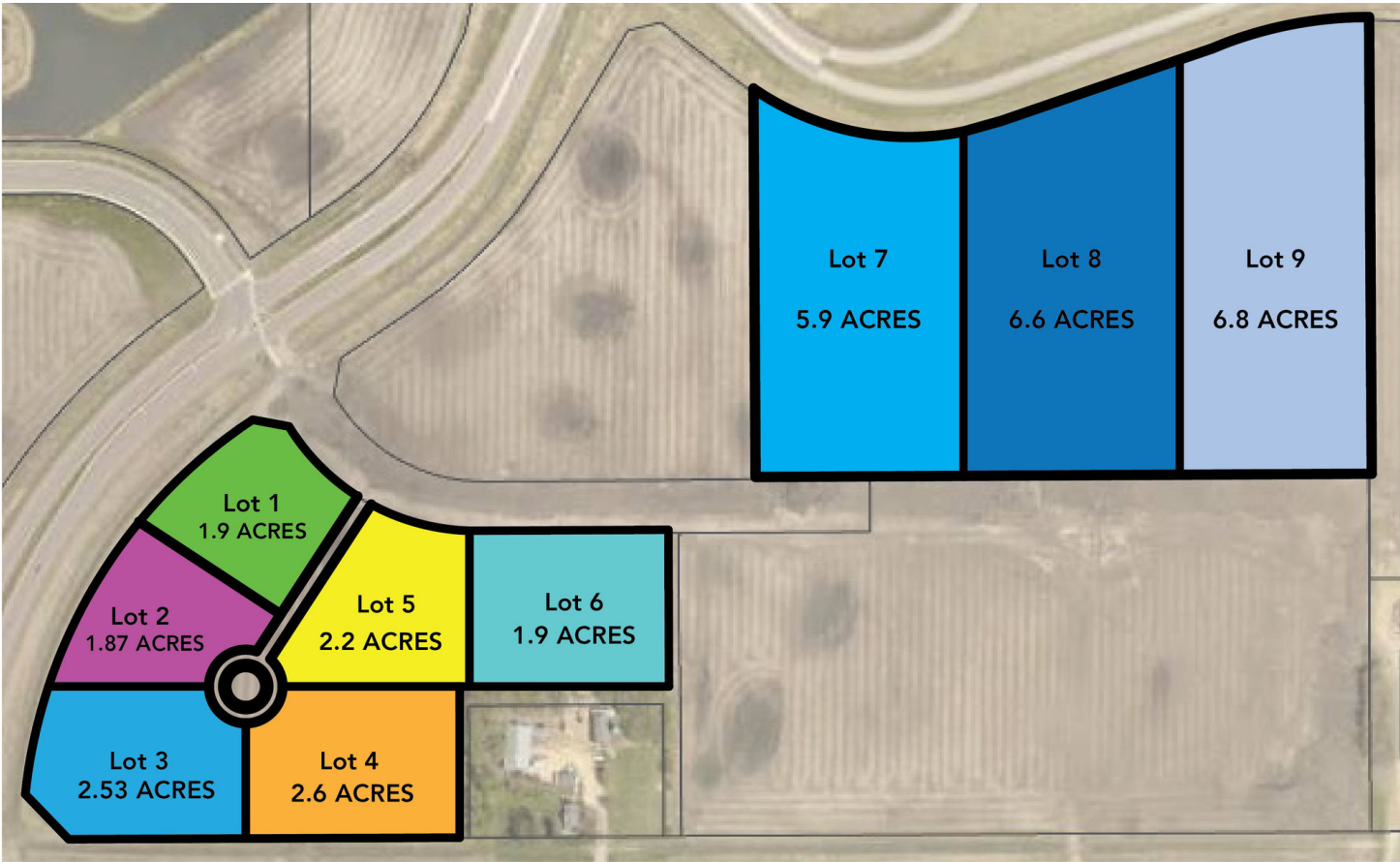






HIGHWAY 14 DEVELOPMENT SITE  
LOTS

SALE



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## HIGHWAY 14 DEVELOPMENT SITE

BROKER BIOGRAPHY



### DAIN FISHER

Managing Broker | Owner | CCIM

dain.fisher@cbcfishergroup.com

**Direct:** 507.625.4715 | **Cell:** 507.469.0545

### 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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