



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

HIGHWAY 22 DEVELOPMENT SITE

Price Upon Request

Hwy 22 & Co Rd 3
Mankato, MN 56001

FEATURES

- High Traffic Counts
- Direct Route to St Peter & Hwy 169
- Growing Commercial and Industrial District
- Near New Wal-Mart Distribution Ctr and New Fleet Farm



BROKER CONTACT

Dain Fisher
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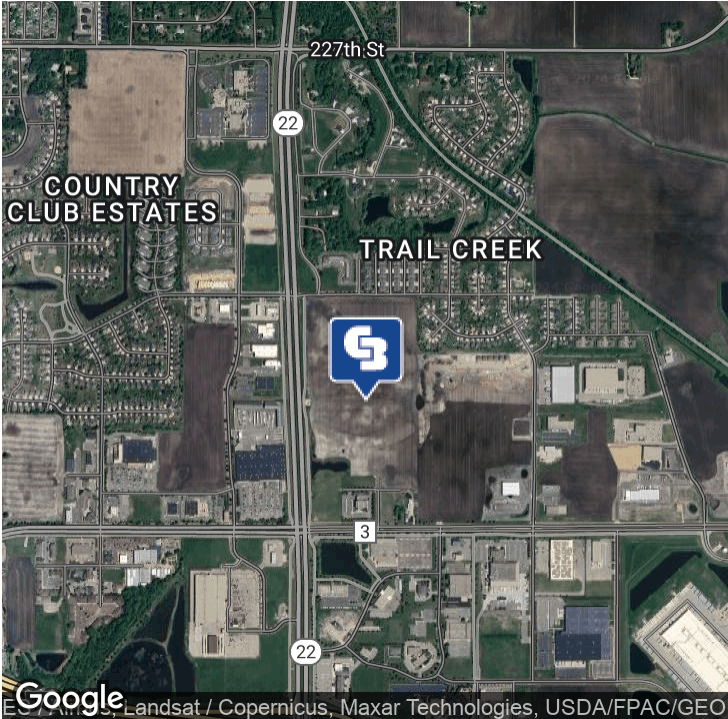
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**COLDWELL BANKER COMMERCIAL
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



HIGHWAY 22 DEVELOPMENT SITE
PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: Price Upon Request

Available SF:

Lot Size: 37.21 Acres

Traffic Count: 15,900

Add Pro-Rata Share: Street & utilities assessments

PROPERTY OVERVIEW

Highly visibility land for development along US Highway 22 at County Road 3.

Will sell as a single large parcel or divide/combine the sub-lots beyond what is shown. For more information please contact agent. Prices shown do not include pro-rata share of new street (Firestone Dr) assessments and utilities. Sizes are approximates.

LOCATION OVERVIEW

Highly visibility land for development along US Highway 22 at County Road 3.

PROPERTY HIGHLIGHTS

- High Traffic Counts
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- Growing Commercial and Industrial District
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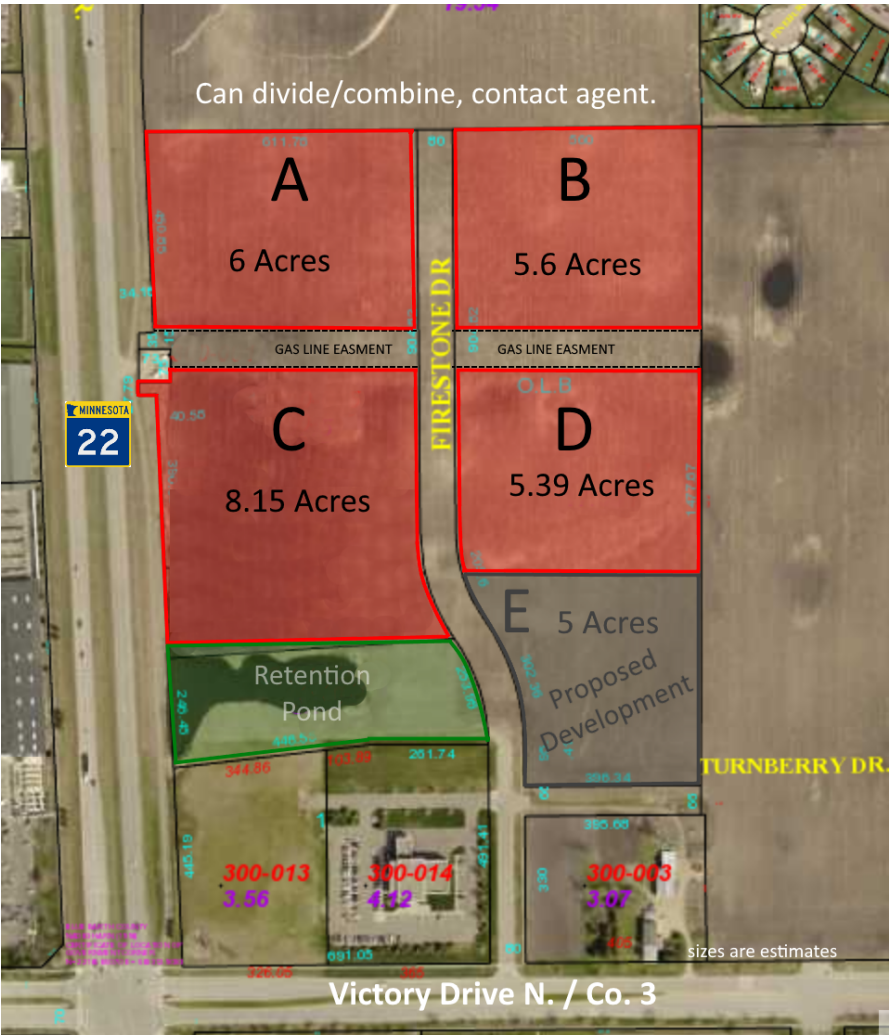
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HIGHWAY 22 DEVELOPMENT SITE

SITE PLAN

SALE



OF LOTS 4 | TOTAL LOT SIZE 5.39 - 8.15 ACRES | TOTAL LOT PRICE N/A | BEST USE -

STATUS	LOT #	SIZE	PRICE	ZONING
Available	A (will subdivide/combine)	6 Acres	N/A	B3 - Highway Business District
Available	B (will subdivide/combine)	5.6 Acres	N/A	B3 - Highway Business District
Available	C (will subdivide/combine)	8.15 Acres	N/A	B3 - Highway Business District
Available	D (will subdivide/combine)	5.39 Acres	N/A	B3 - Highway Business District
Pending	Lot E (will subdivide/combine)	5 Acres	N/A	

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HIGHWAY 22 DEVELOPMENT SITE

AERIAL MAP

SALE



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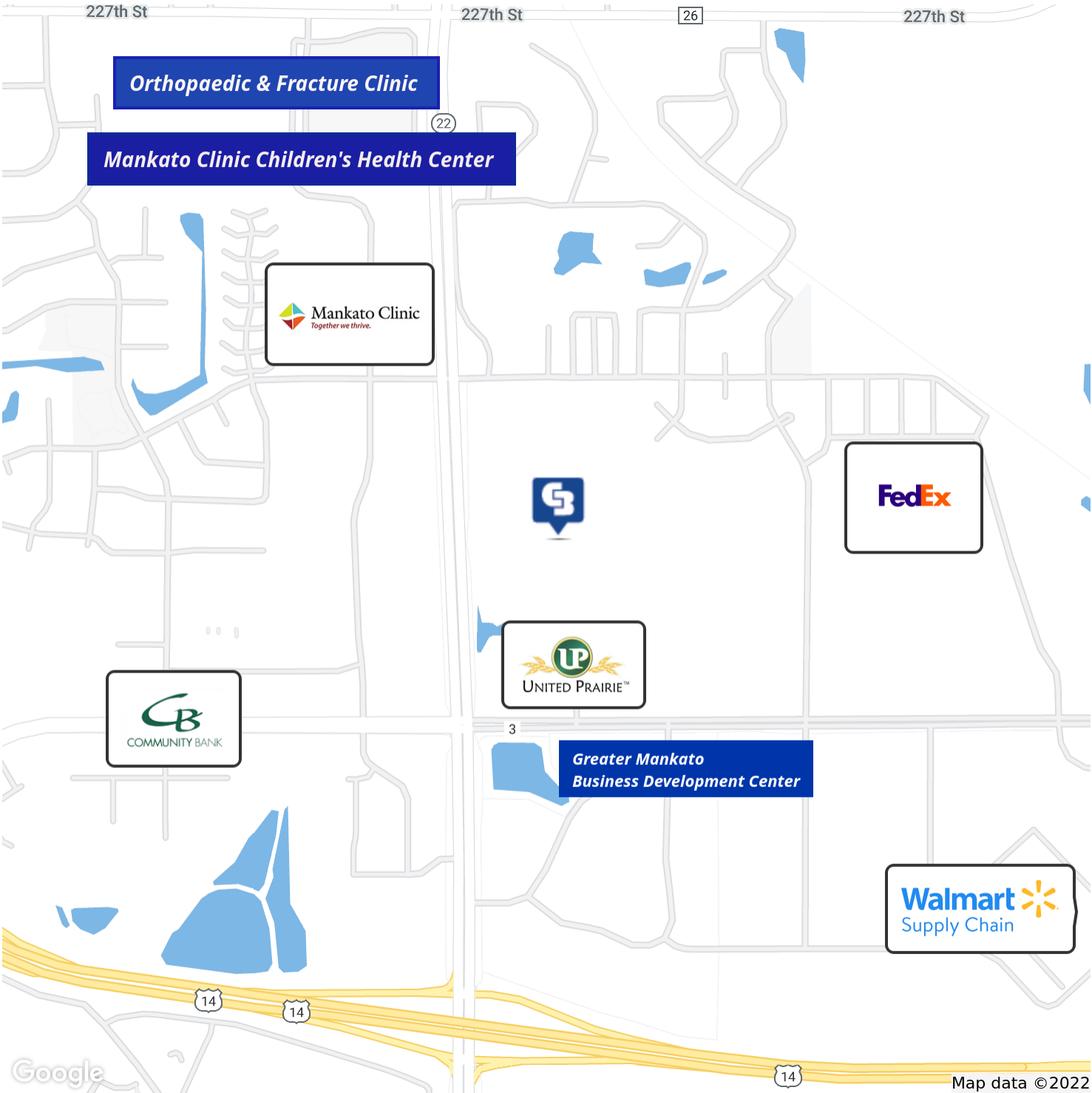
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RETAILER MAP

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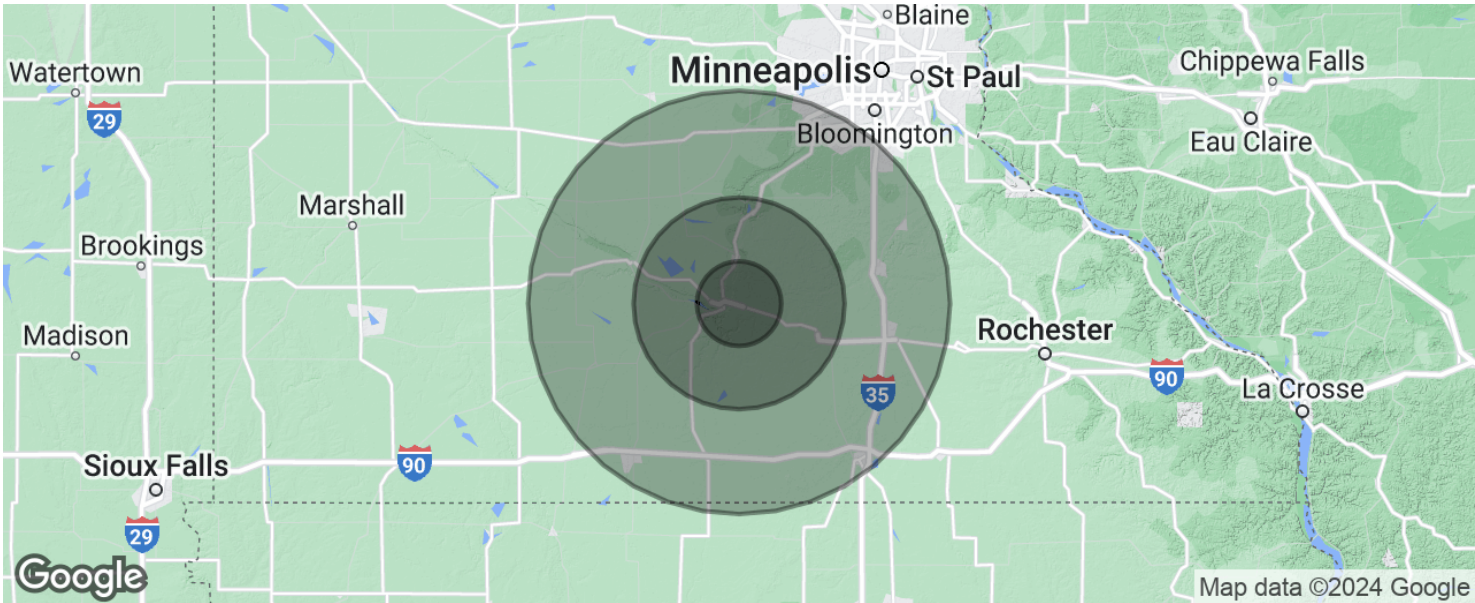
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HIGHWAY 22 DEVELOPMENT SITE

DEMOGRAPHICS

SALE



POPULATION	10 MILES	25 MILES	50 MILES
Total population	94,707	160,515	483,160
Median age	30.6	33.9	36.6
Median age (Male)	29.8	33.0	35.8
Median age (Female)	32.3	35.1	37.5
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total households	35,344	61,170	182,507
# of persons per HH	2.7	2.6	2.6
Average HH income	\$60,930	\$62,405	\$68,116
Average house value	\$197,287	\$202,510	\$227,124

* Demographic data derived from 2020 ACS - US Census

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BROKER BIOGRAPHY



DAIN FISHER

Managing Broker | Owner | CCIM

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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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