

VICTORY DRIVE LAND DEVELOPMENT

Price Upon Request

1661 North Victory Drive
Mankato, MN 56001

AVAILABLE SPACE
18.53 Acres

FEATURES

- Multiple Development Options - Retail, Office Park, Multi-Family
- Prime Retail Corridor (Victory Drive and HWY 14)
- 25,000+ VPD



BROKER CONTACT

David Schooff CCIM SIOR CPM
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

FOR SALE

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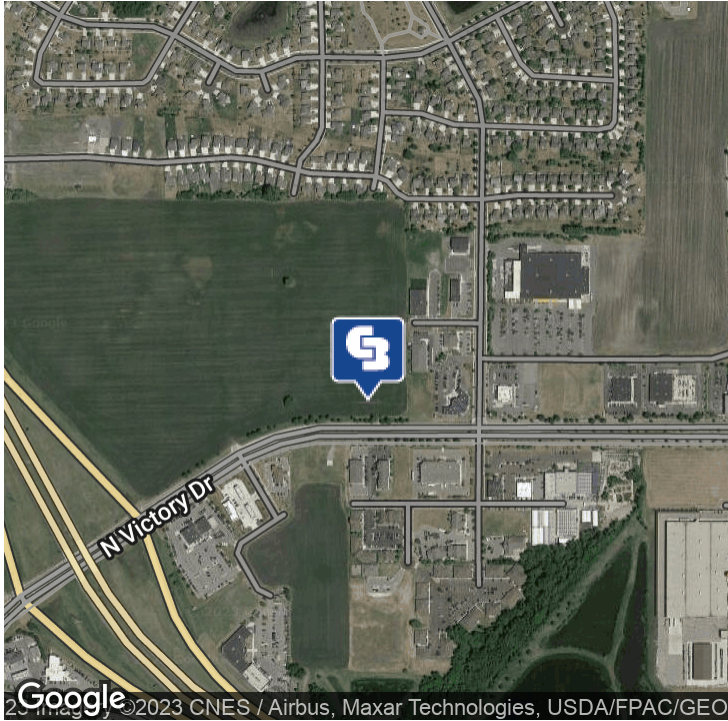
VICTORY DRIVE LAND DEVELOPMENT

PROPERTY OVERVIEW

SALE



SAL
PEN



OFFERING SUMMARY

Sale Price:	Price Upon Request
Zoning:	Future Commercial
Lot Size:	18.53 Acres
Taxes:	\$4,3660.00 (2020)
VPD:	25,000+

PROPERTY OVERVIEW

Highly visible land for sale on Victory Drive near Highway 14. Nearby is a growing commercial and retail area, as well as residential neighborhoods. Possible uses include mixed use retail, office and/or multifamily. This parcel is currently zoned as Transitional, but has been zoned for future commercial use (B) by the city and has been annexed to the City of Mankato. Developers would need to have platting and zoning completed.

LOCATION OVERVIEW

The land is located in a developing commercial and office park. Situated less than one mile from U.S. Highway 14 and other big box and local retailers, the property has excellent traffic counts and visibility.

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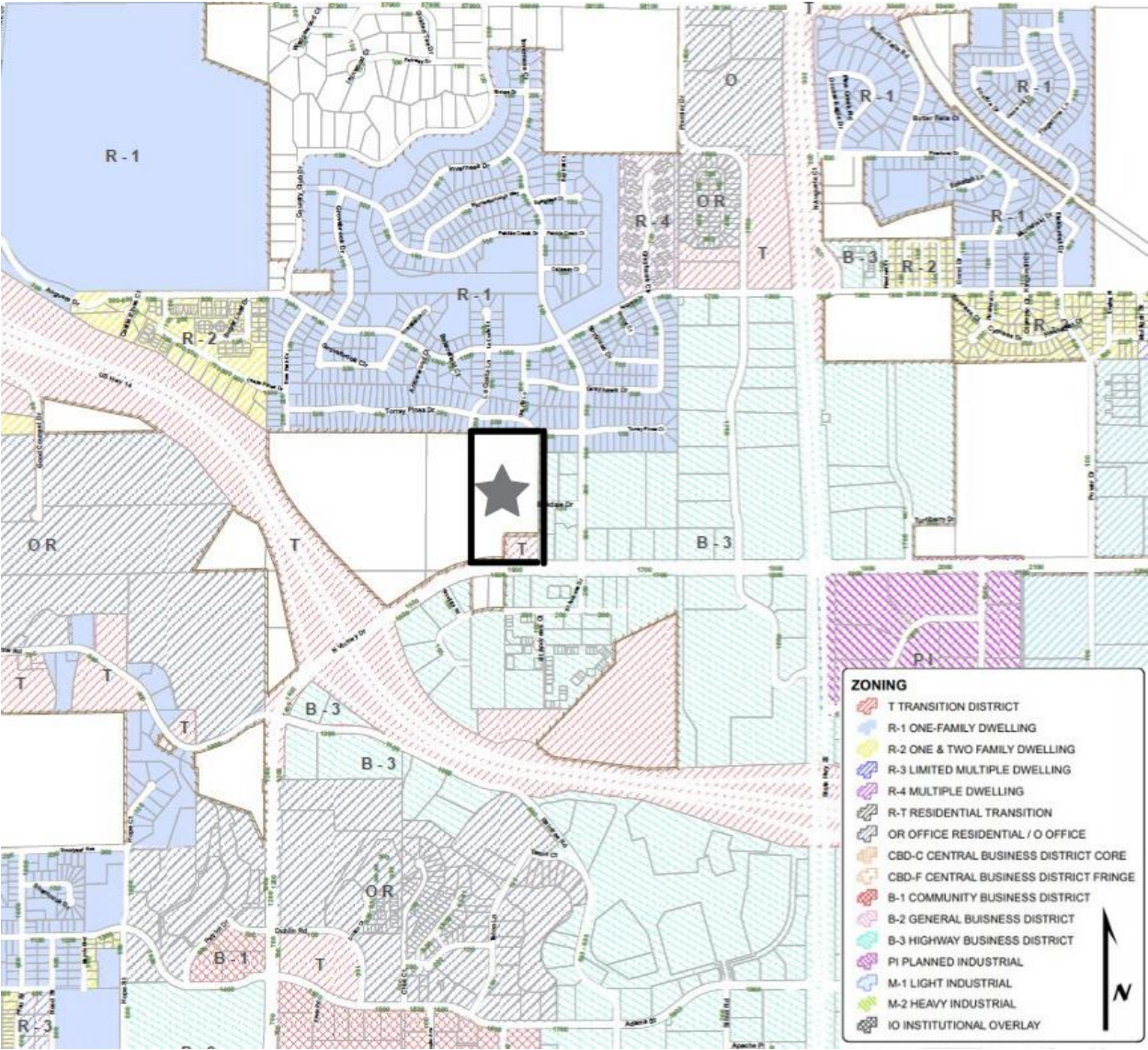




VICTORY DRIVE LAND DEVELOPMENT

CITY OF MANKATO ZONING MAP

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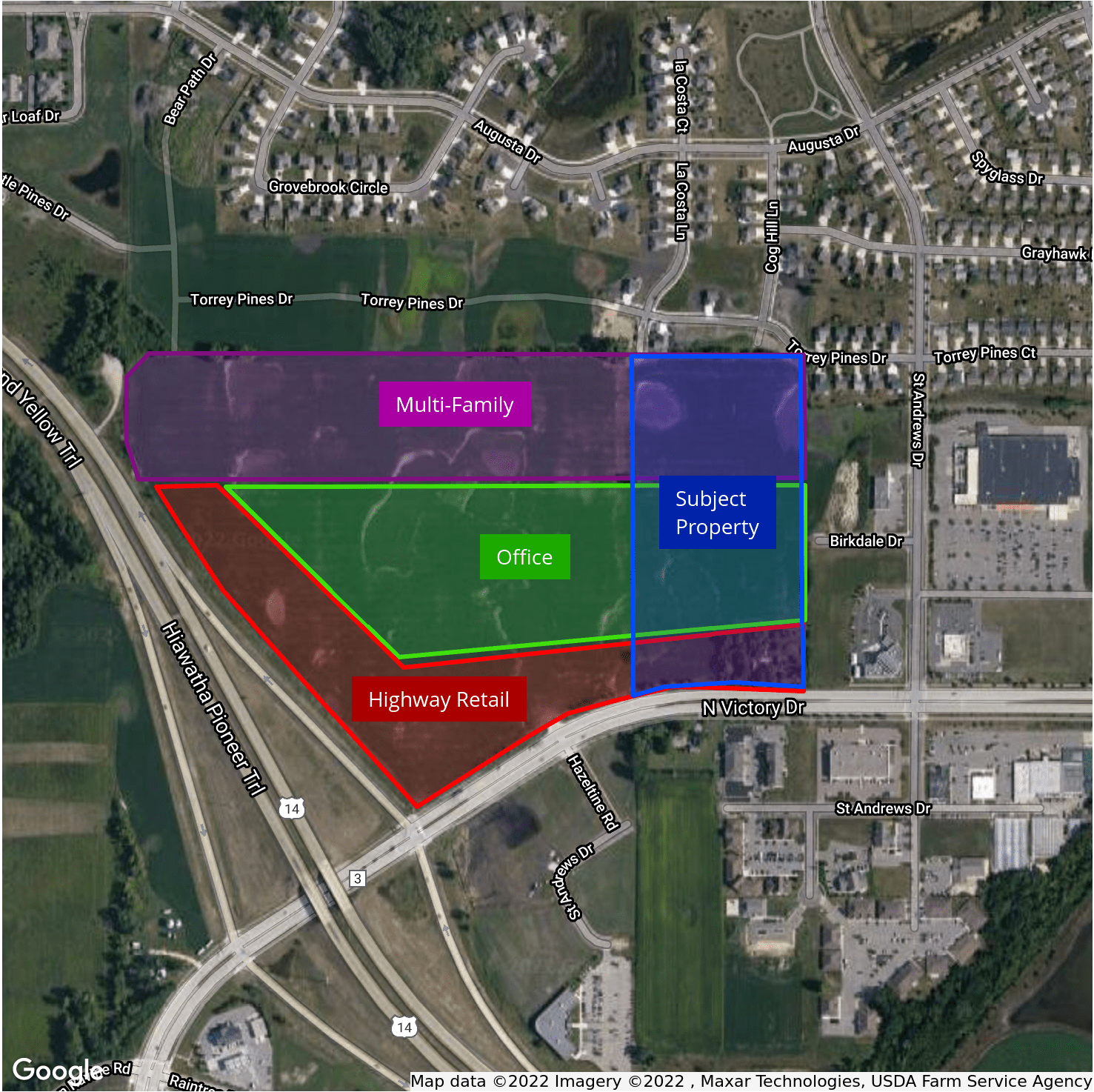
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VICTORY DRIVE LAND DEVELOPMENT

BUSINESS PARK CONCEPT

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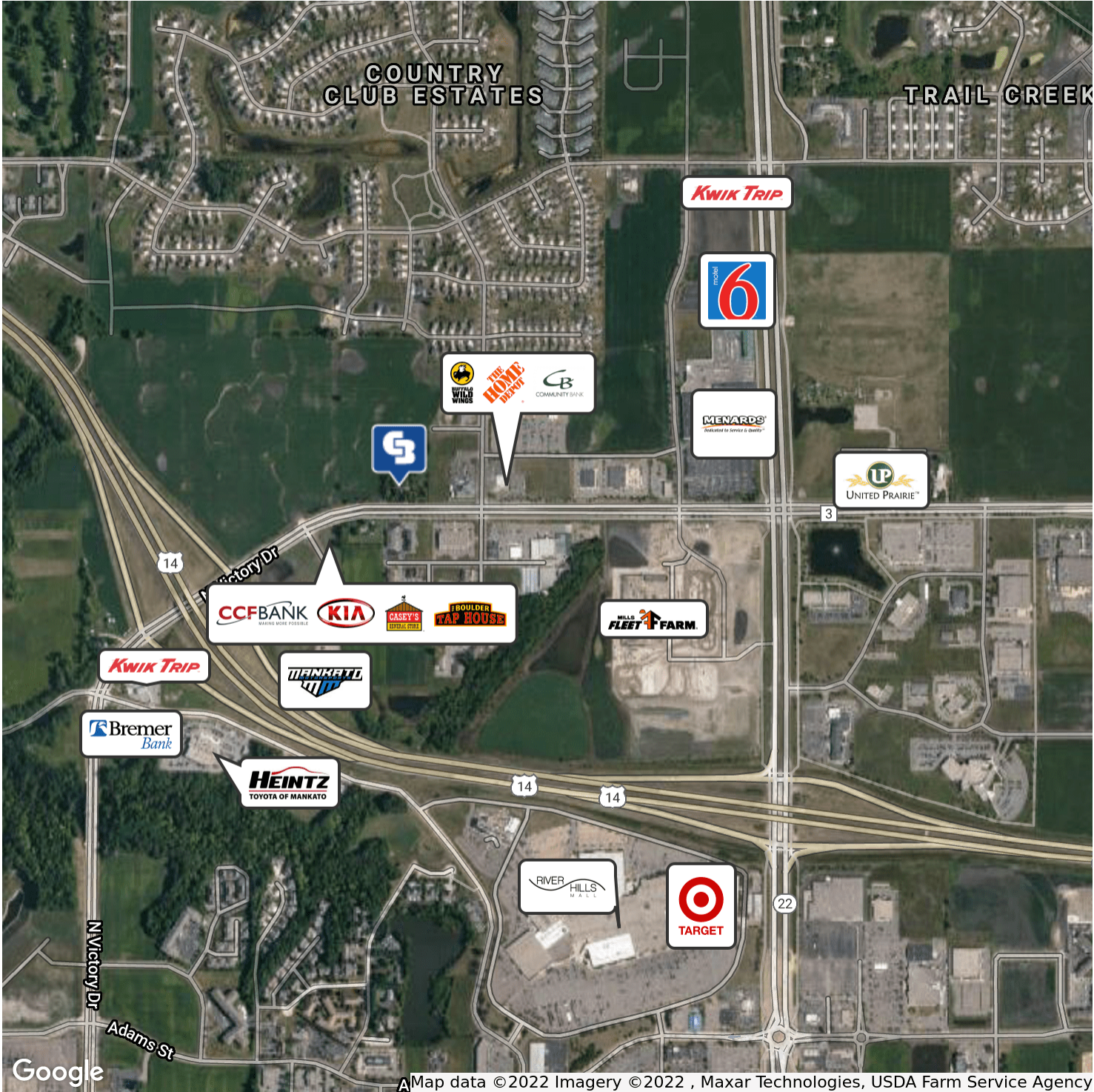
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RETAILER MAP

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BROKER BIOGRAPHY



DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

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PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

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