



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

OWATONNA LAND DEVELOPMENT OPPORTUNITY

\$499,000

2901 SW 18th Street
Owatonna, MN 55060

AVAILABLE SPACE
39.73 Acres

FEATURES

- In expanding south side industrial area
- Within blocks of both I-35 & US Hwy 14
- US Hwy 14 was recently expanded improving/increasing traffic flows
- Recently Announced: Costco Distribution Center planned across the road
- <https://www.keyc.com/2019/07/17/costco-planning-distribution-center-area-city>



OFFICE

Eric Harriman
507.625.0988
eric@cbcfishergroup.com

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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

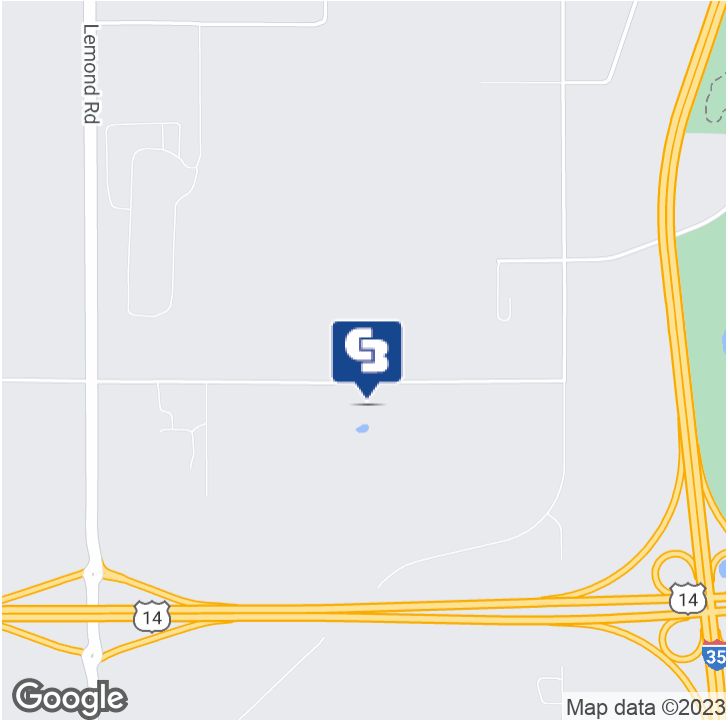
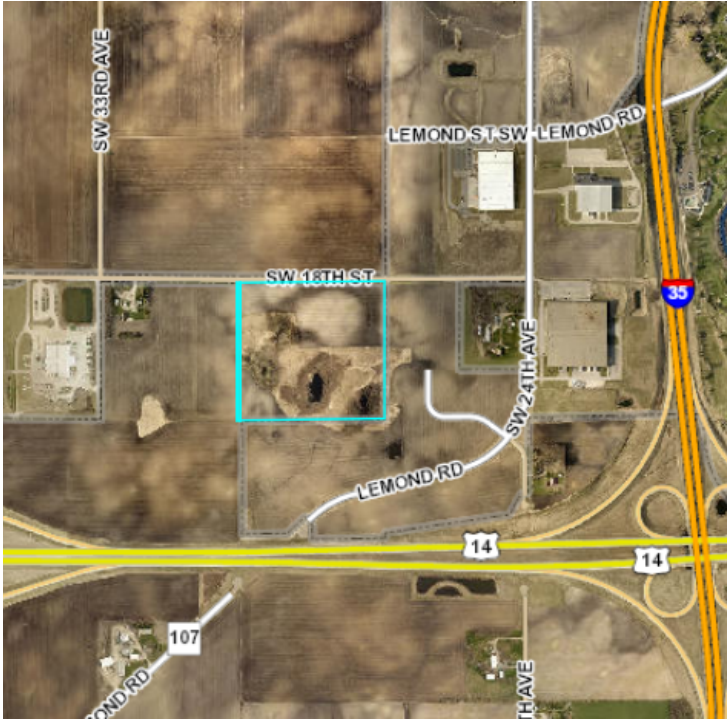
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SALE



OFFERING SUMMARY

Sale Price: \$499,000

Available SF:

Lot Size: 39.73 Acres

Price / SF: \$0.29

PROPERTY OVERVIEW

PREMIER DEVELOPMENT OPPORTUNITY! This parcel is just shy of 40 acres of land in an up-and-coming development area in Owatonna, Minn. Surrounding businesses include the Owatonna Country Club, Gopher Sport, Riverland Community College and Kibble Equipment. Rented for crops through 2019 season

PROPERTY HIGHLIGHTS

- In expanding south side industrial area
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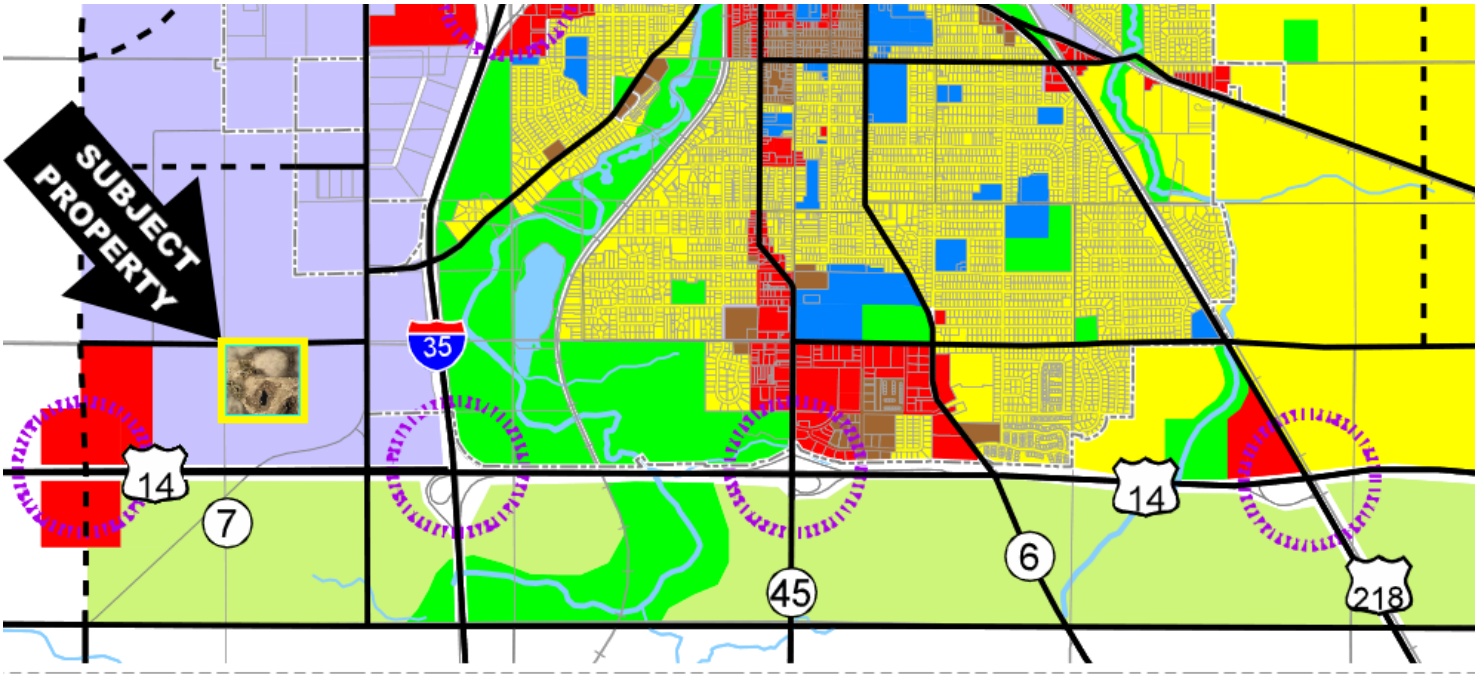
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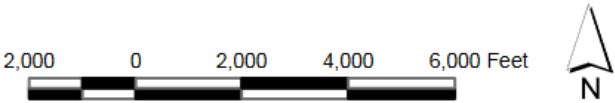
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Development Plan City of Owatonna, Minnesota



- City Boundary
- Highway Intersections
- Major Transportation Corridors
- Future Transportation Corridors
- Railroad
- Low Density Residential
- High Density Residential
- Mobile Homes
- Commercial
- Industrial
- Park/Open Space
- Public/Institutional
- Airport
- Agricultural
- Open Water

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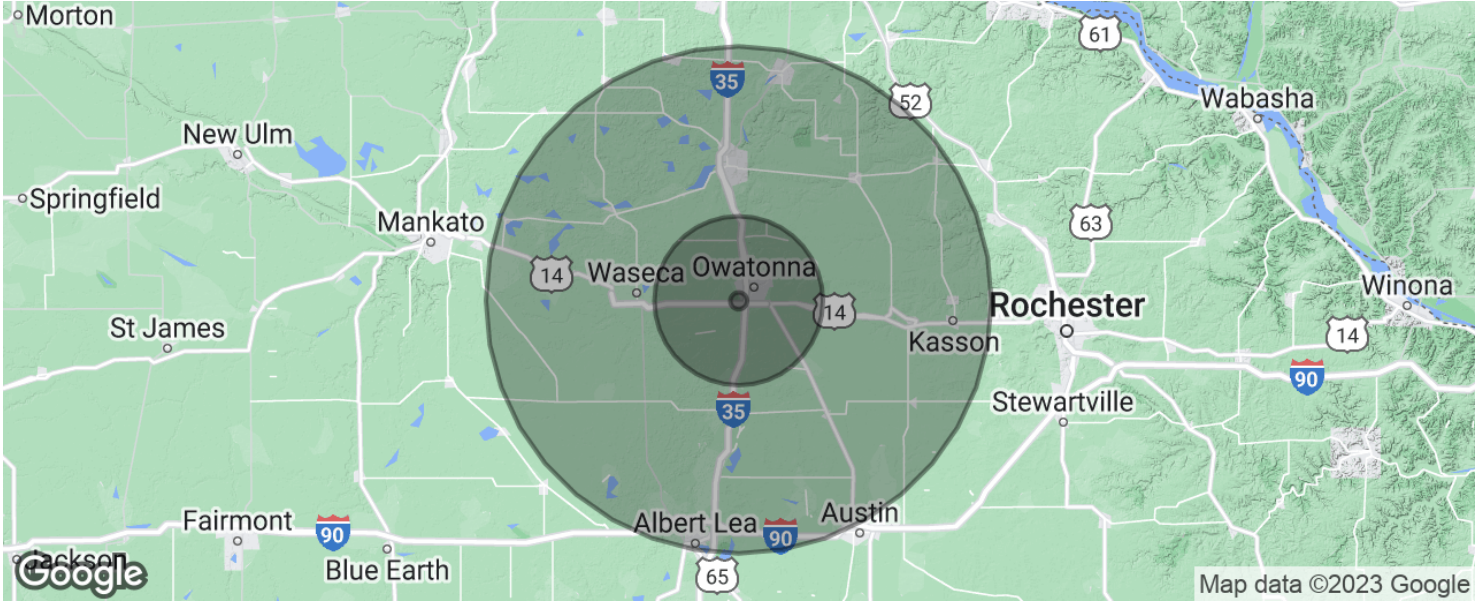
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| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 640 | 41,945 | 204,782 |
| Median age | 33.1 | 37.4 | 37.6 |
| Median age (Male) | 32.2 | 36.7 | 36.9 |
| Median age (Female) | 35.0 | 38.3 | 38.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
| Total households | 276 | 16,274 | 76,859 |
| # of persons per HH | 2.3 | 2.6 | 2.7 |
| Average HH income | \$49,268 | \$64,176 | \$63,922 |
| Average house value | \$136,555 | \$182,862 | \$199,429 |

* Demographic data derived from 2020 ACS - US Census

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ERIC HARRIMAN

Sales & Leasing Agent

eric@cbcfishergroup.com

Direct: 507.625.0988 | **Cell:** 507.412.1895

PROFESSIONAL BACKGROUND

Eric Harriman has resided in the Greater Mankato community for over a decade and in that brief time made a significant impact. He has been an outspoken community leader directing or assisting many key community revitalization initiatives.

Holding a degree in Urban Studies and having the distinction of being the first Executive Director for the City Center Partnership downtown organization, Eric brings a high degree of passion and understanding for the community. During his tenure at the downtown organization, Eric worked directly with business leaders, property owners and city officials to make significant long-range community dreams a reality. Some examples include the multi-million-dollar pedestrian redevelopment of Front Street, overseeing the public display of \$1.5+million in rotating public art, coordination of business focus groups and community outreach initiatives. He has also directly worked on or with the boards for the regional chamber of commerce, visitor's bureau, and various other committees.

In his time at Coldwell Banker Commercial Fisher Group, Eric has assisted in directing operations stretching from sales & leasing, marketing, technology innovation, management and development. Furthermore, he has directly assisted the organization in securing major listings, tenants and development opportunities. This was accomplished through research, engagement and communication with team members, clients and various other third parties. As a licensed agent he is able to bring those comprehensive skills to serving landlords and tenants alike with a wide range of commercial real estate needs.

Eric's connections throughout the Greater Mankato community and his knowledge of the regional commercial real estate market is a great asset in serving anyone's commercial sales & leasing needs.

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