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# NORTH MANKATO LAND 81+ ACRES HIGHWAY COMMERCIAL

Price Upon Request

AVAILABLE SPACE 81.14 Acres

# **FEATURES**

- US Highway 14 Visibility
- Interchange Access
- Commercial/Industrial



# **BROKER CONTACT**

Dain Fisher Managing Broker | Owner | CCIM 507 625 4715 dain.fisher@cbcfishergroup.com

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COLDWELL BANKER COMMERCIAL FISHER GROUP 201 North Riverfront Drive, Suite 230, Mankato, MN 56001 507.625.4715

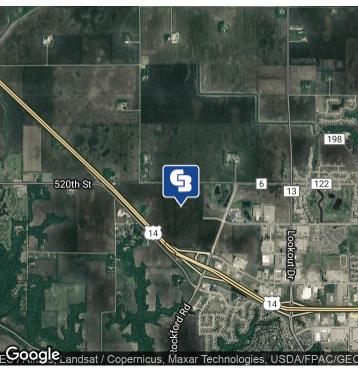


# SALE

# NORTH MANKATO LAND - 81+ ACRES HIGHWAY COMMERCIAL

PROPERTY SUMMARY





**SALE PRICE** 

\$35,000/ACRE

## **OFFERING SUMMARY**

Lot Size:

81.14 Acres

Zoning:

Proposed Commercial/Industrial

# **PROPERTY OVERVIEW**

81.14 Acres off US Hwy 14 in North Mankato near Northport Industrial Park. Neighboring businesses include: Peterbuilt, D&K Powder Coating, Minnesota Truck & Tractor, The Creative Company, Ziegler CAT, Timpte, Pamler Bus Services and Volt Workforce Solutions. The North Mankato Port Authority proposed an Industrial Park Expansion July, 2018, including new street and utility construction.

### **About North Mankato:**

North Mankato is home to Taylor Corp, Coughlan Companies, FUN.com, Caswell Park and Angie's BOOMCHICKAPOP among a variety of other major employers of Greater Mankato. The Greater Mankato regional marketplace includes Blue Earth and Nicollet counties (the Mankato - North Mankato Metropolitan Statistical Area) and the communities immediately adjacent. The North Mankato population was 13,394 at the 2010 census. Low office and energy costs and productive workforce make Mankato one of the least expensive places to do business in the Upper Midwest; and, in the top 17 percent of the nation (mankatomn.gov).

# **LOCATION OVERVIEW**

Highway Commercial Land off four lane US-14. Less than 5 miles from Interstate 169 (Metro Connection).

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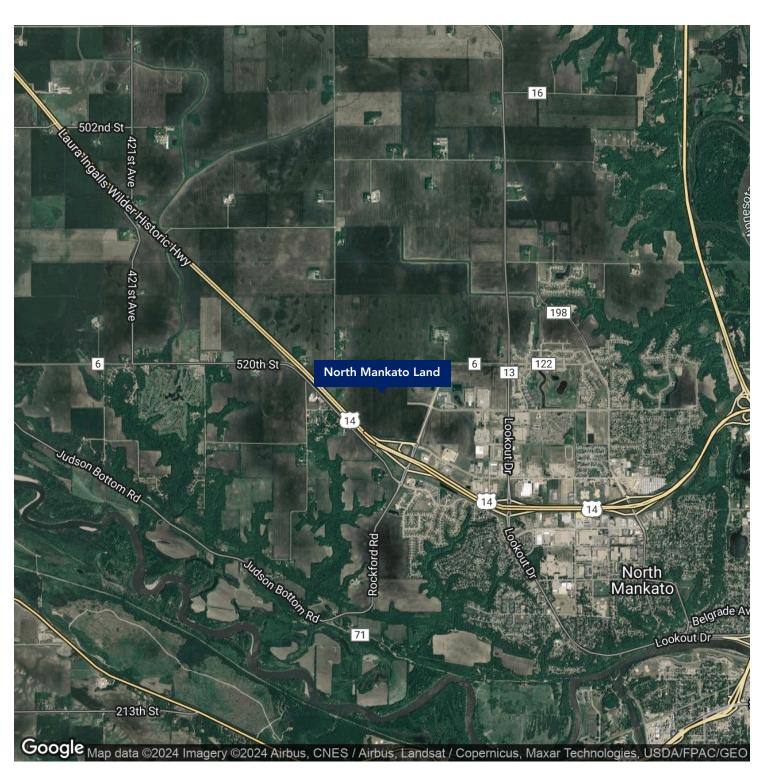
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**AERIAL MAP** 



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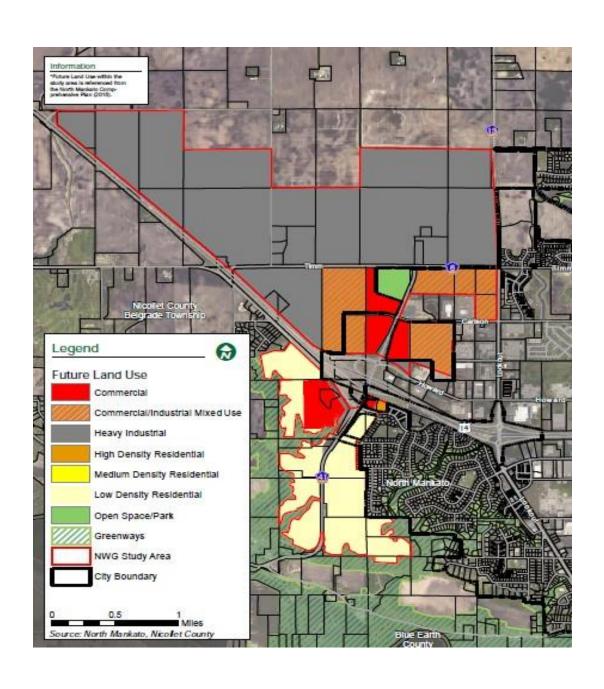






# NORTH MANKATO LAND - 81+ ACRES HIGHWAY COMMERCIAL

NORTH MANKATO FUTURE LAND USE



# CBCFISHERGROUP.COM

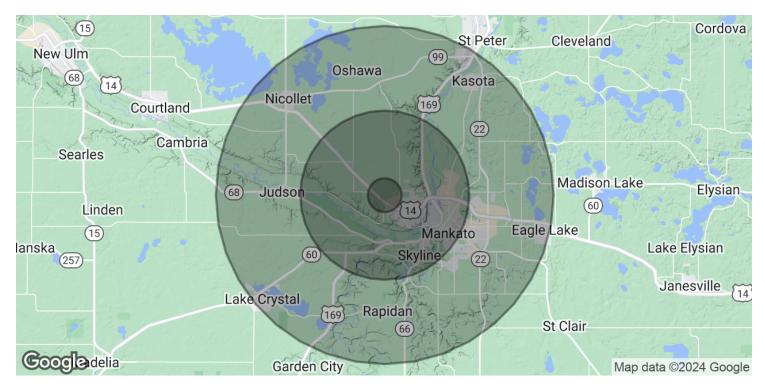




# SALE

# NORTH MANKATO LAND - 81+ ACRES HIGHWAY COMMERCIAL

**DEMOGRAPHICS** 



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,138	56,414	89,253
Median age	32.7	30.6	30.6
Median age (Male)	30.9	29.4	29.7
Median age (Female)	35.8	32.7	32.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	803	21,697	33,535
# of persons per HH	2.7	2.6	2.7
Average HH income	\$81,264	\$58,813	\$60,220
Average house value	\$229,883	\$186,571	\$194,011

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census









# NORTH MANKATO LAND - 81+ ACRES HIGHWAY COMMERCIAL

**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.

## **FISHER GROUP**

201 North Riverfront Drive Suite 230 Mankato, MN 56001 507.625.4715



