



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

JACKSON DEVELOPMENT SITE

Price Upon Request

Lot 1, Block 1
Jackson, MN 56143

2.1 Acres

FEATURES

- Highly Visible Corner
- Close Proximity to Interstate 90
- Infrastructure Completed



BROKER CONTACT

David Schooff CCIM SIOR CPM
President | Managing Broker | Owner
507.382.2403
david@cbcfishergroup.com

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

FOR SALE

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JACKSON DEVELOPMENT SITE

PROPERTY SUMMARY



SALE PRICE	PRICE UPON REQUEST
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OFFERING SUMMARY

Lot Size: 2.1 Acres

Taxes: \$781 (2019)

Zoning: Commercial

Price / SF: -

PROPERTY OVERVIEW

Excellent visibility from I-90 and Hwy 71 traffic and is approved for 100' interstate hi-rise pylon. Recent infrastructure work is completed.

LOCATION OVERVIEW

This hard corner site is at the gateway to the prosperous community of Jackson, MN. Location just West of the Industrial Park with direct access to Industrial Parkway.

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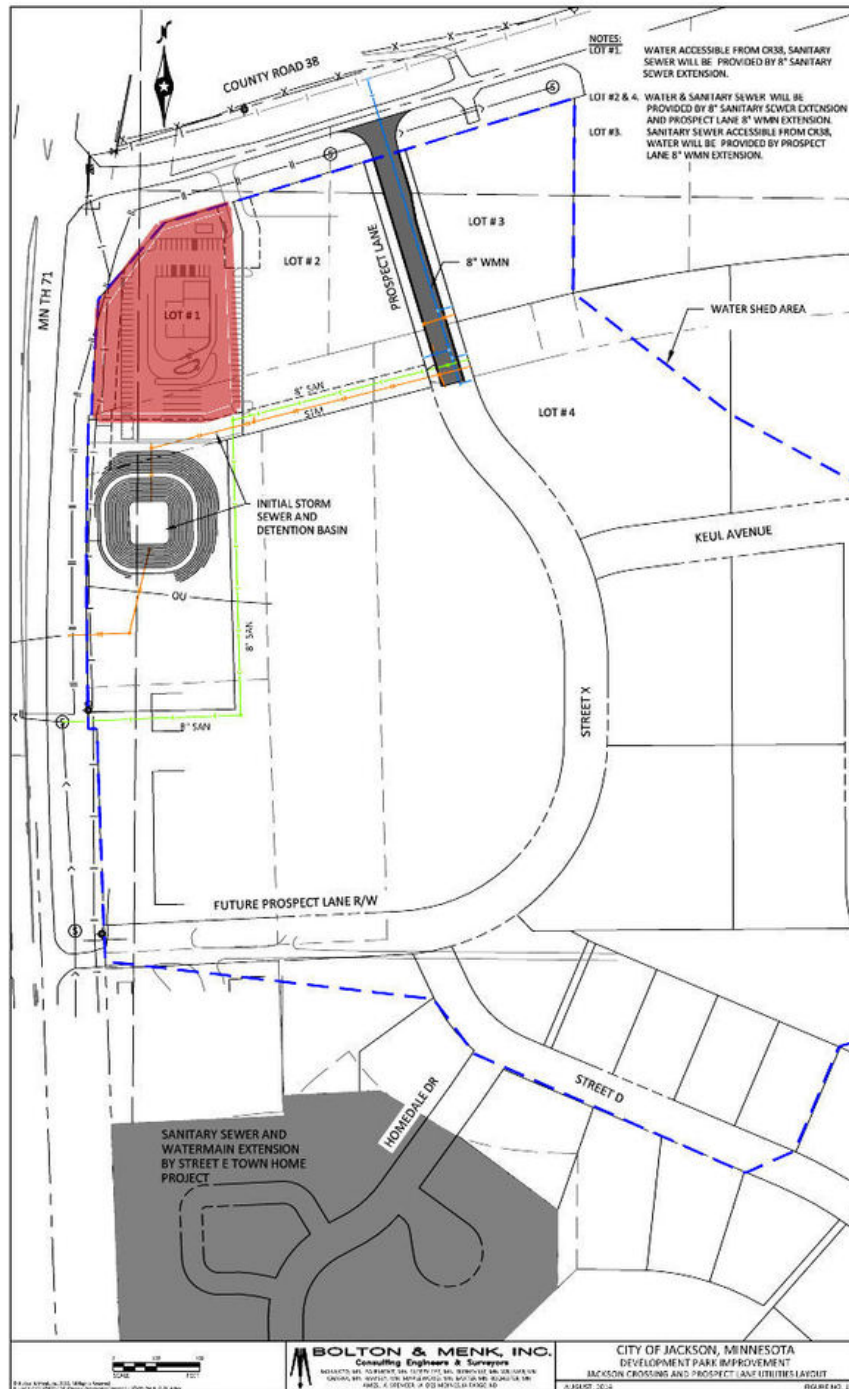
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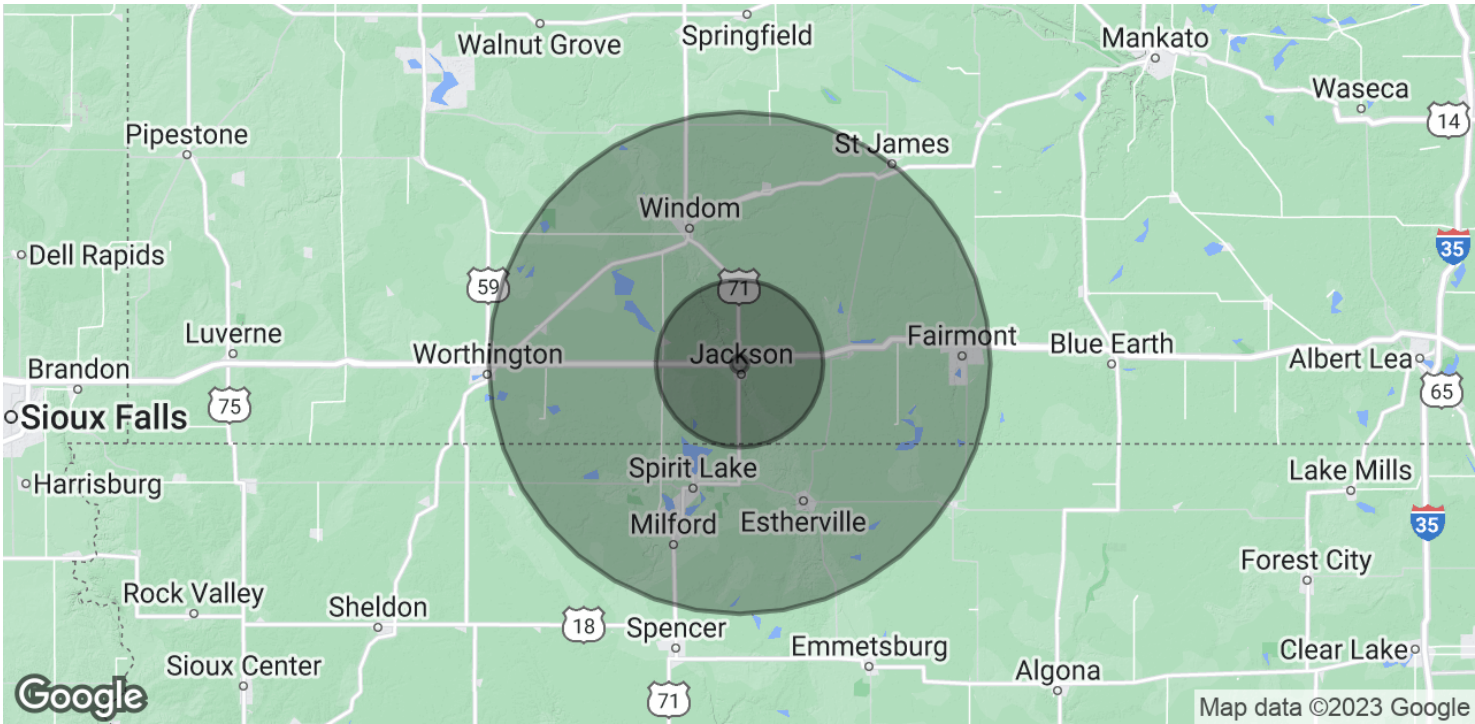
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	21	2,682	56,968
Average age	48.7	47.4	44.6
Average age (Male)	49.8	47.4	43.0
Average age (Female)	47.9	47.5	46.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	9	1,189	25,401
# of persons per HH	2.3	2.3	2.2
Average HH income	\$71,825	\$66,265	\$61,072
Average house value	\$185,117	\$176,767	\$136,754

* Demographic data derived from 2020 ACS - US Census



SALE /
LEASE

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DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

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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