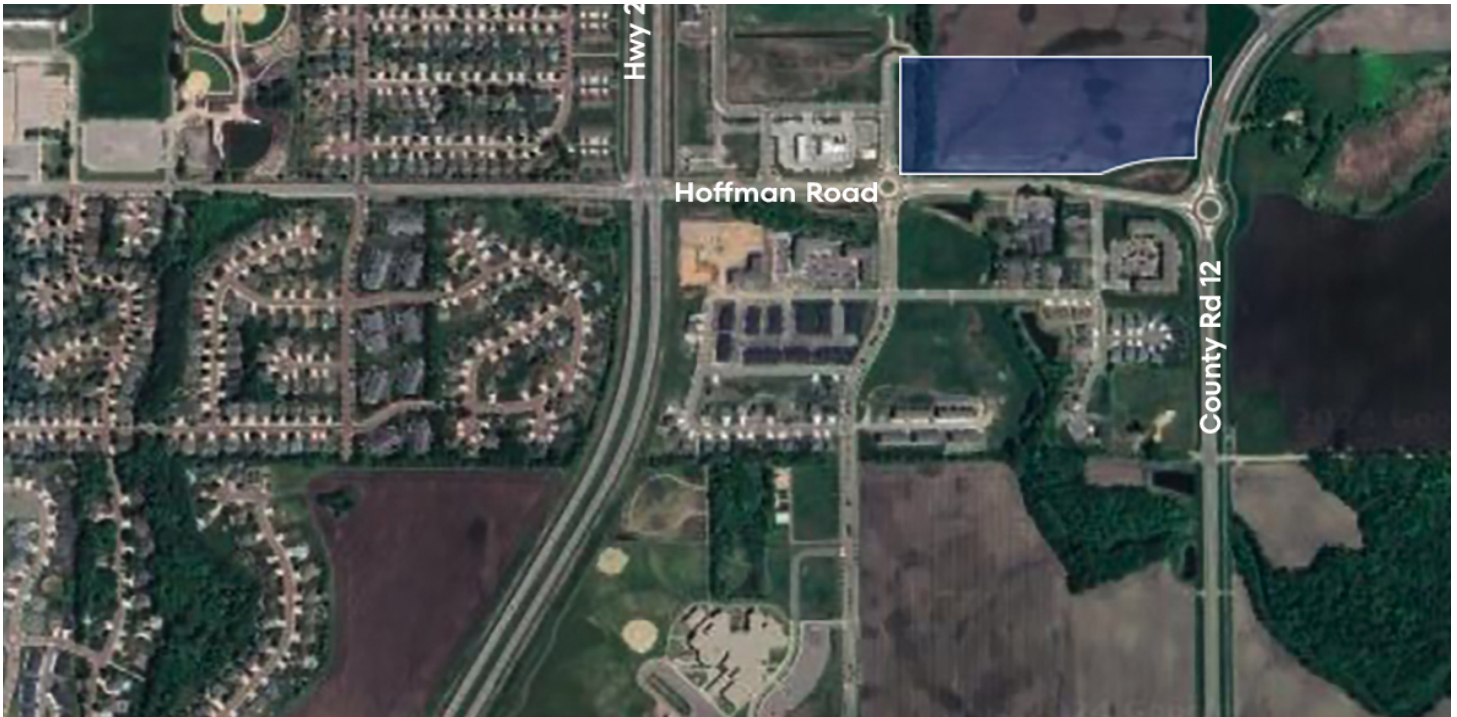


SALE

HOFFMAN RD/COUNTY RD 12 DEVELOPMENT

Hoffman Rd/Cty Rd 12 Mankato, MN 56001



PROPERTY DESCRIPTION

This PRIME LAND near the Justice Center and MNDOT is ready for development. Formerly zoned agricultural, it is now ready for Mankato's East Expansion. Currently 16.35 acres, it can be combined with the adjacent 20 Acres to the North or subdivided for smaller development projects. Ideal location for development of multi-family housing, patio homes, churches, offices, and senior housing.

PROPERTY HIGHLIGHTS

- Prime Development Opportunity Offering Flexibility in Parcel Sizes
- Close to New School and Housing Development
- New County Road 12 with Roundabouts Linking Quick Access to Medical Clinics, Retail, Schools and Offices
- Utilities Close By—Less Infrastructure Cost for User/Developer

LOCATION DESCRIPTION

This land is ideally located at the roundabout located at the NE corner of Hoffman Road that connects to Hwy 22, and County Road 12 which connects to Madison Avenue. VPD on Hwy 22 is 15,400, Madison Avenue is 16,600 and County Rd 12 is 3,400.

OFFERING SUMMARY

Sale Price:	\$2,314,669
Lot Size:	16.35 Acres
Zoning:	Open for Review
APN:	R430915300002

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,252	7,433	25,069
Total Population	2,850	17,692	58,878
Average HH Income	\$61,002	\$57,742	\$63,140

Rosie Brunmeier
507 340 2463
rosie@cbcfishergroup.com



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FISHER GROUP

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SALE

HOFFMAN RD/COUNTY RD 12 DEVELOPMENT

AGENT BIOGRAPHY



ROSIE BRUNMEIER

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PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

MEMBERSHIPS

Minnesota Real Estate License since 1997

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