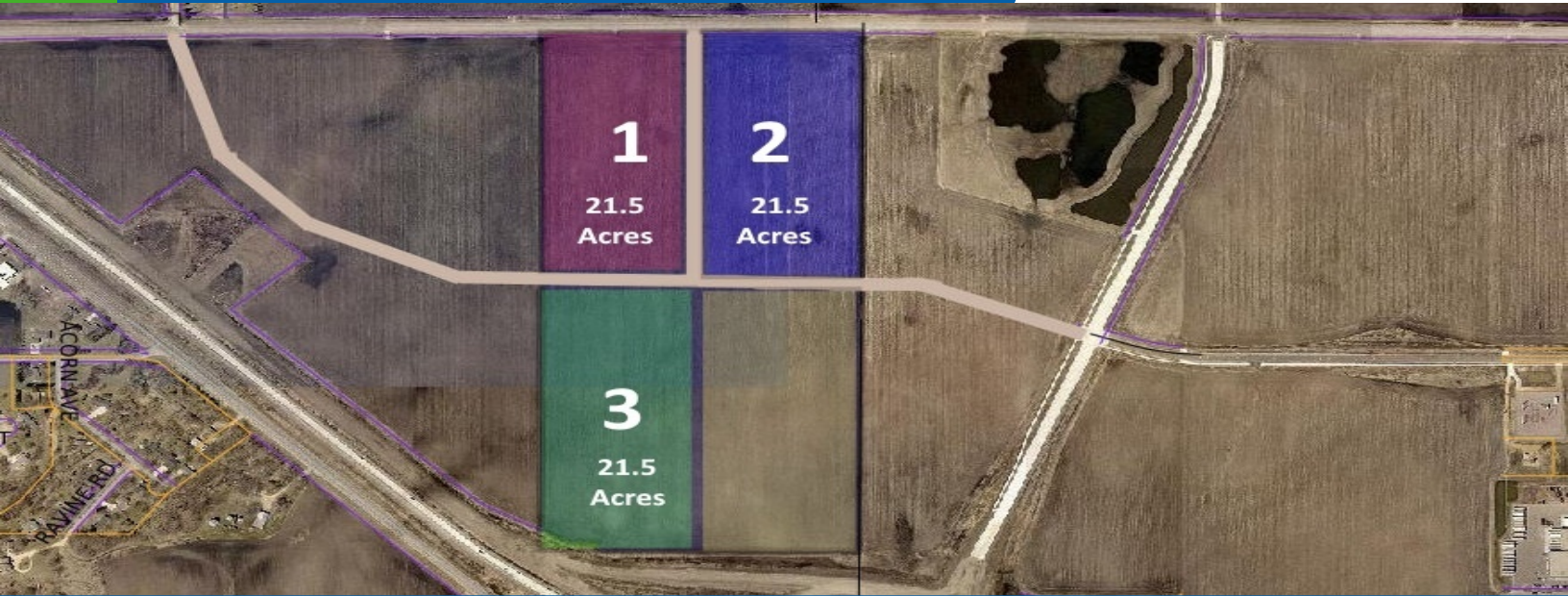


NORTH MANKATO - ROCKFORD RD/US HWY 14 FOR SALE

\$688,000 - \$1,010,500



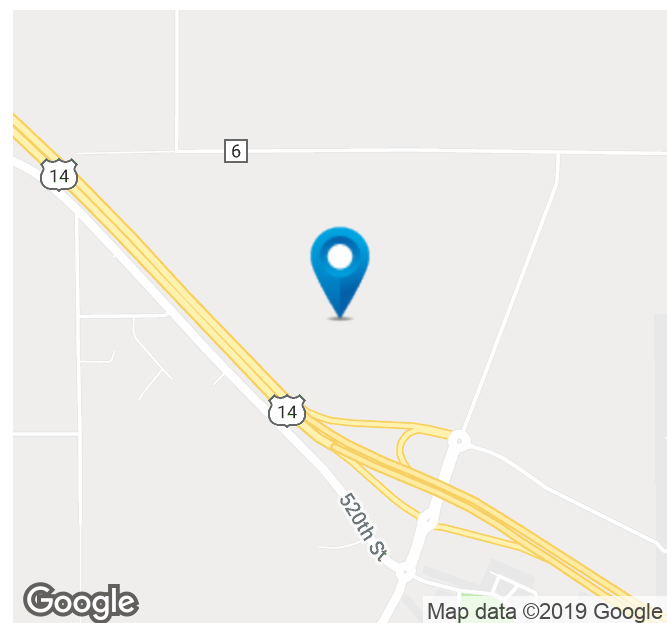
ROCKFORD ROAD/US HWY 14, NORTH MANKATO, MN 56001

Property Description

This 65 acre site is located in North Mankato, MN, perfectly positioned along US Highway 14. New road infrastructure includes round-a-bouts for easy access to this property. This site is located in a rapidly expanding area and can be subdivided. Ideal for a large commercial development along the highway with adjacent single family or multi-family development. Nearby are several parks, schools, commercial parks, and local area businesses.

Property Highlights

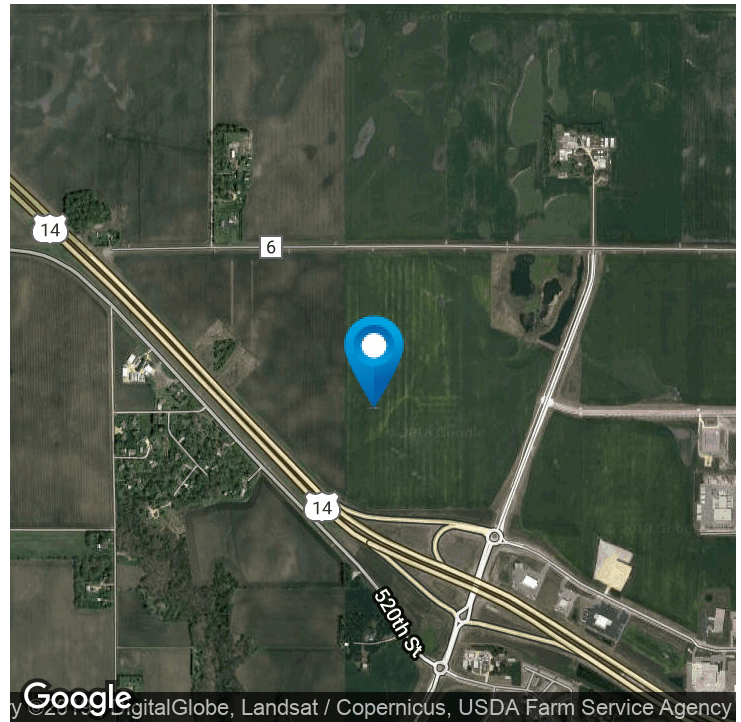
- Growing North Mankato Industrial Park
- New Residential Developments
- Rebuilt US 14 Interchange
- US 14 four-lane completion is coming



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NORTH MANKATO - ROCKFORD RD/US HWY 14



OFFERING SUMMARY

Sale Price: \$688,000 - \$1,010,500

Lot Size: 64.5 Acres

Zoning: Agricultural

Sale Price / SF: \$0.85

DEMOGRAPHICS

	1 MILE	25 MILES	50 MILES
Total Households	553	57,904	161,114
Total Population	1,443	153,351	416,213
Average HH Income	\$79,010	\$62,560	\$64,222



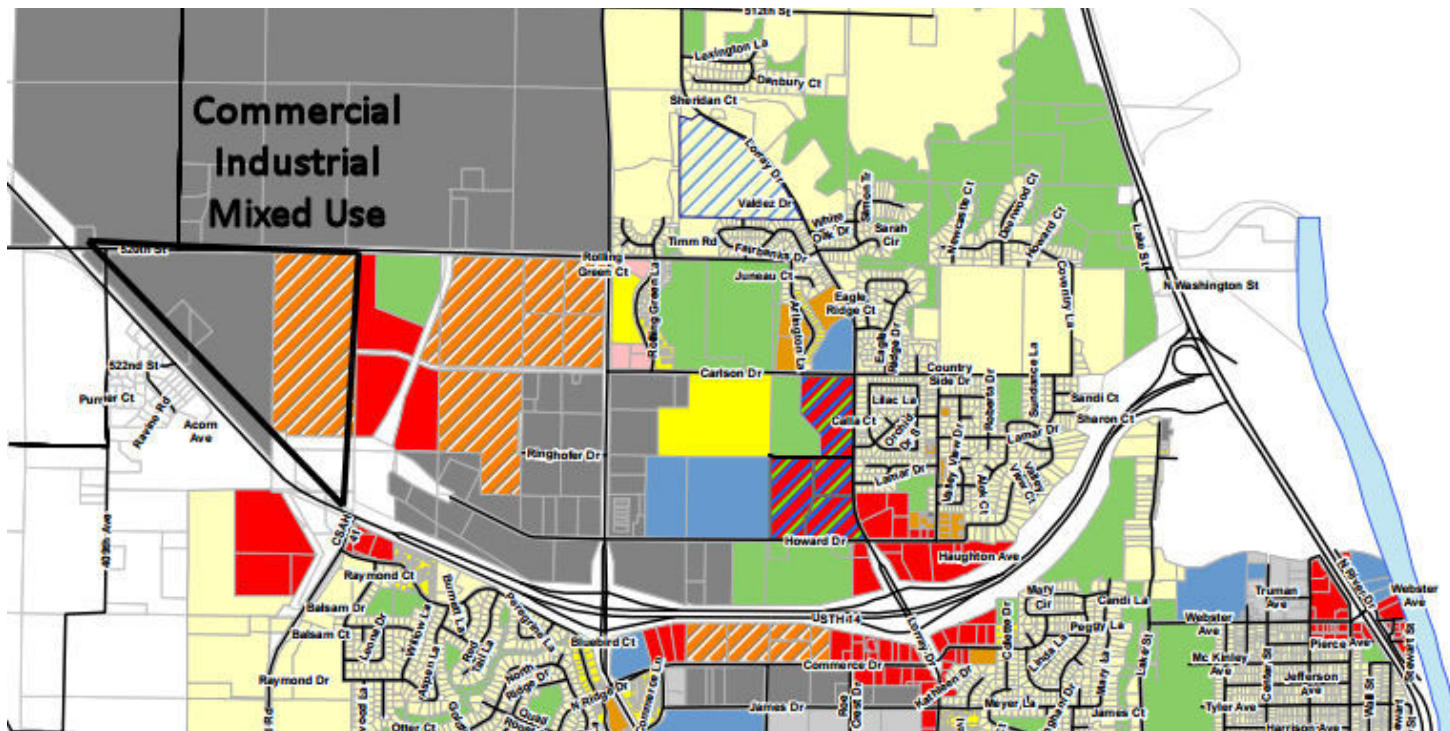
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NORTH MANKATO - ROCKFORD RD/US HWY 14



LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	STATUS	DESCRIPTION
1	21.5	\$32,000	\$688,000	Available	Frontage Access
2	21.5	\$32,000	\$688,000	Available	Frontage Access
3	21.5	\$47,000	\$1,010,500	Available	Highway Visibility



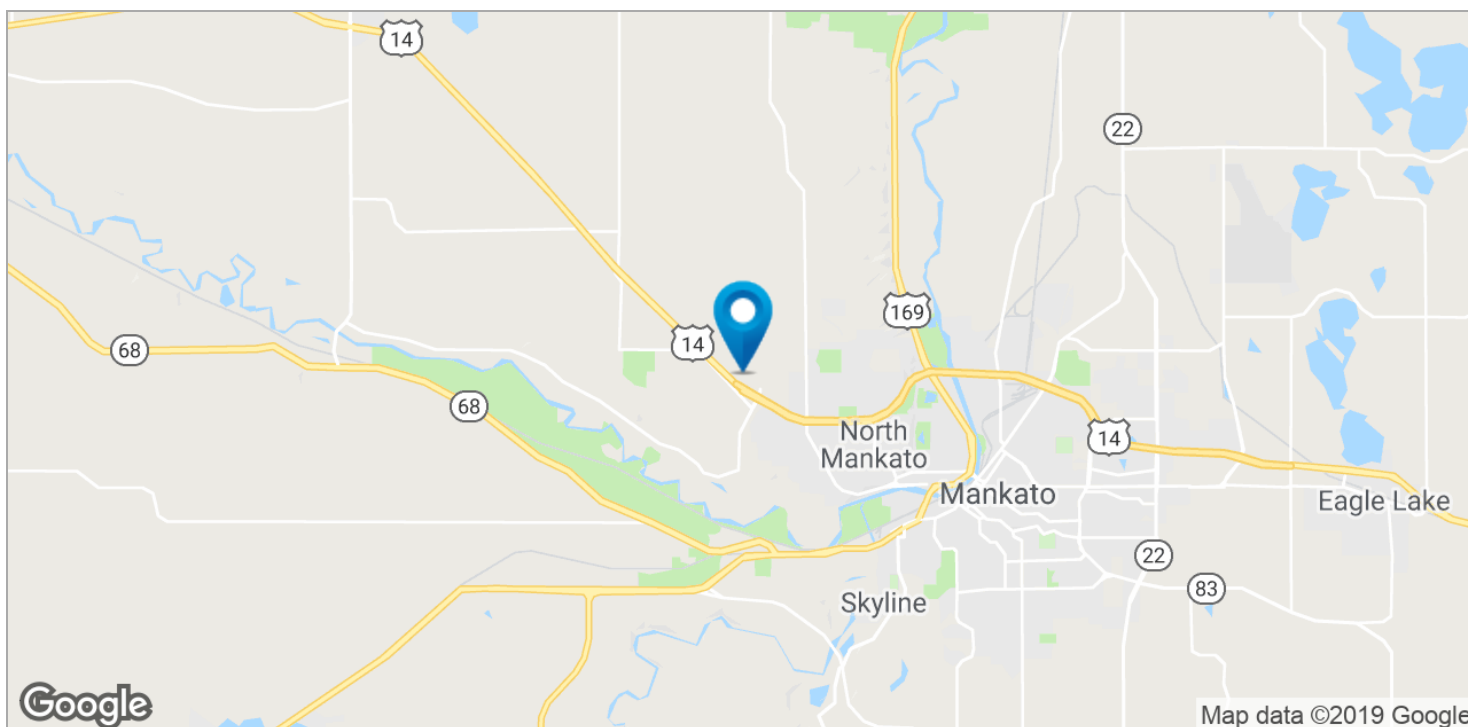
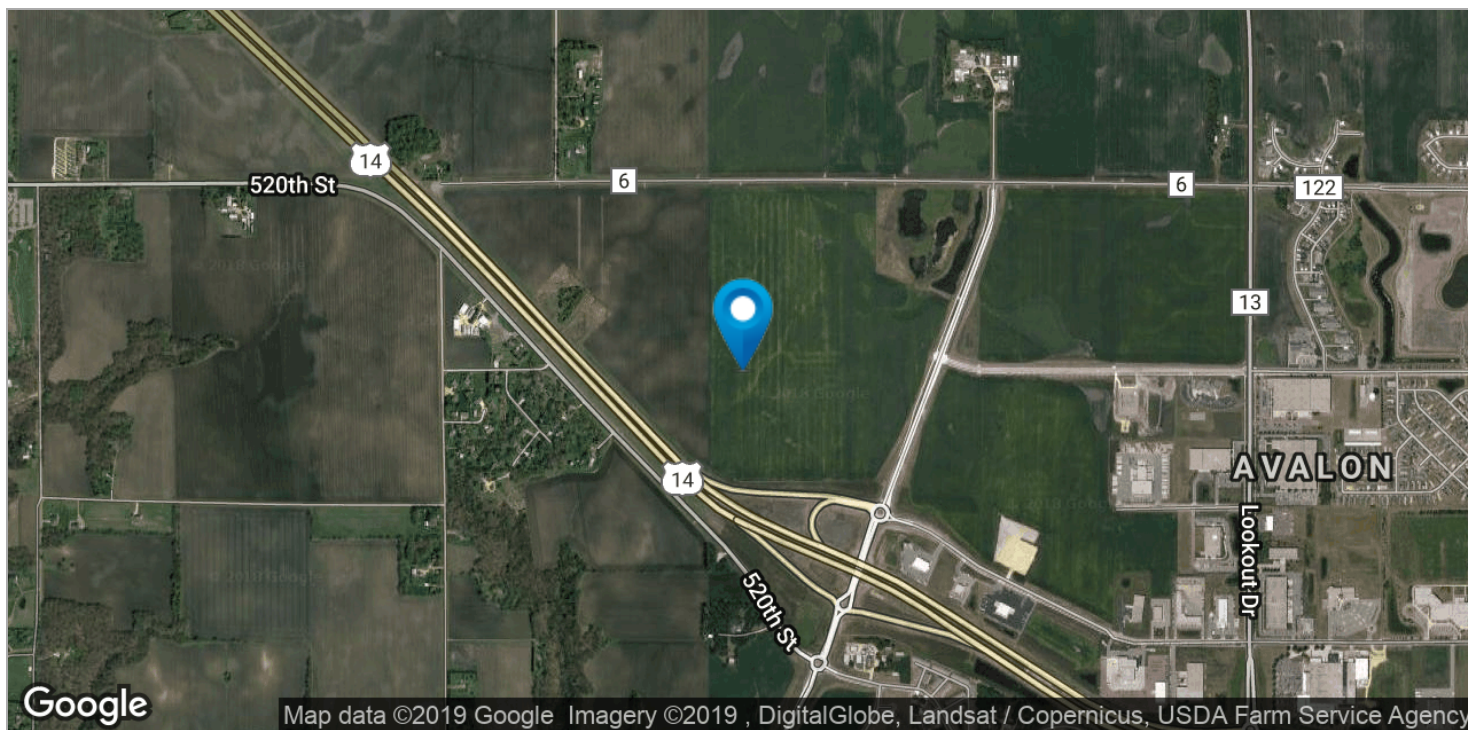
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NORTH MANKATO - ROCKFORD RD/US HWY 14



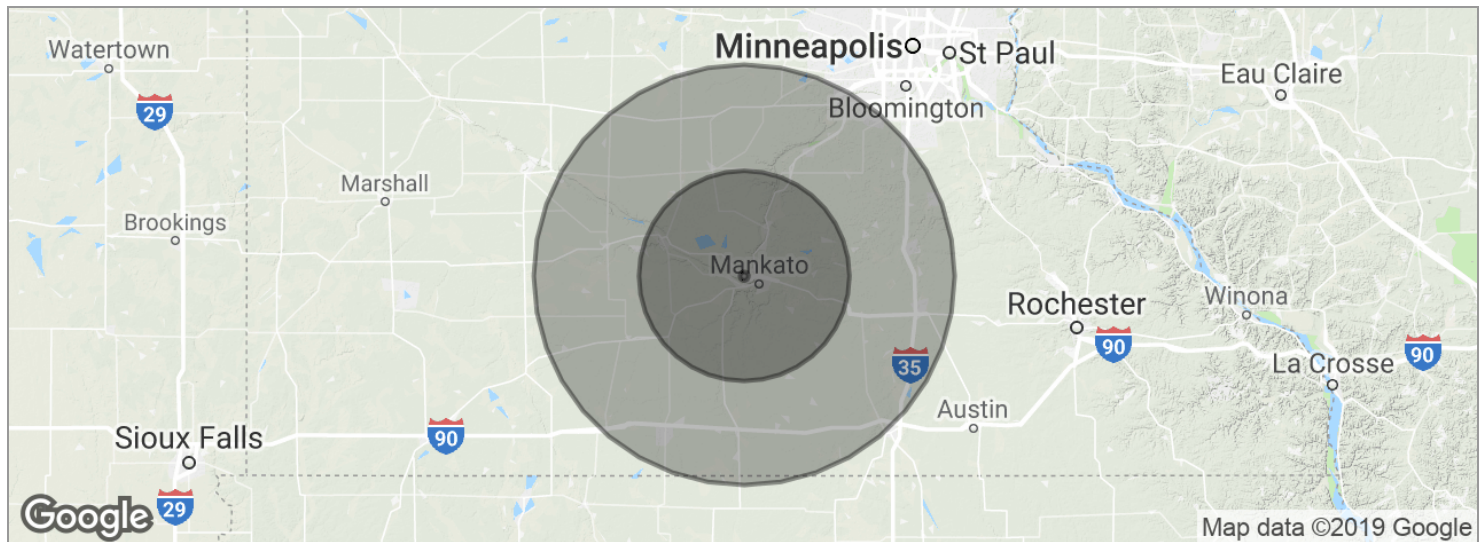
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NORTH MANKATO - ROCKFORD RD/US HWY 14



POPULATION	1 MILE	25 MILES	50 MILES
Total population	1,443	153,351	416,213
Median age	33.5	33.5	37.1
Median age (male)	31.4	32.7	36.3
Median age (Female)	37.0	34.8	38.0
HOUSEHOLDS & INCOME	1 MILE	25 MILES	50 MILES
Total households	553	57,904	161,114
# of persons per HH	2.6	2.6	2.6
Average HH income	\$79,010	\$62,560	\$64,222
Average house value	\$228,487	\$200,232	\$208,331

* Demographic data derived from 2010 US Census



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