

SIBLEY PARKWAY-OUTLOT A, D, AND E FOR SALE

\$299,999 - \$644,014



SIBLEY PARKWAY - OUTLOT A, D, AND E, MANKATO, MN 56001

Property Description

The Mankato Sibley Parkway redevelopment area is centrally located just outside of the downtown corridor. New streets and infrastructure are in place. TIF funding is also in place to cover assessments and redevelopment expenses. R-2 zoning allows for multi-family housing projects. The redevelopment area provides beautiful views of the Minnesota River and the North Mankato River Bluffs' spectacular fall colors. Enjoy easy access to the Minnesota River Trail as well as the nearby Sibley Park Zoo, gardens, sliding hill, and ball fields. Also within walking distance is the Mankato YMCA, Mankato West High School, Cub Foods, and Pathstone Assisted Living.

Property Highlights

- Redevelopment area along the beautiful Minnesota River
- Tranquil setting near many amenities
- TIF funding available for assessments and redevelopment expenses



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OFFERING SUMMARY

Sale Price: \$299,999 - \$644,014

Lot Size: 20.75 Acres

Zoning: R-2

Sale Price / SF: \$1.38

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	27,054	32,729	42,830
Total Population	70,609	86,050	114,232
Average HH Income	\$58,265	\$60,721	\$61,352



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LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	STATUS
A	4.53	\$66,224	\$299,999	Available
D	7.7	\$83,638	\$644,014	Available
E	8.52	\$35,211	\$300,000	Available



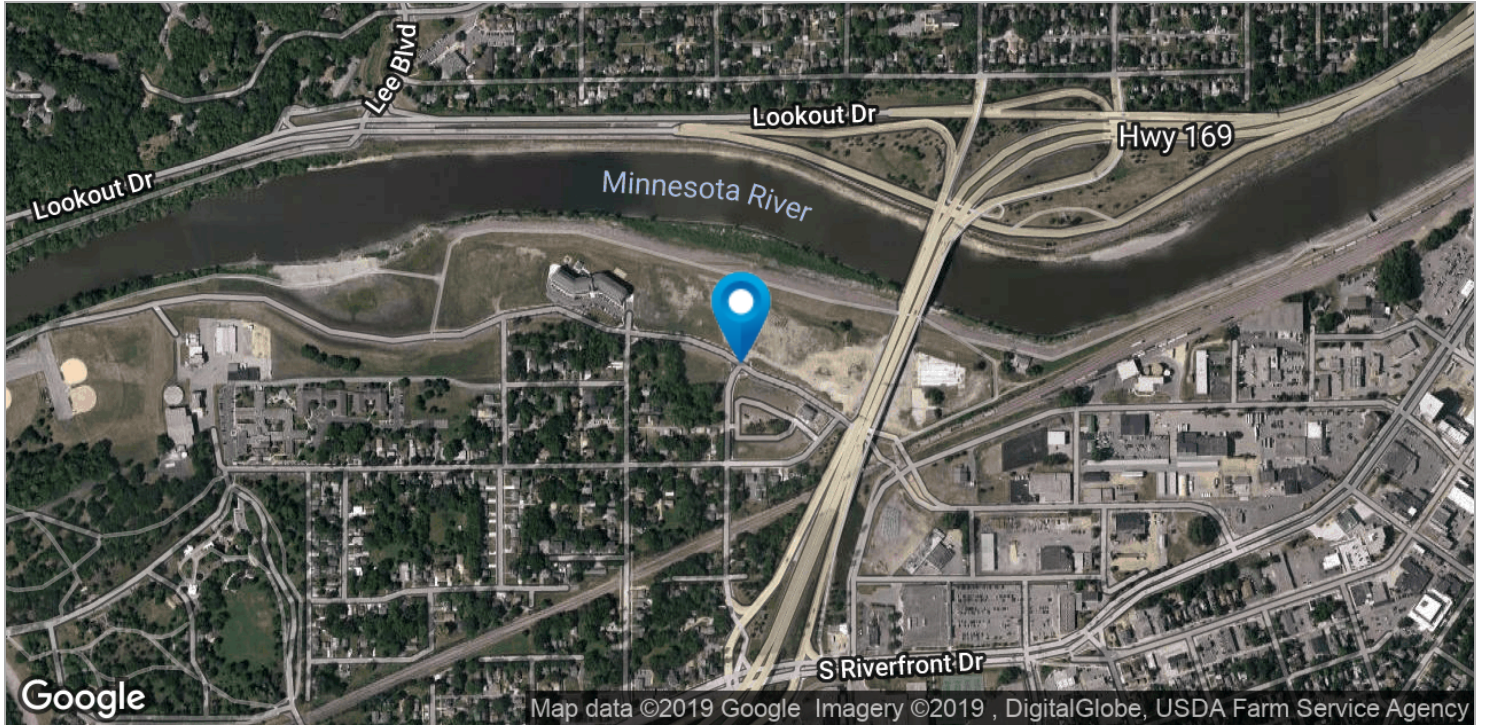
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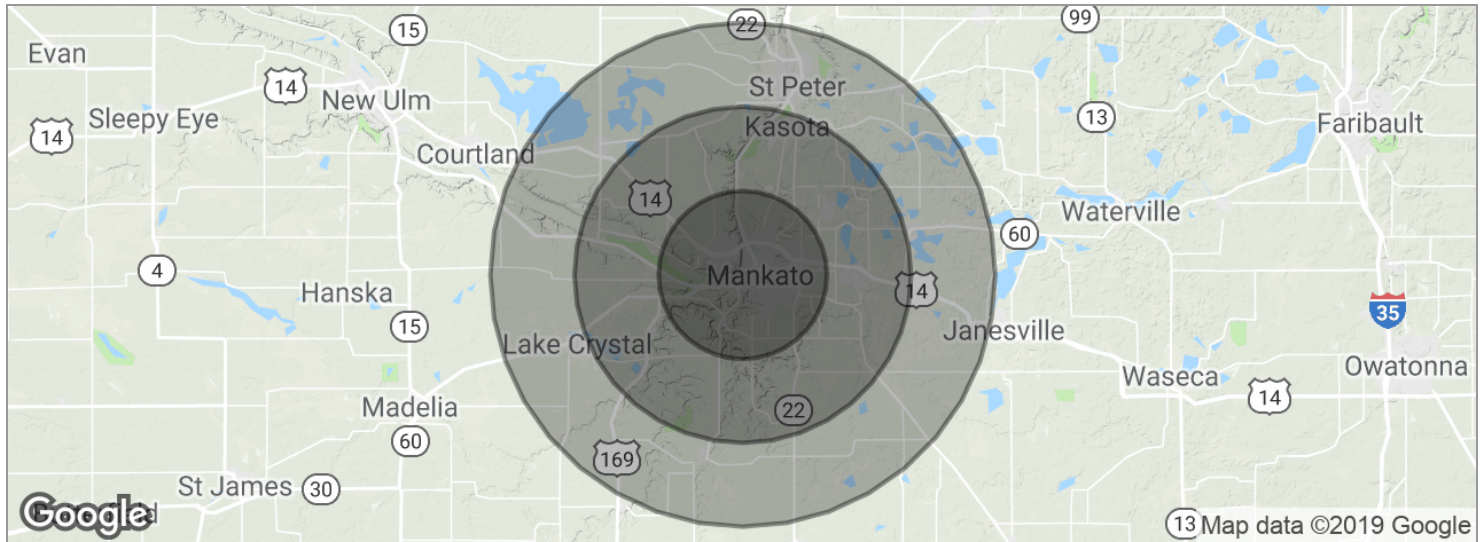
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	70,609	86,050	114,232
Median age	30.4	31.2	31.6
Median age (male)	29.2	30.2	30.7
Median age (Female)	32.5	33.1	33.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,054	32,729	42,830
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,265	\$60,721	\$61,352
Average house value	\$185,509	\$193,742	\$196,848

* Demographic data derived from 2010 US Census



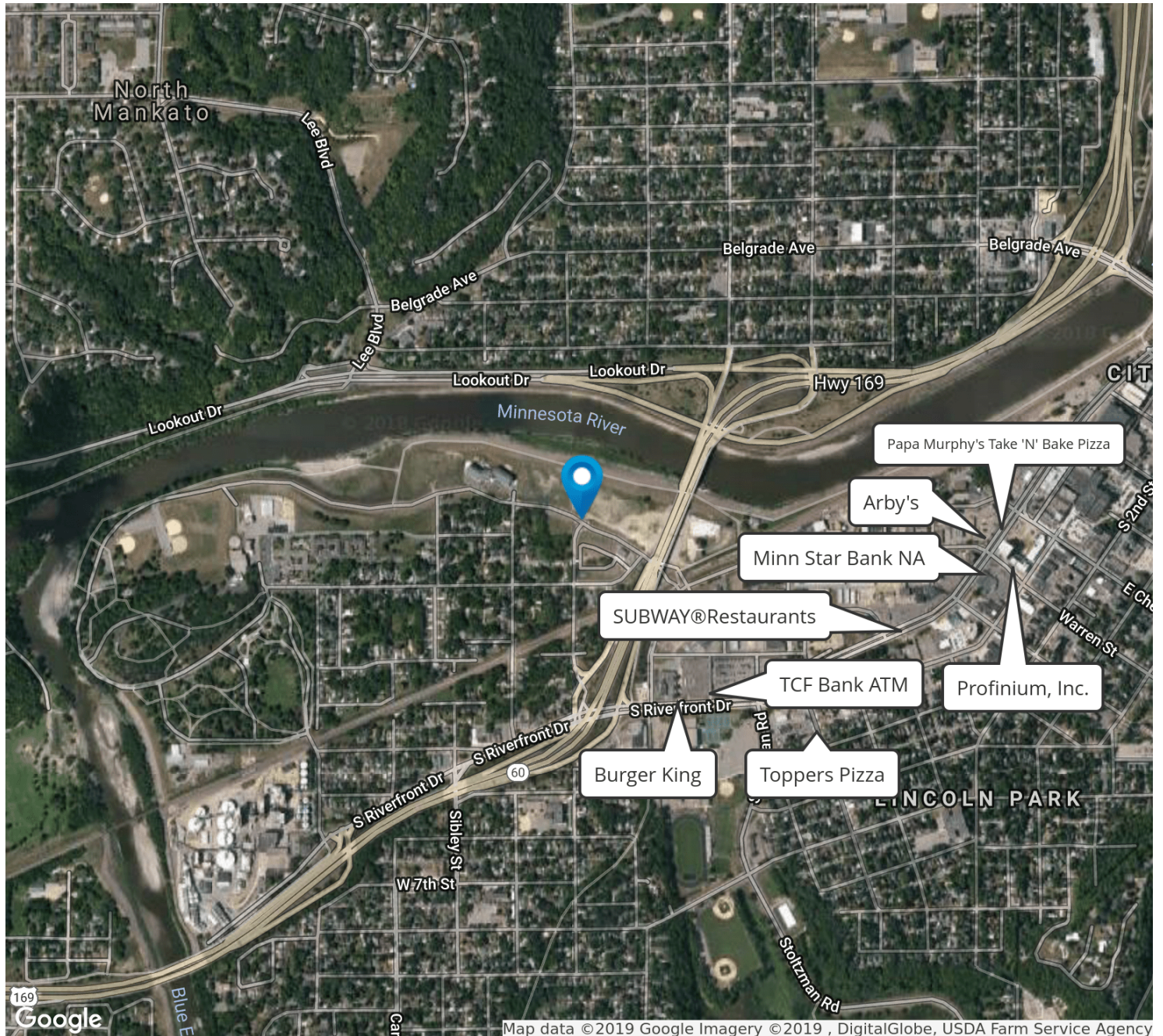
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