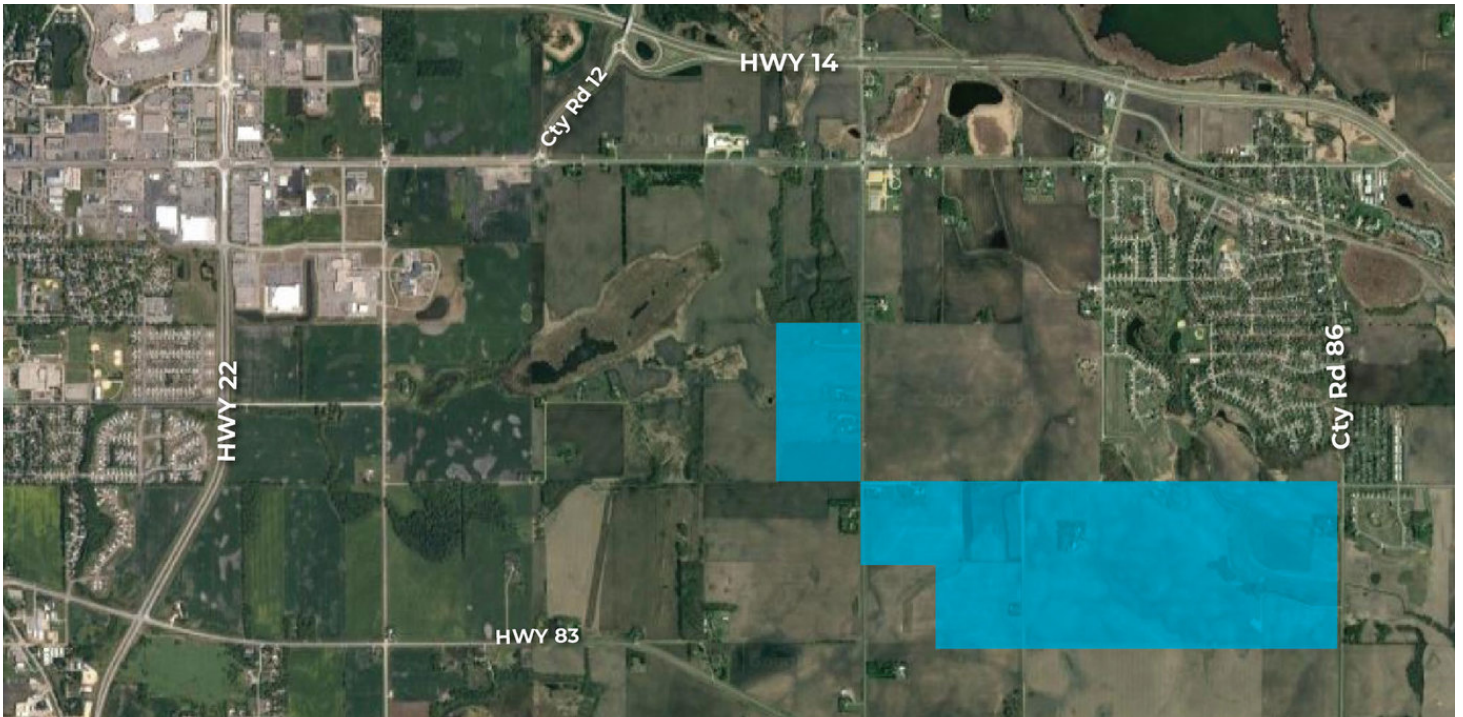


SALE

LAND SALE EAST INFILL DISTRICT

59130 Kittyhawk Circle, Mankato, MN 56001



PROPERTY DESCRIPTION

Formerly Ag. Zoned, this family-owned property is situated for prime Multi-Family and Office/Retail expansions. This large parcel is near up-and-coming development sites for Multi-Family, Senior Housing, Retail and Office. The City of Mankato has worked on a long-term zoning plan to position the East Infill District an exceptional location for new and existing businesses. Nearby retail strips and national brands paired with its central and accessible location make the East Infill District a prime development opportunity. These parcels can be subdivided for smaller use.

LOCATION DESCRIPTION

Located off County 12 bypass, three (3) miles from US-14. Excellent frontage on County Rd 86.

OTHER RESOURCES

Blue Earth County Tax Records

PROPERTY HIGHLIGHTS

- Commercial / Residential Proposed Zoning
- Excellent Frontage on County Rd 86
- 20 Acres in East Infill District City of Mankato Proposal
- Near Newly Built Blue Earth County Justice Center
- Access from County Rd 83 - Thoroughfare to MN 22 and Minnesota State University

OFFERING SUMMARY

Sale Price:	Price Available Upon Request
Lot Size:	92.52 Acres
Zoning:	Multi-Family/Office
Market:	Mankato
Submarket:	Eagle Lake/St. Clair
Zoning:	Ag.
APN:	R43.09.23.100.002; R43.09.23.200.004

Dain Fisher

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



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

LAND SALE EAST INFILL DISTRICT

AERIAL VIEW



Dain Fisher

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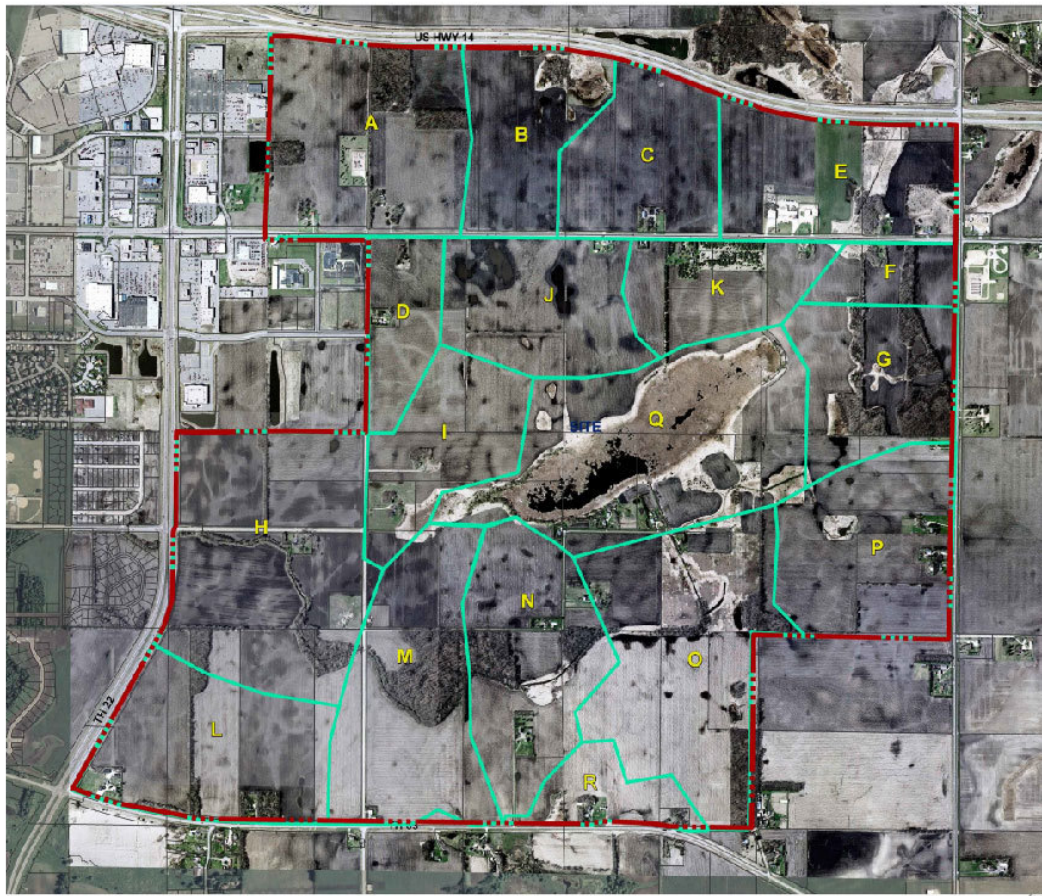


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SALE

LAND SALE EAST INFILL DISTRICT

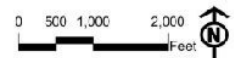
EAST INFILL DISTRICT



AUAR BOUNDARY MAP

GREATER EAST MANKATO
INFILL SERVICE DISTRICT
MANKATO, MINNESOTA

- LEGEND
- AUAR Boundary
- Sub-District Areas
- Parcel Lines



I&S Engineers & Architects, Inc.
One firm - start to finish

Dain Fisher

Managing Broker | Owner | CCIM

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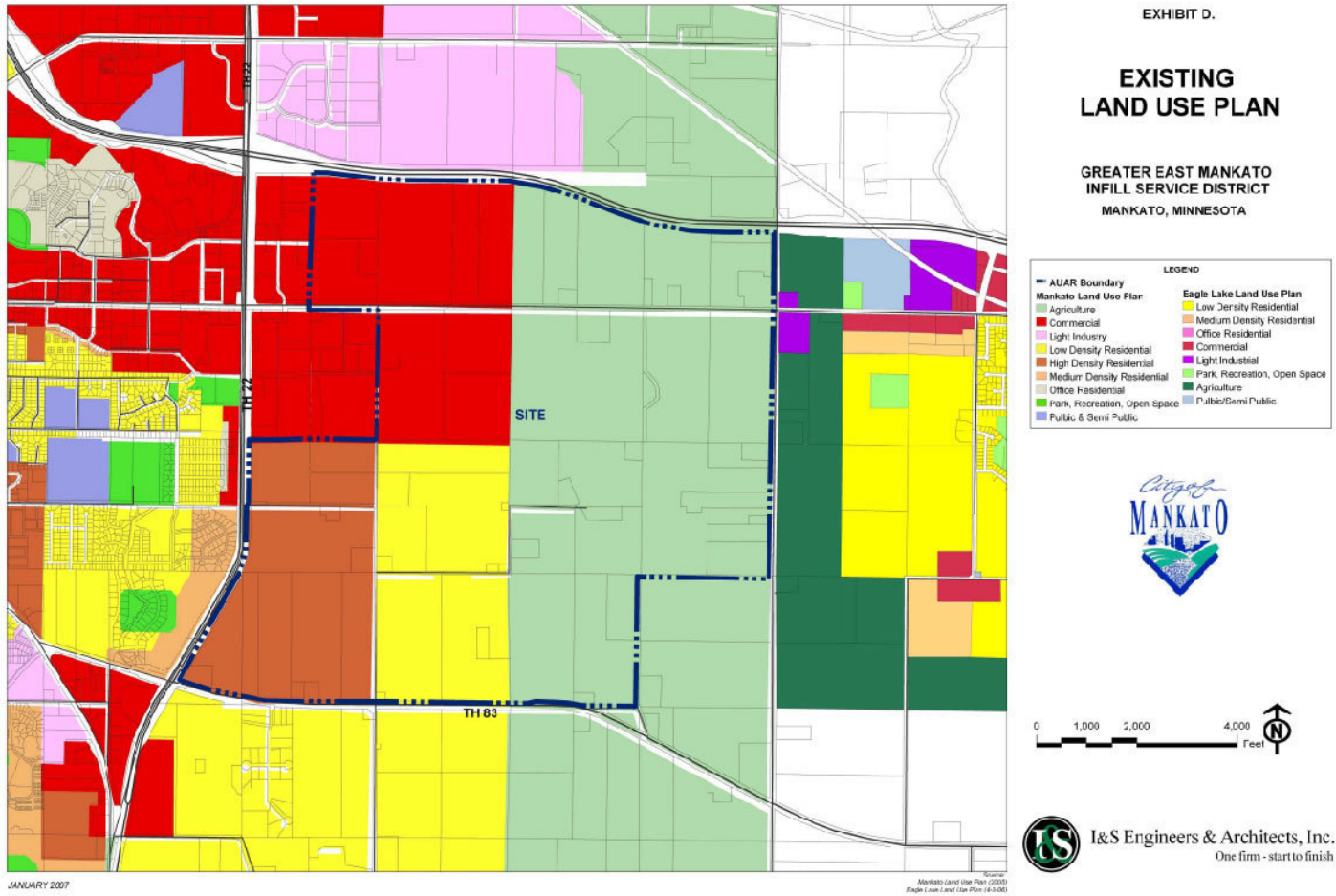
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LAND SALE EAST INFILL DISTRICT GREATER EAST MANKATO INFILL SERVICE DISTRICT



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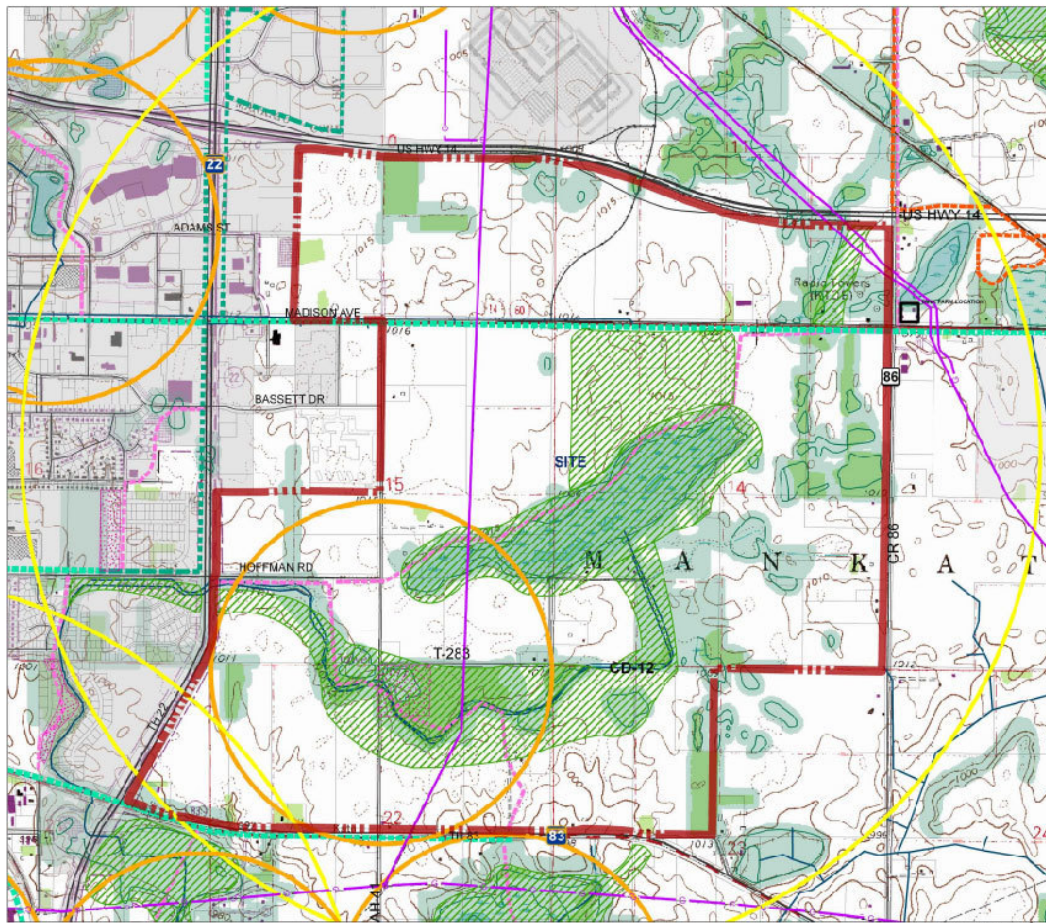
SALE

LAND SALE EAST INFILL DISTRICT EXISTING CONDITIONS

EXHIBIT H.

EXISTING CONDITIONS MAP

GREATER EAST MANKATO
INFILL SERVICE DISTRICT
MANKATO, MINNESOTA



LEGEND	
	AUAR Boundary
	Streams/Ditches
	NWI
	Existing Gas Line
	Existing Mankato Trail System
	Existing Eagle Lake Trail System
	Proposed Trail
	Conceptual Future Trail
	Area Needing Future Neighborhood Park
	Area Needing Future Community Park
	Proposed Park
	Targeted Natural Resource Areas
	Blue Earth County Geoprint



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**COLDWELL BANKER
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SALE

LAND SALE EAST INFILL DISTRICT

East Infill District Land Mankato, MN



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PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking 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

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