

SALE

HWY 22 AND AUGUSTA DRIVE

Hwy 22 and Augusta Drive Mankato, MN 56001



PROPERTY DESCRIPTION

This 16.55+ acre development site has been subdivided into six commercial lots available for purchase individually, with lot sizes ranging from 2.16 acres to 4.21 acres. The property may also be acquired as a full-site purchase totaling approximately 16+ usable acres (future roadway excluded).

Zoned B-3 Business Commercial, the site allows for a variety of commercial uses including RV, automobile and boat sales, banks, hotels, convenience stores, medical facilities, retail businesses, and other commercial development. The zoning also allows for high-density residential development with city approval.

Lots available individually, or the entire site may be purchased at \$4.35 per square foot.

LOCATION DESCRIPTION

Situated at the southeast corner of Highway 22 and Augusta Drive with new roundabout, this prime piece of land offers excellent visibility and accessibility. Conveniently located near Mankato Clinic Wickersham, major retailers, gas stations, restaurants, and established residential neighborhoods, it presents an ideal opportunity for development.

PROPERTY HIGHLIGHTS

- Rapidly Expanding Commercial Area
- 14,000+ VPD on MN Hwy 22
- Growing Residential Area
- Six Parcels Available

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OF LOTS 6 | TOTAL LOT SIZE 2.16 - 4.2 ACRES | TOTAL LOT PRICE \$4.36 - \$6.0 / SF | BEST USE DEVELOPMENT - COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Block 1, Lot 1			Other	2.17 Acres	\$6.00 / SF	B3
Available	Block 1, Lot 2			Other	2.17 Acres	\$5.75 / SF	B3
Available	Block 1, Lot 3			Other	2.18 Acres	\$5.75 / SF	B3
Available	Block 1, Lot 4			Other	2.16 Acres	\$5.50 / SF	B3
Available	Block 2, Lot 1			Other	3.67 Acres	\$4.50 / SF	B3
Available	Block 2, Lot 2			Other	4.2 Acres	\$4.36 / SF	B3

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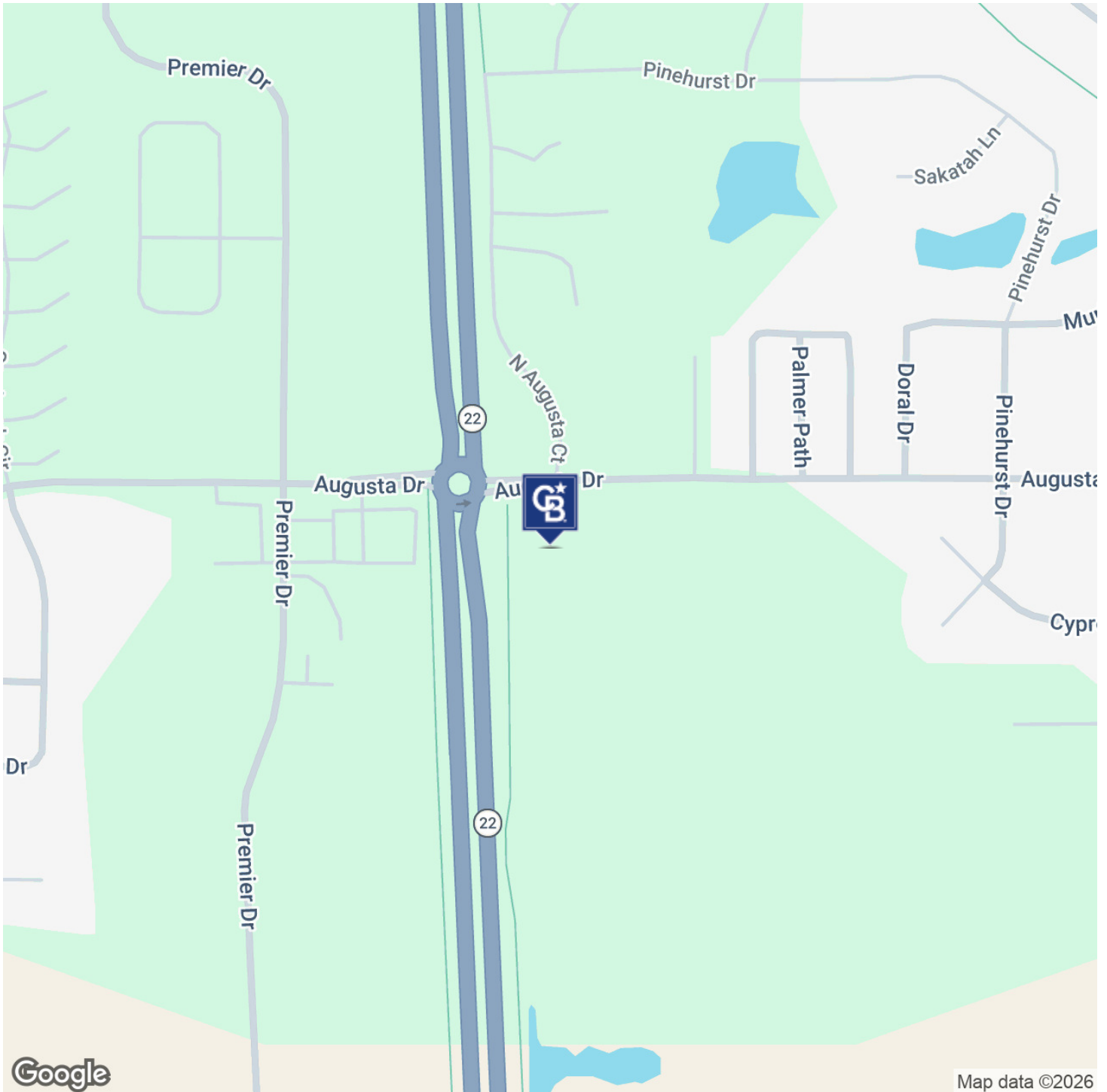


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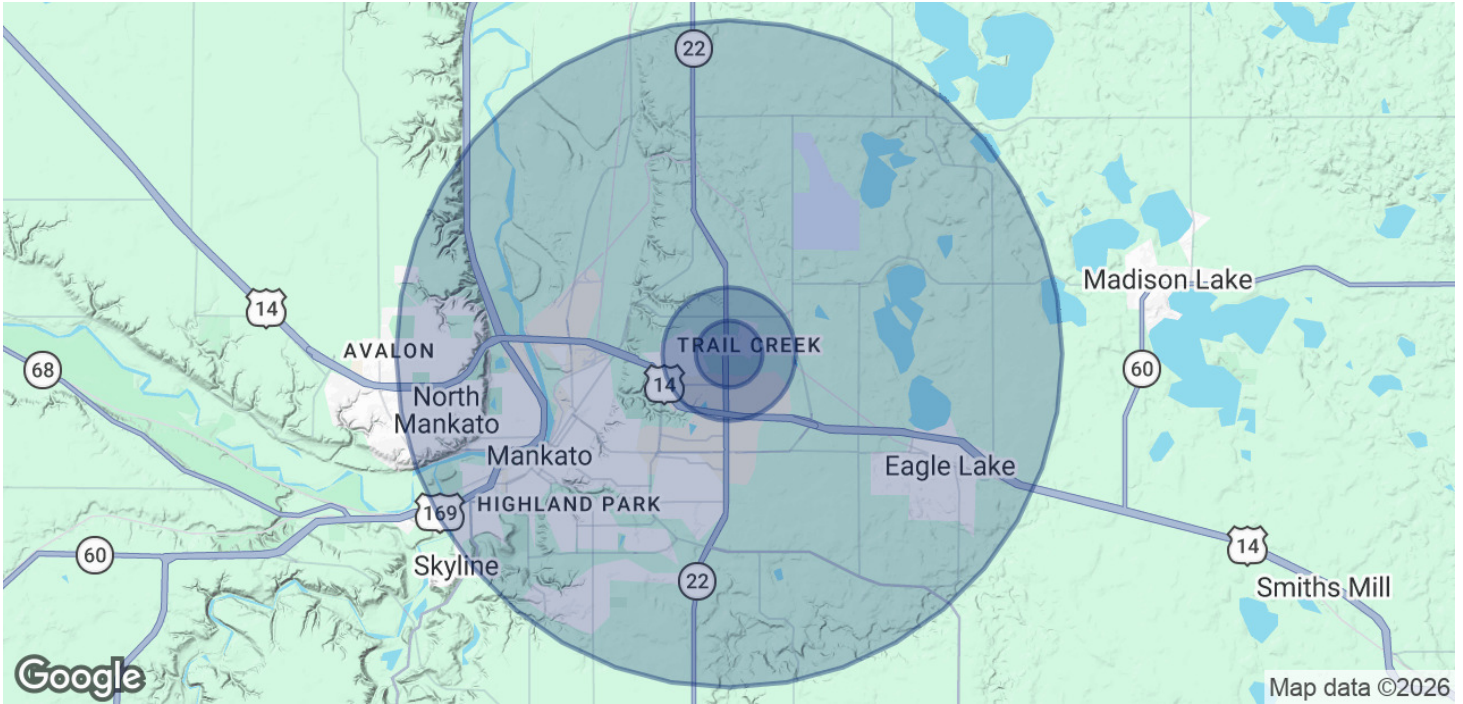
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POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	1,006	3,136	60,525
Average Age	35	37	36
Average Age (Male)	35	37	35
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	418	1,255	24,177
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$103,581	\$110,253	\$91,628
Average House Value	\$400,264	\$405,856	\$293,679

Demographics data derived from AlphaMap

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DAIN FISHER

Managing Broker | Owner | CCIM

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Direct: (507) 625-4715

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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KAYLA FORSYTHE

Sales Director | Commercial Sales & Leasing Agent

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PROFESSIONAL BACKGROUND

Kayla Forsythe joined Coldwell Banker Commercial Fisher Group in early 2022, bringing with her years of hands-on experience owning and operating investment properties. With an ownership mentality and a strong grasp of both leasing and investment strategies, Kayla helps clients find the perfect tenants, evaluate potential acquisitions, and maximize the performance of their assets. Her thirst for knowledge keeps her at the forefront of the industry, and she holds a degree in Urban and Regional Studies, is completing her Master's in Education, and is currently pursuing her CCIM certification.

Commercial real estate runs deep in Kayla's roots. Her father was a co-owner of the Fisher Group and also worked for the City of Mankato, instilling in her a unique perspective, intimate knowledge, and a lifelong love for both the company and the community it serves. She is passionate about continuing her family's legacy by helping the next generation reach their commercial real estate goals.

A long-time Mankato resident, Kayla's commitment to the community is matched only by her dedication to her family. She and her partner, Tony, have four daughters, and much of their free time is spent at their girls' sporting events or traveling the country together in their motorhome. When not on the road or at the office, Kayla can often be found putting in sweat equity on one of her properties, enjoying the outdoors, or taking in the vibrant life of southern Minnesota.

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