

SALE HWY 22 AND AUGUSTA DRIVE | 2.1 - 18 ACRE DEVELOPMENT

Hwy 22 and Augusta Drive Mankato, MN 56001



PROPERTY DESCRIPTION

Prime **18-acre commercial development opportunity** at the southeast corner of Highway 22 and Augusta Drive in Mankato. The property is currently platted into six commercial lots totaling approximately **18 gross acres** and offers approximately **16.55 net developable acres** after accounting for the platted Firestone Drive right-of-way.

Available for purchase as the entire development site or as six individual lots ranging from approximately **2.16 to 4.21 acres**. The site features established access from Augusta Drive, utilities available to the site, excellent visibility, and approximately **14,000 vehicles per day** along Highway 22.

Surrounded by established commercial development, including Kwik Trip, The Paw Pet Resort, R. Henry Construction, TDE – The Design Element, Storage Lounge, Motel 6, Mankato Clinic Wickersham Campus, and nearby residential growth, this property is well positioned for retail, office, medical, hospitality, multifamily, or mixed-use development.

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
- Individual Lots or Entire Development Available
- Phase 1 Infrastructure Included in Individual Lot Pricing

Dain Fisher

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Kayla Forsythe

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OF LOTS 6 | TOTAL LOT SIZE 2.16 - 18.0 ACRES | TOTAL LOT PRICE \$3.99 - \$8.95 / SF | BEST USE DEVELOPMENT - COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Retail-Pad	2.17 Acres	\$8.95 / SF	B3
Available	2			Retail-Pad	2.17 Acres	\$7.95 / SF	B3
Available	3			Retail-Pad	2.18 Acres	\$7.50 / SF	B3
Available	4			Retail-Pad	2.16 Acres	\$7.50 / SF	B3
Available	5			Multifamily	3.67 Acres	\$5.25 / SF	B3
Available	6			Multifamily	4.2 Acres	\$3.99 / SF	B3
Available				Other	18 Acres	\$3.99 / SF	B-3

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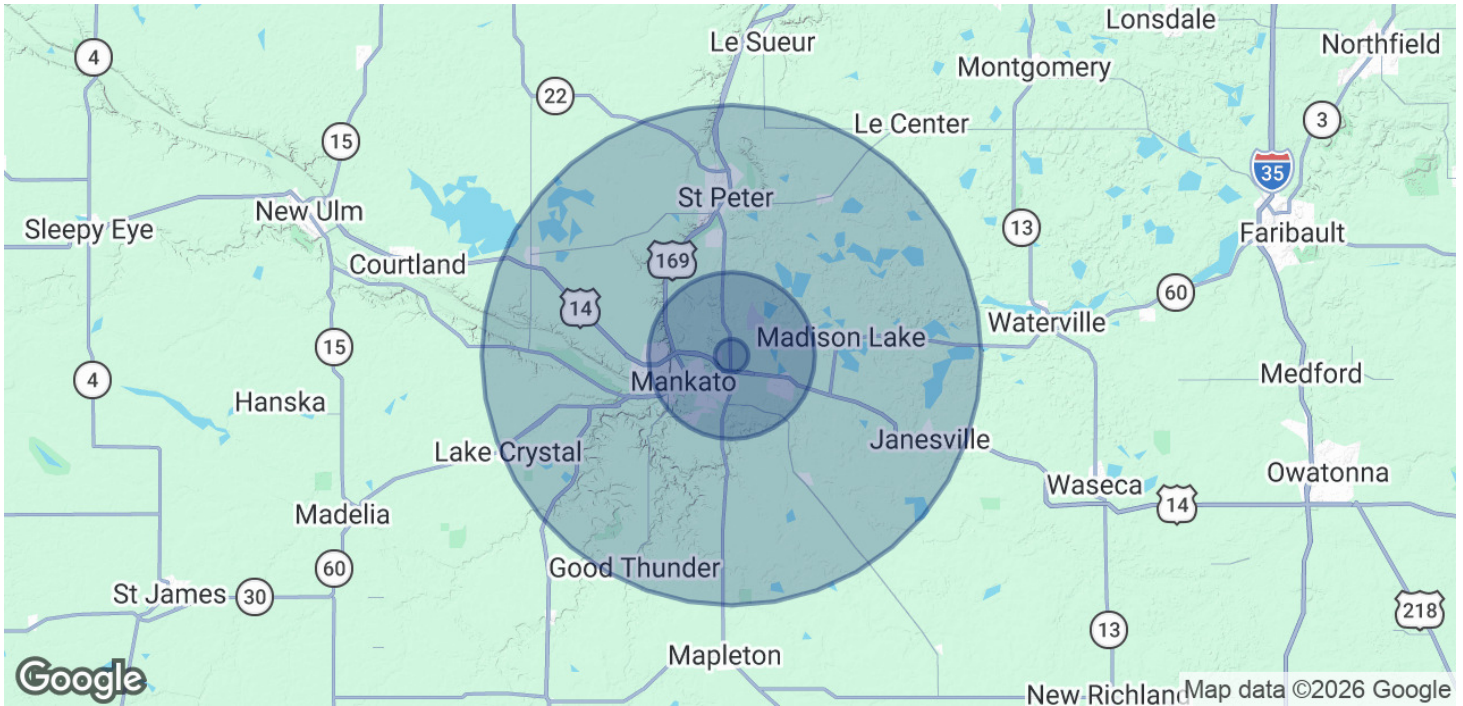
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POPULATION

	1 MILE	5 MILES	15 MILES
Total Population	715	58,035	100,967
Average Age	33.8	31.7	35.3
Average Age (Male)	32.1	32.2	35.4
Average Age (Female)	38.4	33	36.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total Households	278	22,943	39,157
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$120,891	\$89,286	\$98,066
Average House Value	\$425,173	\$287,888	\$296,218

2023 American Community Survey (ACS)

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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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