

SALE

SOMSEN STREET DEVELOPMENT | 4.23 ACRES

TBD Somsen Street New Ulm, MN 56073



PROPERTY DESCRIPTION

This 4.23-acre commercial parcel is ideally located on the northeast side of Somsen Street in New Ulm, directly across from Windings, Inc. The site offers excellent proximity to major retailers and services including Walmart Supercenter, Menards, and a strong mix of surrounding retail and light industrial users. Convenient access to Highway 14 provides strong regional connectivity and visibility, making this a highly functional location for a variety of commercial or light industrial developments.

This parcel can be purchased individually or combined with the adjacent 3.44-acre parcel for a larger development opportunity totaling 7.67 acres.

PROPERTY HIGHLIGHTS

- Easy Access to Hwy 14
- Multiple Uses
- Development Opportunity
- 2 Buildable Parcels Available

OFFERING SUMMARY

Sale Price:	\$185,000
Lot Size:	4.23 Acres
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	289	6,246	11,305
Total Population	611	14,760	27,072
Average HH Income	\$71,446	\$83,053	\$89,889

Dain Fisher

Managing Broker | Owner | CCIM
(507) 625-4715
dain@cbfishergroup.com



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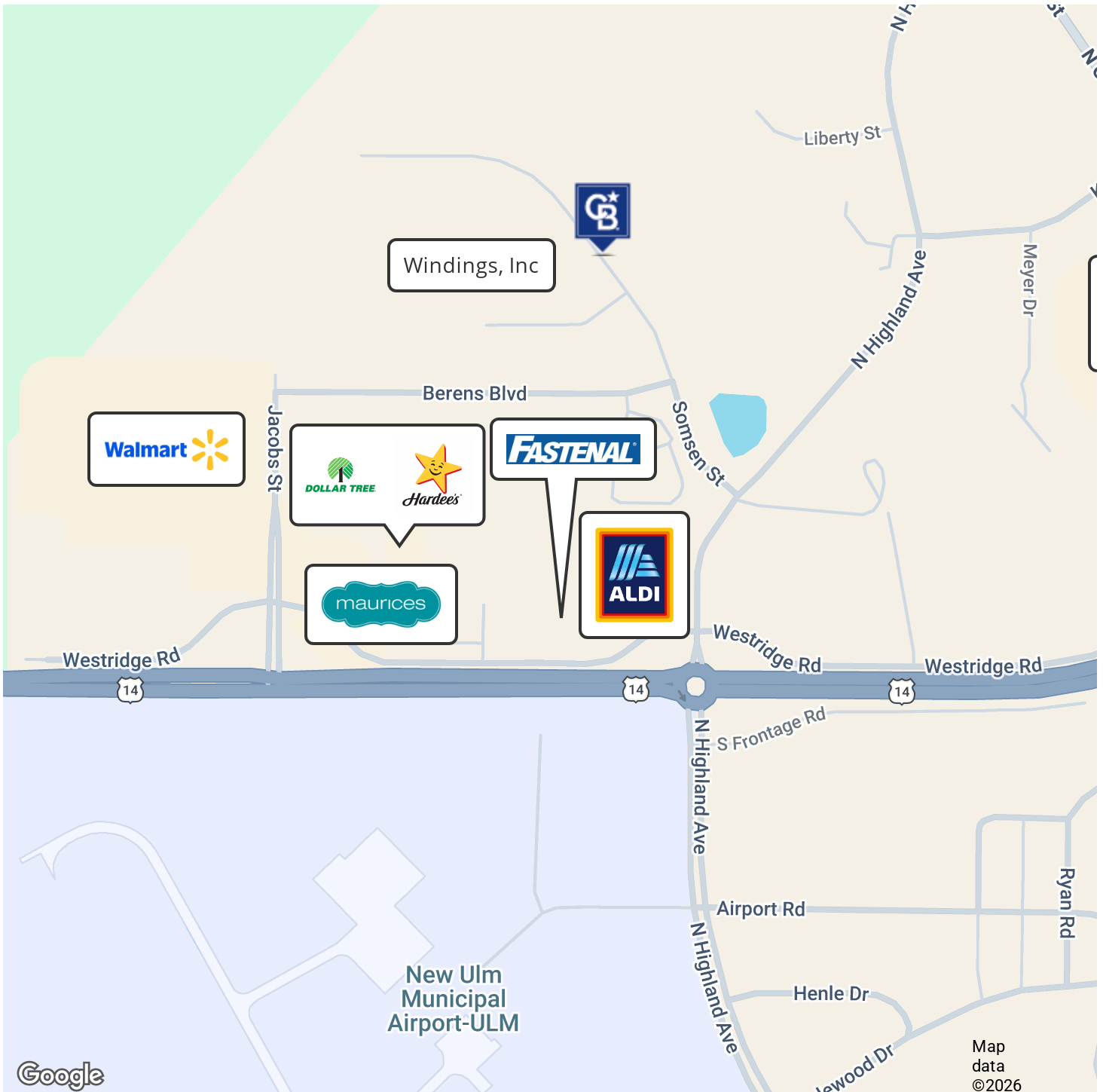


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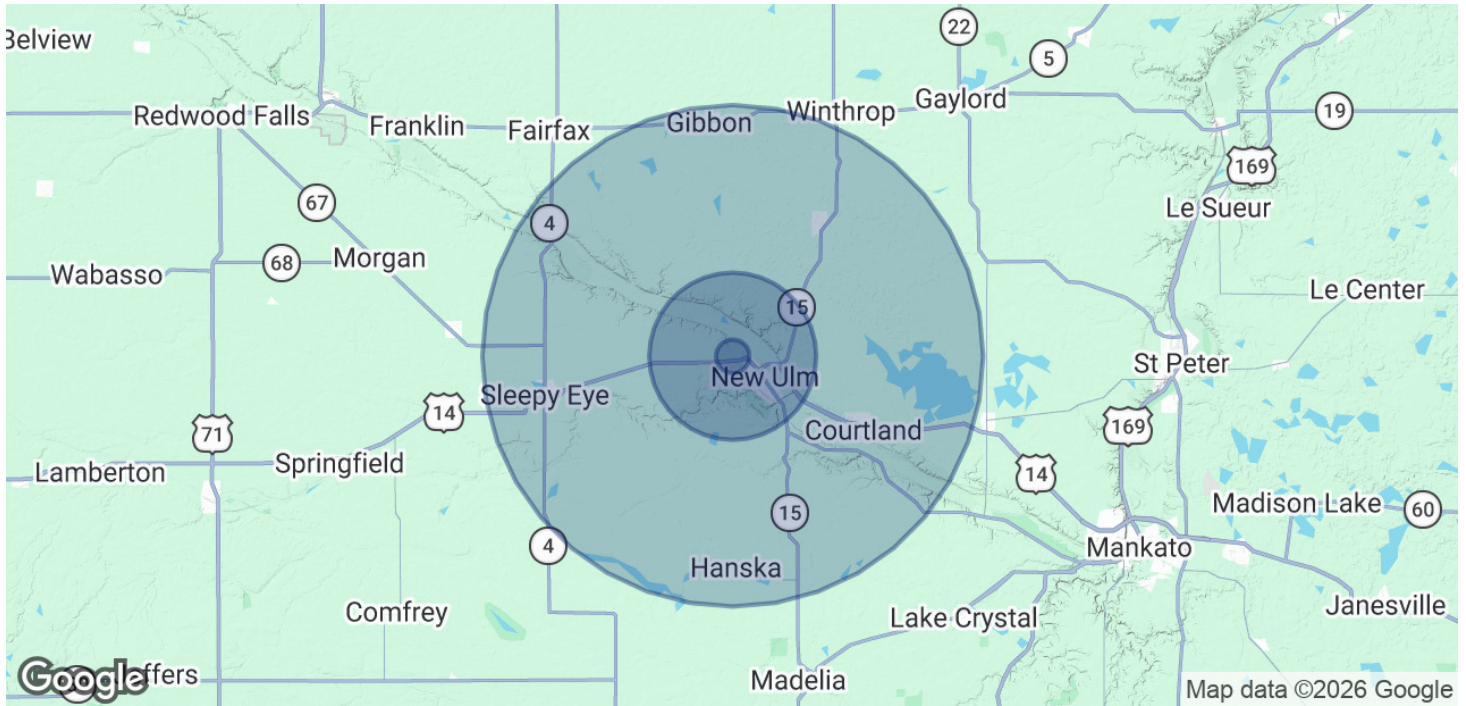


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POPULATION	1 MILE	5 MILES	15 MILES
Total Population	611	14,760	27,072
Average Age	46.5	40.7	42.6
Average Age (Male)	43.3	39.5	41.4
Average Age (Female)	49.9	42	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	289	6,246	11,305
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$71,446	\$83,053	\$89,889
Average House Value	\$231,569	\$215,770	\$222,924

2023 American Community Survey (ACS)

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DAIN FISHER

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PROFESSIONAL BACKGROUND

Dain Fisher, CCIM, is an Owner, Managing Broker, and Executive Managing Director with Coldwell Banker Commercial Fisher Group, focused on brokerage, investment, and development across Southern Minnesota. Recognized early in his career as a Coldwell Banker Commercial Emerging Broker in 2014, Dain was appointed Executive Managing Director in 2023 as part of the firm's leadership transition, during which CBC Fisher Group has continued to hold the distinction of the number-one Coldwell Banker Commercial firm in the state of Minnesota.

Central to Dain's leadership is building a shared, collaborative culture where opportunity is created and distributed across the entire team. He is committed to empowering agents and fostering long-term success by prioritizing collective growth over individual gain. Holding the CCIM designation and a Coldwell Banker Commercial Circle of Distinction (Silver Level, 2024) honor, Dain brings an investment-minded, people-first approach to advancing clients, agents, and the broader community.

Fisher Group

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