

COMMERCIAL LAND FOR SALE



Highway 22 & Augusta Drive, Mankato, MN 56001

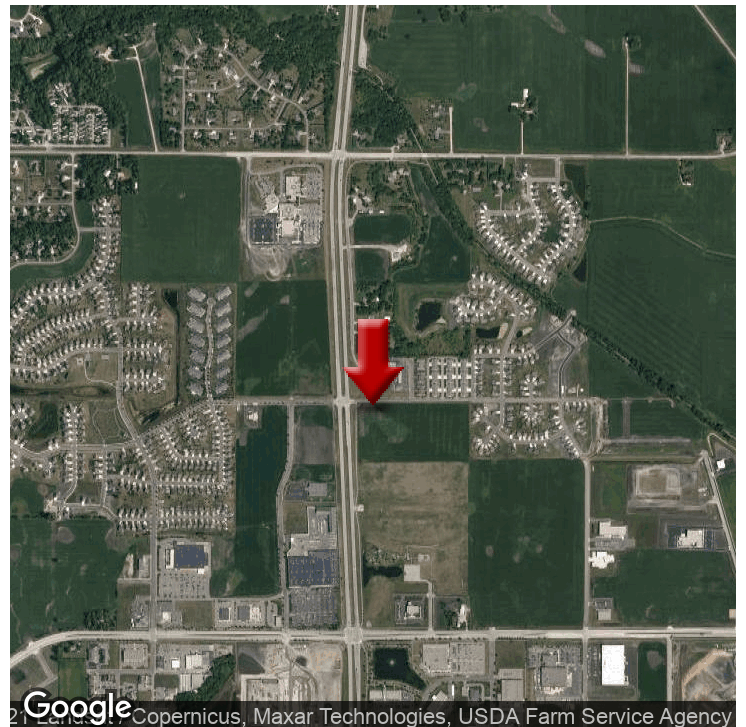


PROPERTY DESCRIPTION

Great location in the rapidly developing east corridor of Mankato. Land use is guided towards commercial development. Property has frontage to MN Highway 22 and is just north of US Highway 14. Neighboring businesses include: Home Depot, Menards, Fleet Farm, Target, and the River Hills Mall.

PROPERTY HIGHLIGHTS

- Owner willing to subdivide property
- Located in rapidly expanding east corridor area of Mankato
- Easy access to US Highway 14
- 13,200+ vpd on MN Highway 22



KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SALE PRICE

\$2,600,000

LOCATION INFORMATION

Street Address	Highway 22 & Augusta Drive
City, State, Zip	Mankato, MN 56001
County/Township	Blue Earth
Traffic Count	13,200 vpd MN Hwy 22

LAND

Number Of Lots	10
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PROPERTY DETAILS

Property Type	Commercial Land
Zoning	Commercial Land Use
Lot Size	19.34 Acres
APN#	R43.09.03.300.009
Taxes	\$2,614 (2018)

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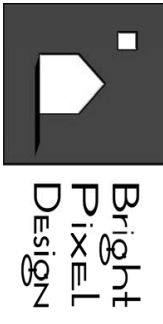
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DRAWINGS BY:



this quadrant

FIRESTONE DRIVE

SETBACK LINE

LOT LINE

LOT SIZE: 4.56 ACRES
BUILDABLE AREA: 4.23 ACRES

LOT SIZE: 4.56 ACRES
BUILDABLE AREA: 4.23 ACRES

LOT SIZE: 4.11 ACRES
BUILDABLE AREA: 3.76 ACRES

LOT SIZE: 4.19 ACRES
BUILDABLE AREA: 3.76 ACRES

1 SITE OPTION 1



S1

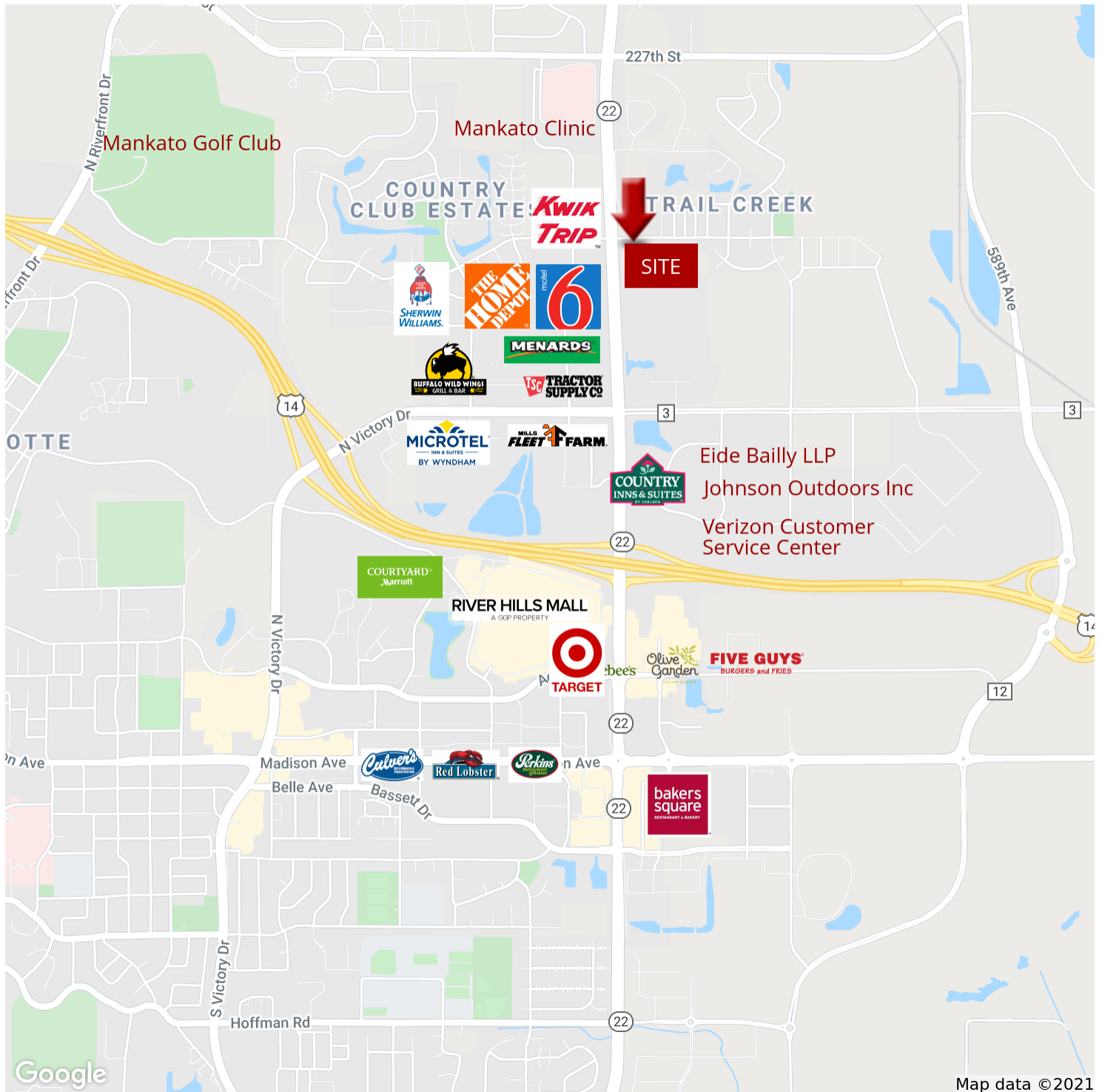
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DATE: 12-14-18
DRAWN BY: MJB



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	467	53,844	96,747
Median age	33.3	29.4	30.6
Median age (male)	32.7	28.3	29.8
Median age (Female)	34.0	31.3	32.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	183	20,651	36,003
# of persons per HH	2.6	2.6	2.7
Average HH income	\$72,828	\$54,672	\$60,973
Average house value	\$220,838	\$182,301	\$197,510

* Demographic data derived from 2010 US Census

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