

DEVELOPMENT LAND FOR SALE

3000 Technology Drive, Mankato, MN 56001



OFFERING SUMMARY

SALE PRICE:	Varies By Lot
LOT SIZE:	6 Acres
ZONING:	M-1: Light Industrial

PROPERTY OVERVIEW

Land ideally located at US-14 and MN-22. The site is close to retail, hotels, restaurants, offices, industrial and the Walmart Distribution Center. Possibility for lots/roads to be re-configured to suit buyer's needs.

The Eastwood Energy Industrial Park development includes prime industrial land which enhances Mankato's ability to meet the development and transportation needs of both new and existing businesses. Area businesses include: Medieval Chassis, Verizon Customer Service Center, Johnson Outdoors, MTU Onsite Energy, Berry Global, Kato Cable, and the Walmart Distribution Center

PROPERTY HIGHLIGHTS

- Located in Mankato's Eastwood Energy Industrial Park
- Available Lots: 2, 3, 5, 6, 8 & 9
- Shovel Ready Building Sites Start at \$135,000
- Various Lot Sizes Available: From .5 to 6 Acres
- Great Visibility from US-14 with 22,400 vpd
- Close to the Walmart Distribution Center

KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

JAMES HALBUR
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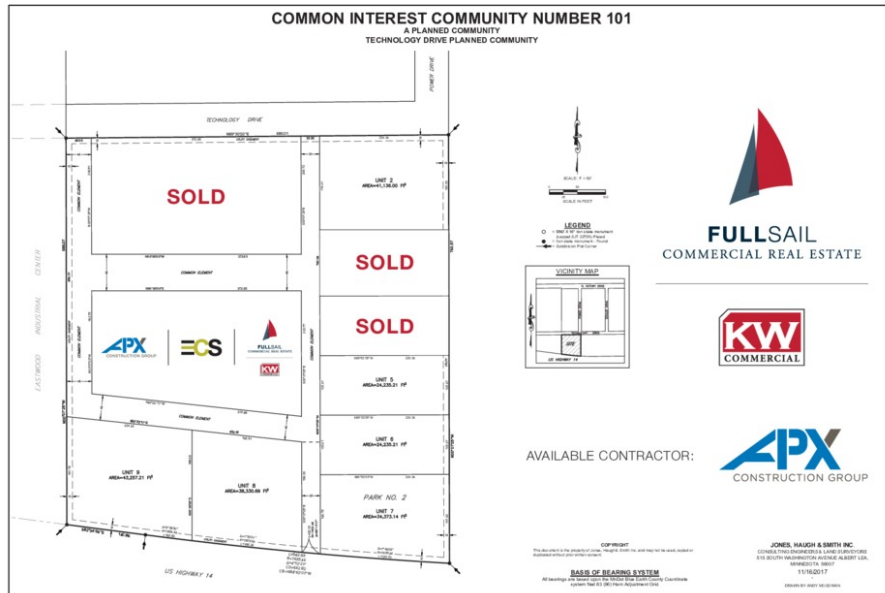
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TECHNOLOGY DRIVE DEVELOPMENT (SHOVEL READY)



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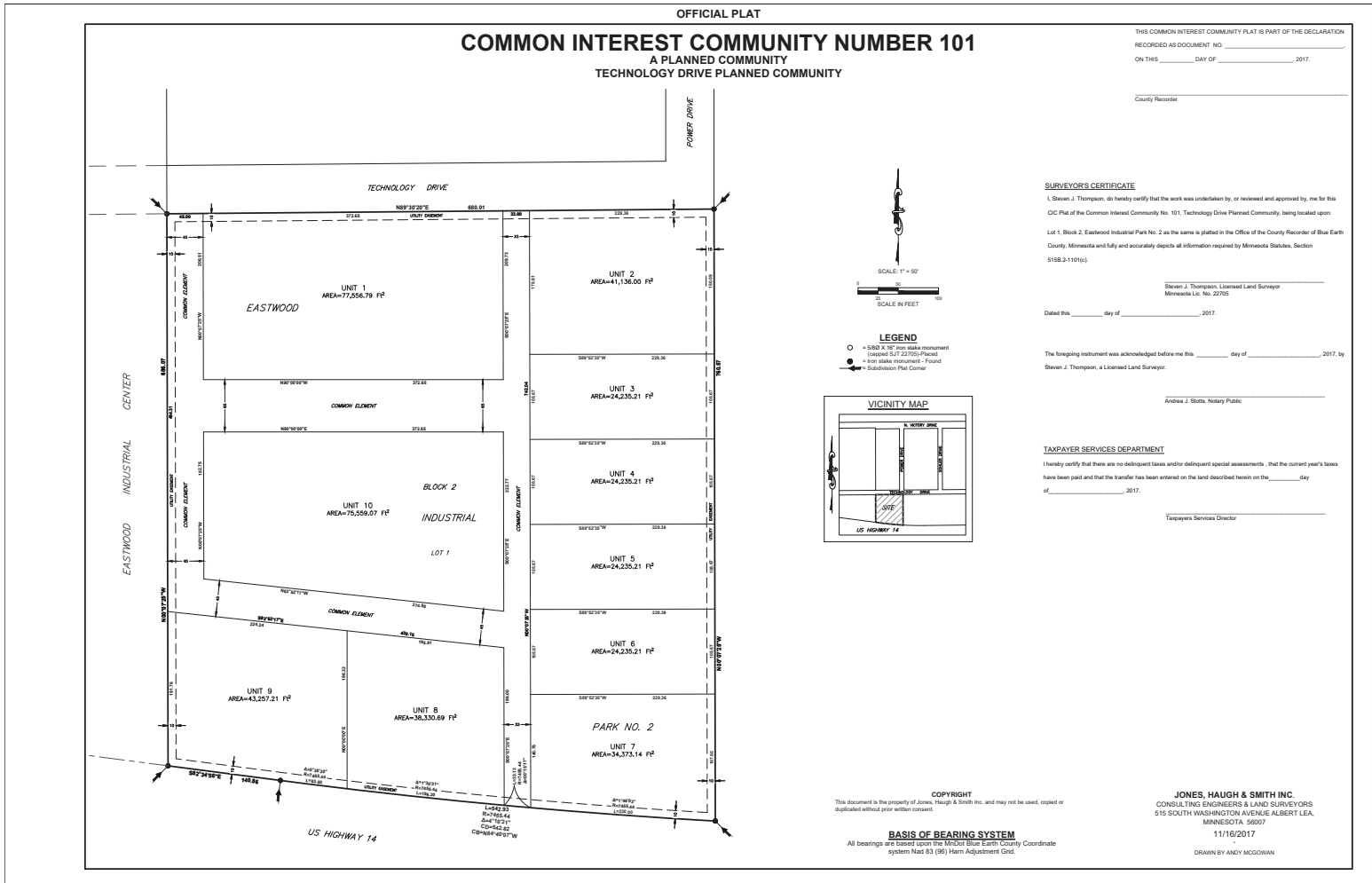
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LOCATION OVERVIEW

Along Hwy 14 on the East side of Mankato near Walmart Distribution Center

ZONING

M-1: Light Industrial



	PRICE	PID	Acres
Lot 2	\$250,000.00	R010910176005	.94
Lot 3	\$146,361.60	R010910176006	.56
Lot 5	\$146,361.60	R010910176008	.56
Lot 6	\$146,361.60	R010910176009	.56
Lot 8	\$229,996.80	R010910176004	.88
Lot 9	\$258,786.40	R010910176003	.99

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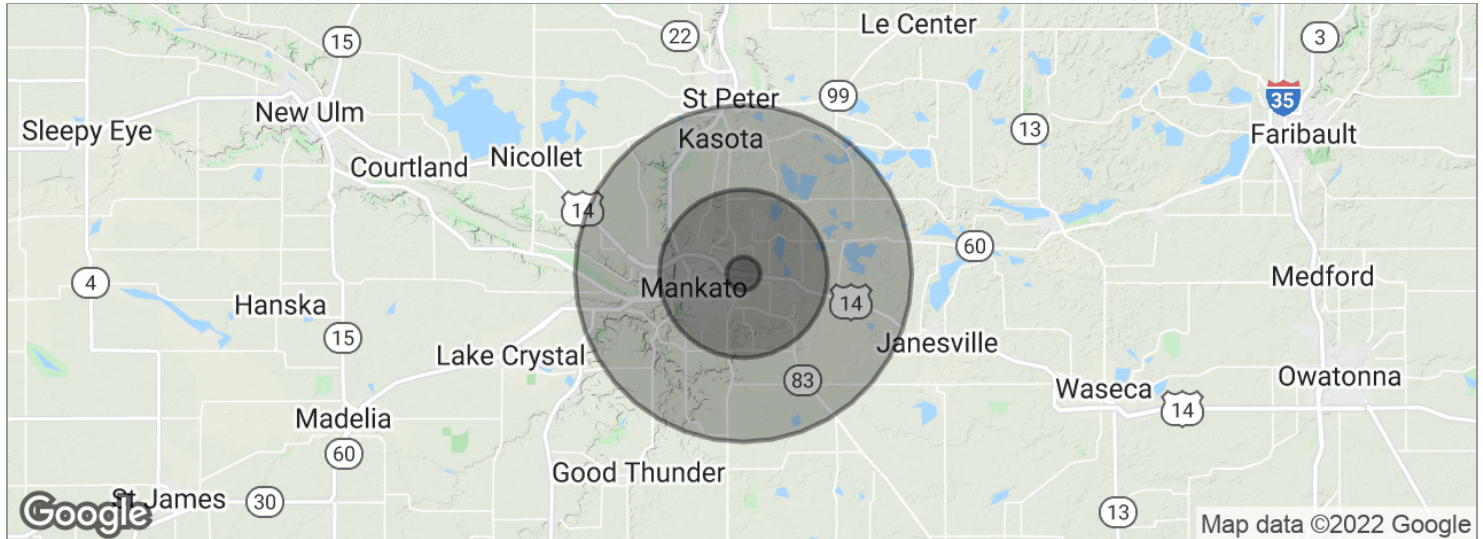
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,496	50,881	92,712
Median age	37.2	29.2	31.0
Median age (male)	34.7	28.1	30.1
Median age (Female)	41.4	31.1	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	651	19,281	34,824
# of persons per HH	2.3	2.6	2.7
Average HH income	\$62,566	\$54,630	\$61,435
Average house value	\$189,307	\$186,547	\$197,360

* Demographic data derived from 2010 US Census

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