



US-22 Development Site

US-22 + NORTH VICTORY DR.
Mankato, Minnesota 56001

Property Overview

Zoned for flexible use, the parcels are ideally suited for commercial development, professional office, or service-oriented retail—positioning them as a plug-and-play solution for investors, developers, or owner-occupiers seeking to capture long-term value in a market defined by stable growth and institutional investment appeal.

With established infrastructure, access to utilities, and adjacency to national brands and regional anchors, these lots offer a shovel-ready pathway to portfolio growth in an area aligned with Mankato's strategic expansion and municipal support for business-friendly development.



Property Highlights

- Demisable Lots (<5 Acres)
- Shovel Ready Sites with Established Assessments
- Surrounding R 1-3 Neighborhood
- Neighboring National Brands

For More Information

David Schooff

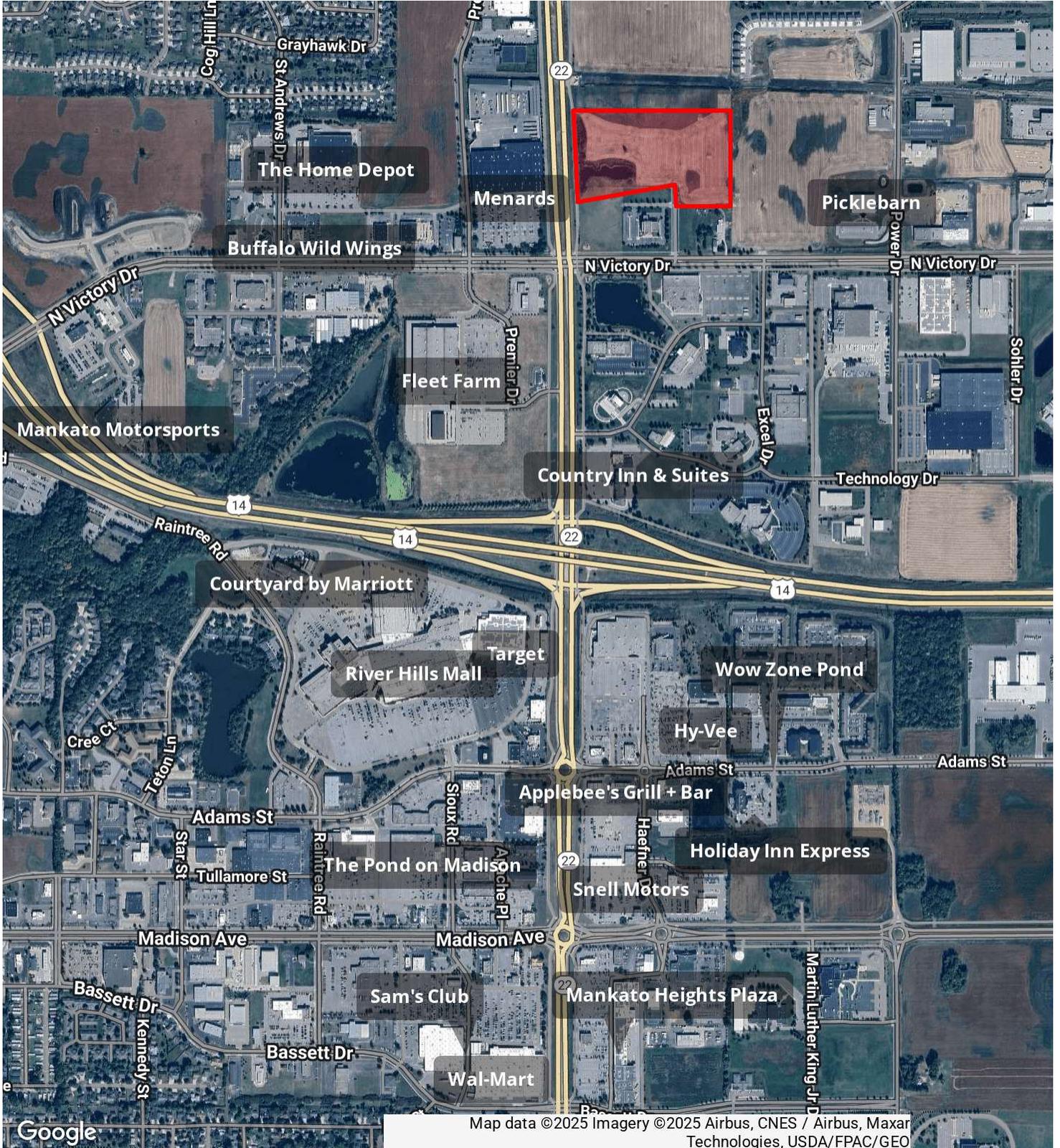
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Of Lots 1-7+ | Total Lot Size 2.47 - 37+ Acres | Total Lot Price \$6-8/Sf | Best Use : Development

Status	APN	Sub-Type	Size
Available	R010903300007	Office	17.55 Acres
Available	R010903300015	Retail	13.45 Acres
Available	R010903300016	Retail	2.47 Acres
Available	R010903300017	Other	3.74 Acres

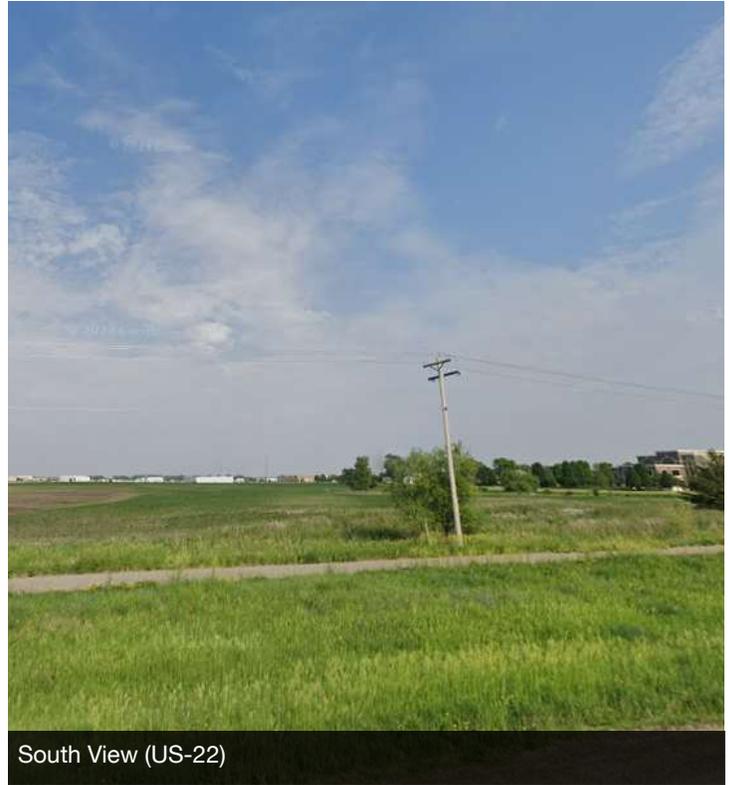




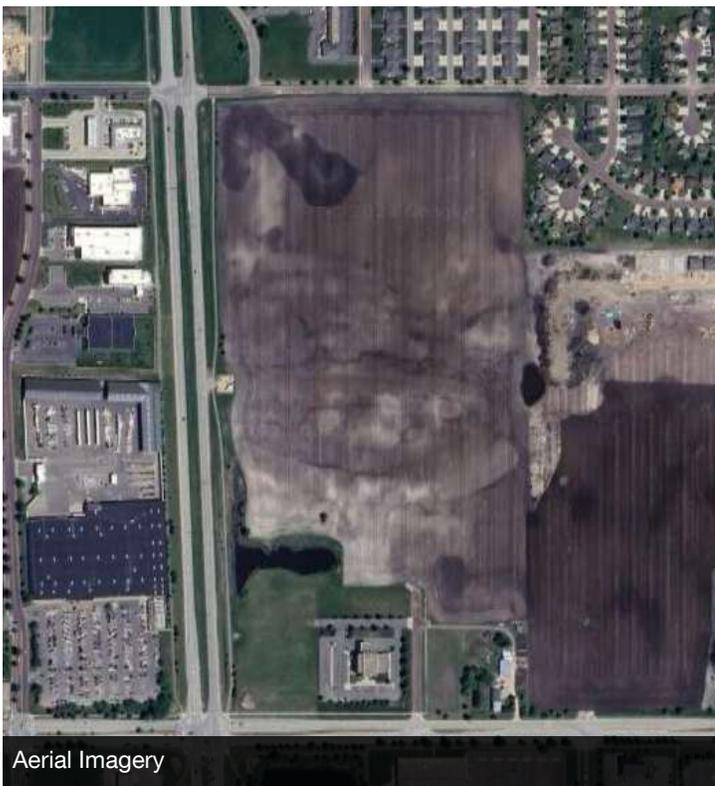
LOT CONCEPT - FIRESTONE DRIVE FUTURE EXPANSION



Entire Site



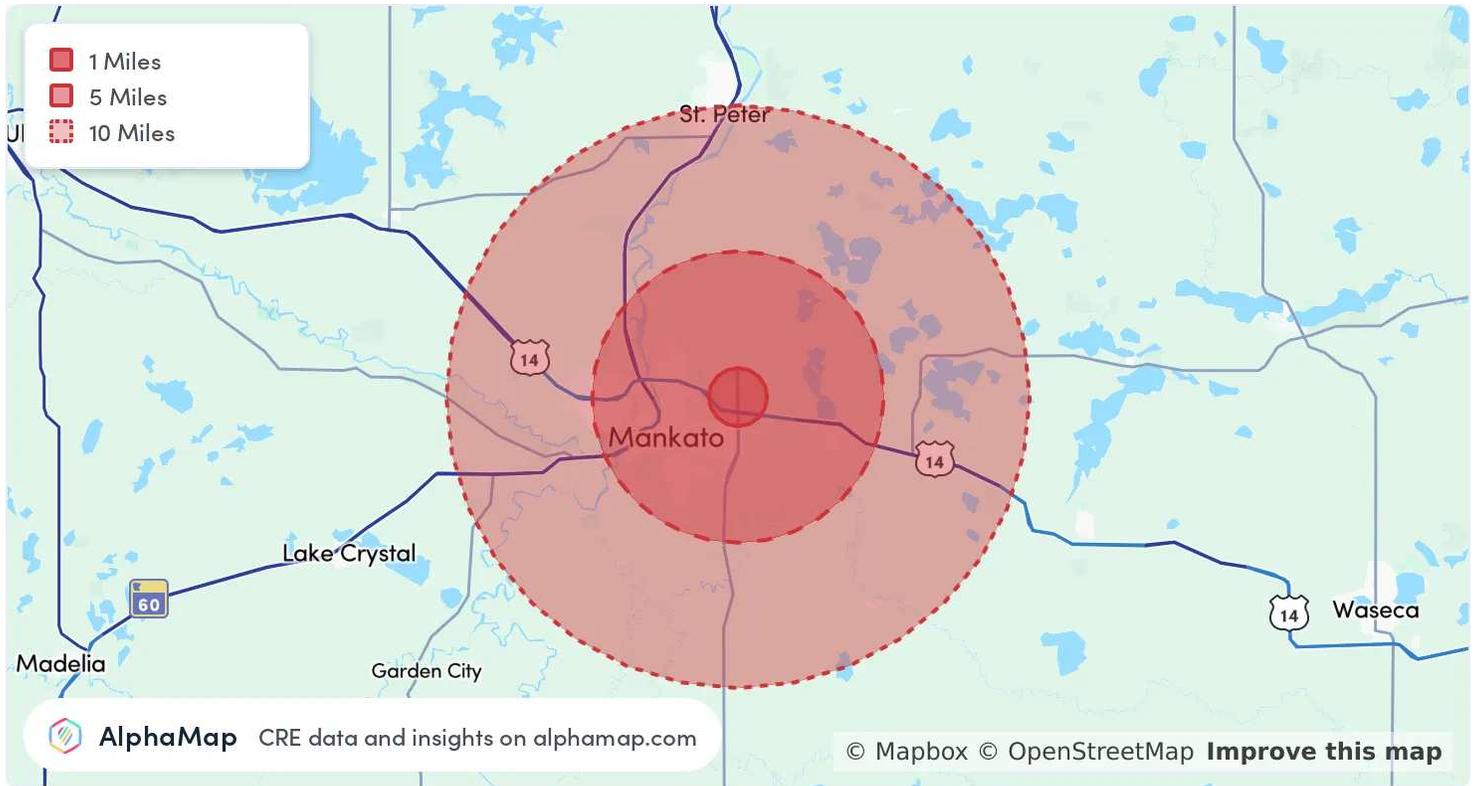
South View (US-22)



Aerial Imagery



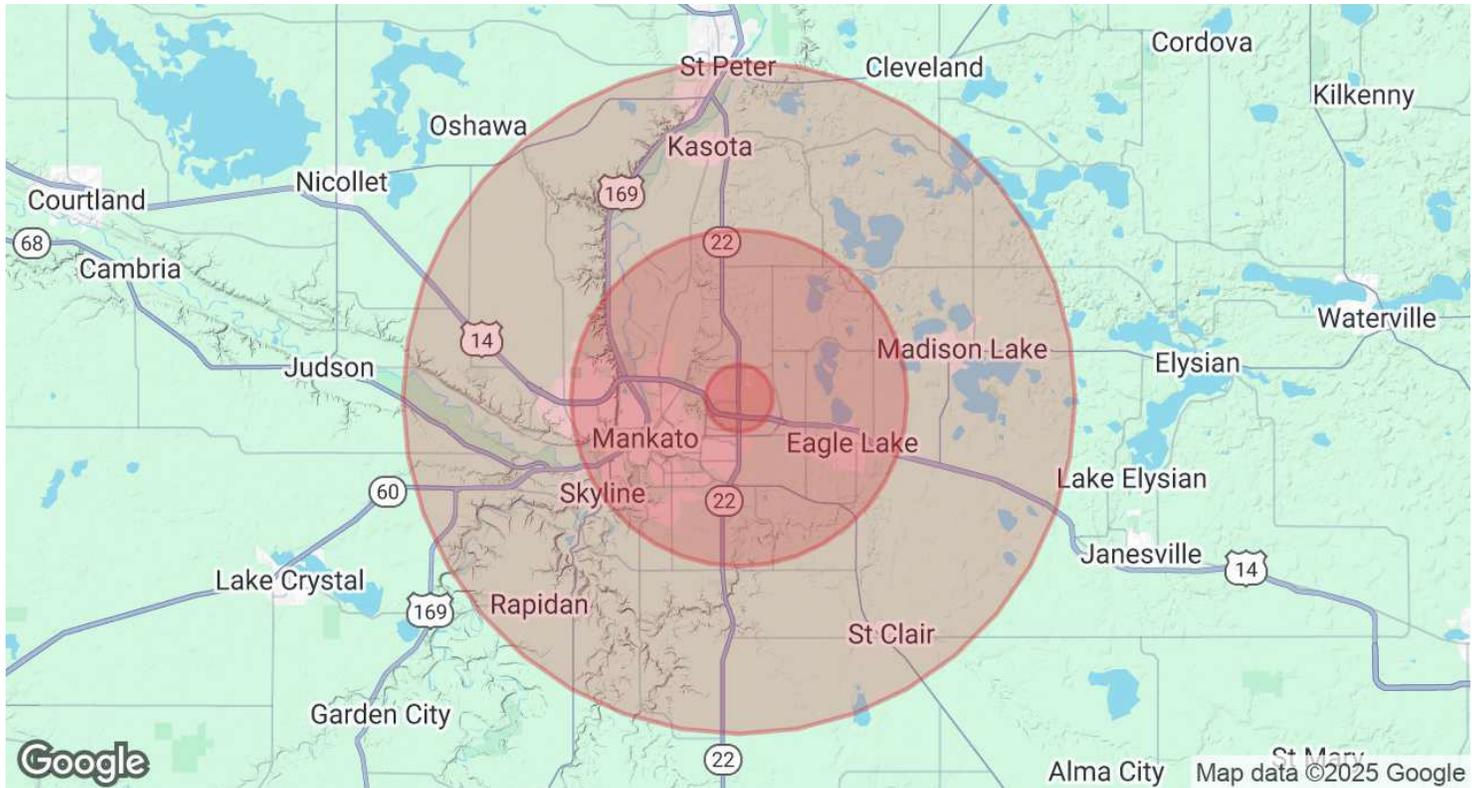
North View (US-22)



Population	1 Mile	5 Miles	10 Miles
Total Population	3,755	61,447	85,359
Average Age	37	37	37
Average Age (Male)	37	35	36
Average Age (Female)	38	38	38

Household & Income	1 Mile	5 Miles	10 Miles
Total Households	1,605	24,506	33,108
Persons per HH	2.3	2.5	2.6
Average HH Income	\$103,107	\$92,063	\$101,347
Average House Value	\$389,305	\$294,429	\$308,899
Per Capita Income	\$44,829	\$36,825	\$38,979

Map and demographics data derived from AlphaMap



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David Schooff

CEO | Broker

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Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

Memberships

SIOR CCIM CPM

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