



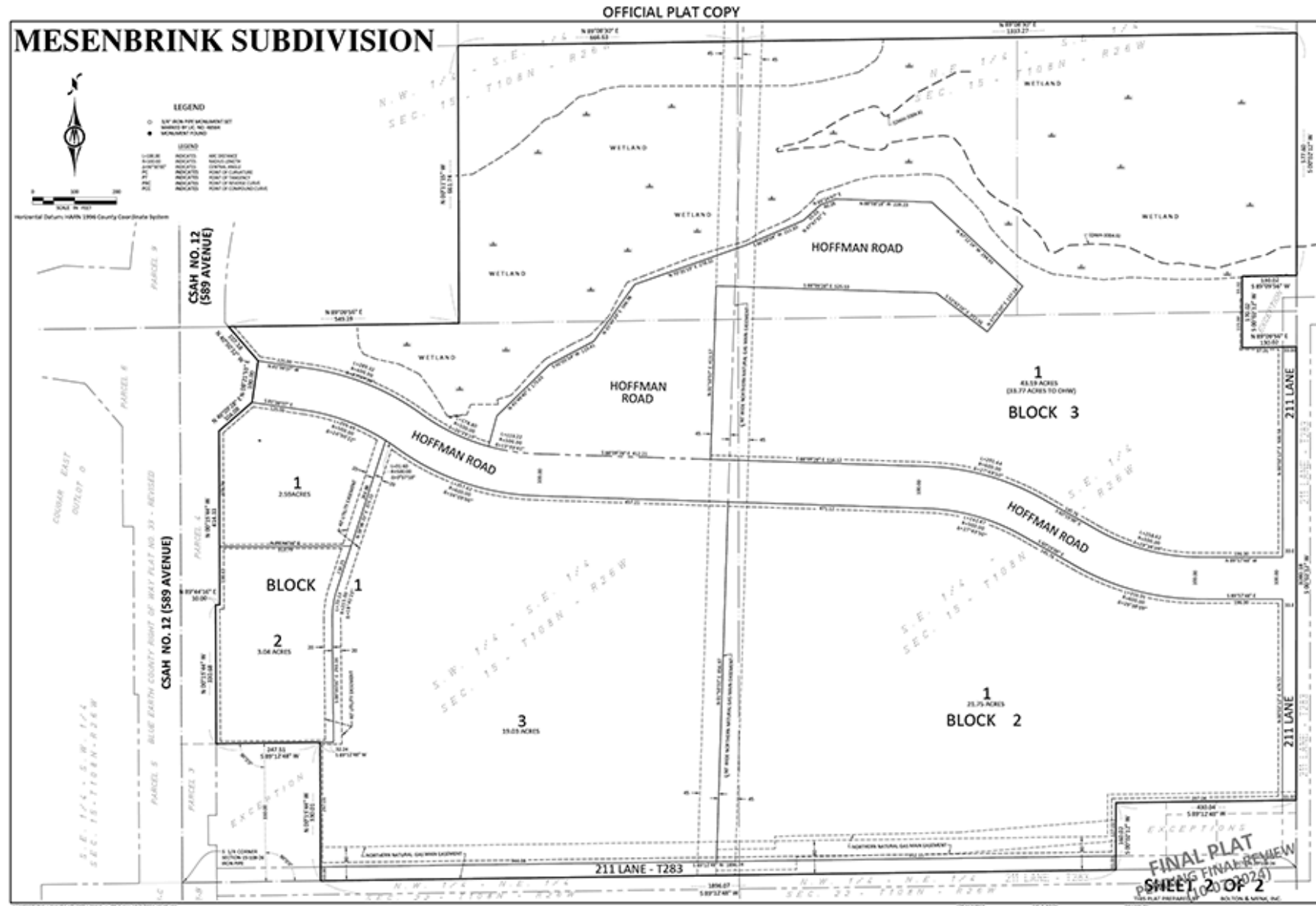
Great Opportunity

in Mankato, MN

Mankato and North Mankato have experienced tremendous growth over the past decade, evolving into a regional center that provides services to a population of 1.6 million within a 60-mile radius.

Greater Mankato's strong, diverse economy is built around manufacturing, health care, services, agriculture, technology, and retail. The community is known for its exceptional quality of life, educated workforce and worker productivity. It offers jobs, higher education, health care, arts, recreation, and metropolitan amenities while sidestepping the traffic jams, high crime rates and high property taxes often associated with heavily urbanized areas.





HOFFMAN ROAD & CSAH 12

Block 1 Lot 1

2.59 acre C-Store Site
 \$1.5 Block 1 Lot 1
 \$13.30/SF
 Zoned B3

Block 2 Lot 1

Approved for up to 72 units.
 (no rental density rules apply)
 1730-3460 SF
 Floor Plans Available.

Block 1 Lot 2

3.04 acre Mixed Use
 \$2.0 Block 1 Lot 2
 \$15.10/SF
 Zoned B3
 Mixed Use up to 61 residential units.

Block 3 Lot 1

Residential Single Family
 Detached Site.
 Zoned R2
 (no rental density rules apply)
 \$3.2 Block 3 Lot 1
 Approved for up to 34 units.
 Water and Nature Views
 2100-4200 SF

Block 1 Lot 3

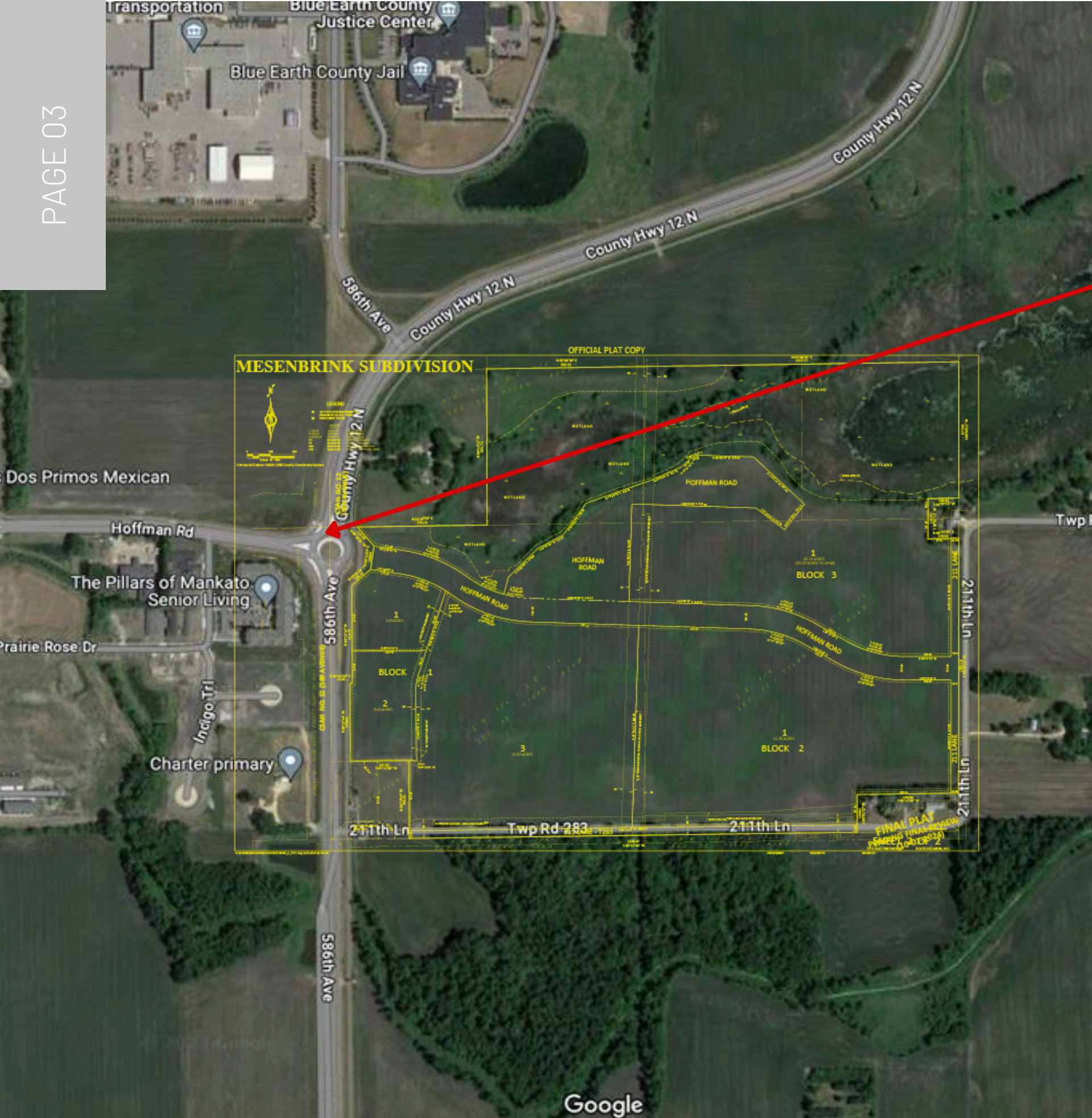
19.03 acre OR
 \$6.2 Block 1 Lot 3
 \$7.50/SF
 Capable for commercial, retail and
 up to 649 apartment units.

Recently

it was reported that Mankato's economic growth leads Minnesota and is among the top in the nation.

More specifically, the Mankato area sees demand for everything from market-rate rentals (100 to 140 units per year needed) to high-end single-family homes (70 to 80 units) and attached single-family dwellings (70 to 85 units), according to the reports.

Vacancy rates have been 1% for nearly a decade. Per the most recent housing study.



Traffic :

Traffic on County Road 12 is anticipated to soar from 4,000 daily vehicles now to 7880 daily.

Location:

East of Hoffman Road & CSAH 12

Land Size:

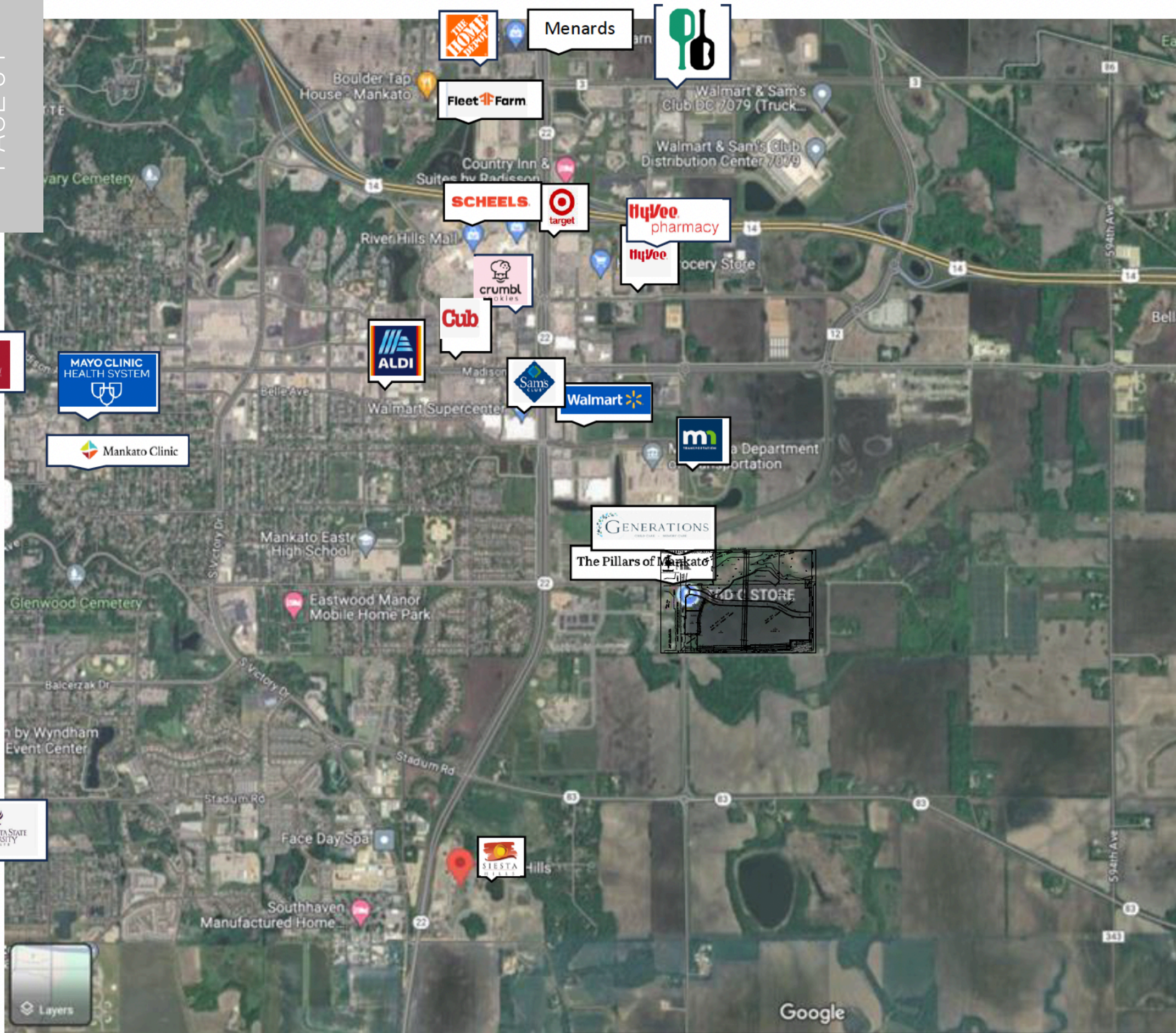
Lot 1, Block 1 (2.59 acres) - B3 Proposed C-Store

Lot 2, Block 1 (3.04 acres) - B3 61 Apartment units and retail space on the main floor

Lot 3, Block 1 (19.03 acres) - OR Mixed Use | 649 apartment units

Lot 1 Block 2 (21.75 acres) - R2 72 single family homes

Lot 1, Block 3 (43.19 acres) - R2 34 single family homes



Location:

East of Hoffman Road & CSAH 12

Close to:

- Home Depot
- Menards
- Fleet Farm
- Scheels
- Target
- HyVee
- Crumble Cookies
- Cub Food
- Aldi
- Sam's Club
- Walmart
- Minnesota Department of Transportation
- Generations Day Care & Memory Care
- Bethany Lutheran College
- Minnesota State University
- Mayo Clinic Health System
- Mankato Clinic



THATE REAL ESTATE
RE/MAX ADVANTAGE PLUS



Zoning

The OR, Office-Residential District,

is designed and intended to provide for medium-high density development at strategic locations and encourage an optimum mix of office, institutional, and residential uses.

Permitted uses including but not limited to:

- Professional Service Offices
- Nursing Homes
- Child Care
- Congregate housing
- Clubs and Lodes

•Rental density rules do not apply

The B-3, Highway Commercial District

is designed and intended to provide for automobile oriented commercial developments within the vicinity of streets with functional classifications of either arterials or major collectors. Such commercial developments are generally characterized by large parking areas. The district also encourages a broad range of business and light industrial activities.

Permitted uses including but not limited to:

- Automobile Service Stations and Car Washes
- Convenience Stores
- Hotels
- Restaurants and Bars
- Dental, Medical, and Scientific Clinics and Laboratories
- Banks
- Health Clubs
- Child Day Cares

Single Family R2

- 106 Premier Building Sites
- Rental density rules do not apply



Trade Area & Demographics

| Radius | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 25 Miles |
|--|--------|---------|---------|----------|----------|
| Population | 3,925 | 33,596 | 54,388 | 73,074 | 139,046 |
| Median Household Income (in 2022 inflation adjusted dollars) | 80,496 | 59,875 | 64,176 | 70,481 | 74,457 |
| Mean Household Income (in 2022 inflation adjusted dollars) | 90,342 | 78,571 | 85,871 | 92,059 | 93,717 |
| Households | 1,491 | 13,110 | 27,766 | 29,983 | 54,455 |
| Less than \$25,000 | 303 | 2,834 | 4,170 | 4,763 | 7,985 |
| \$25,000 to \$49,999 | 292 | 3,003 | 4,716 | 5,902 | 10,394 |
| \$50,000 to \$74,999 | 98 | 1,976 | 3,548 | 4,652 | 9,041 |
| \$75,000 to \$99,999 | 240 | 1,955 | 3,356 | 4,492 | 8,192 |
| \$100,000 to \$199,999 | 443 | 2,759 | 4,824 | 7,333 | 15,336 |
| \$200,000 or more | 115 | 582 | 1,152 | 1,840 | 3,506 |
| Median Age | 29 | 25 | 29 | 31 | 36 |
| 9 & Under | 267 | 2,772 | 5,382 | 7,932 | 15,699 |
| 10 to 19 | 588 | 5,807 | 8,308 | 10,837 | 19,697 |
| 20 to 29 | 1,145 | 10,786 | 14,260 | 16,523 | 24,548 |
| 30 to 39 | 488 | 3,517 | 6,530 | 9,268 | 17,582 |
| 40 to 49 | 409 | 2,766 | 5,081 | 7,335 | 14,625 |
| 50 to 59 | 376 | 2,536 | 4,479 | 6,761 | 15,623 |
| 60 to 69 | 376 | 2,745 | 4,998 | 7,076 | 15,968 |
| 70 & Over | 277 | 2,666 | 5,351 | 7,344 | 15,303 |

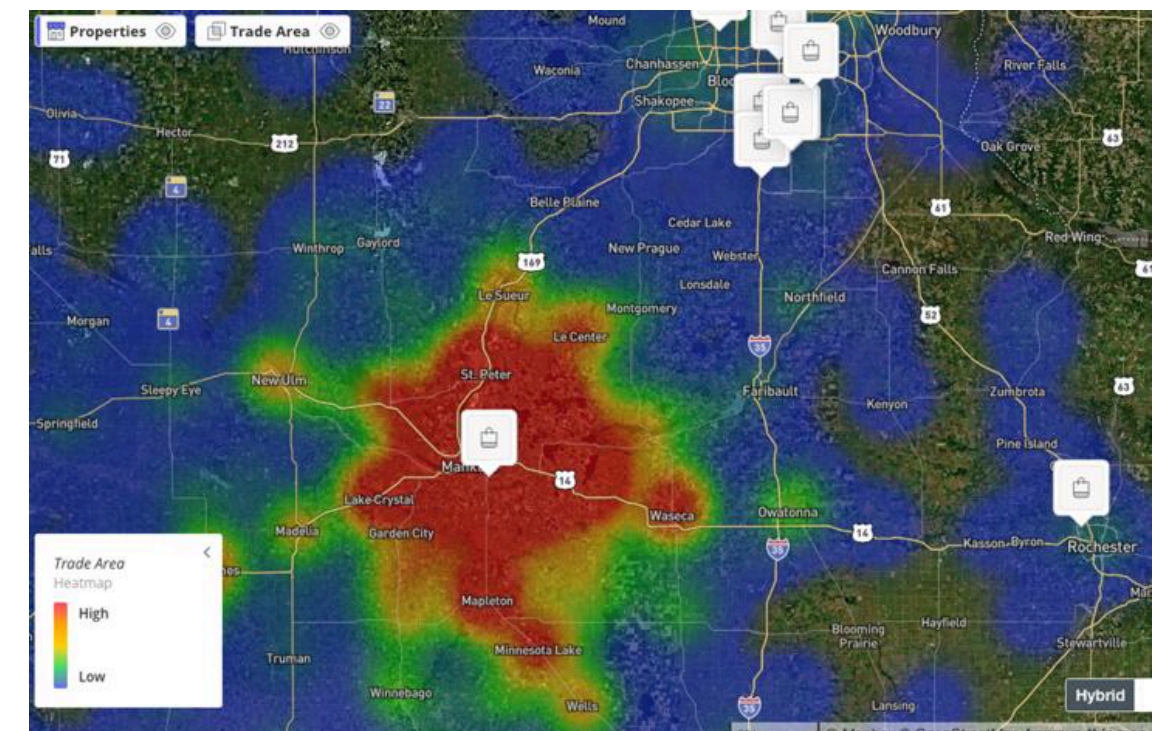
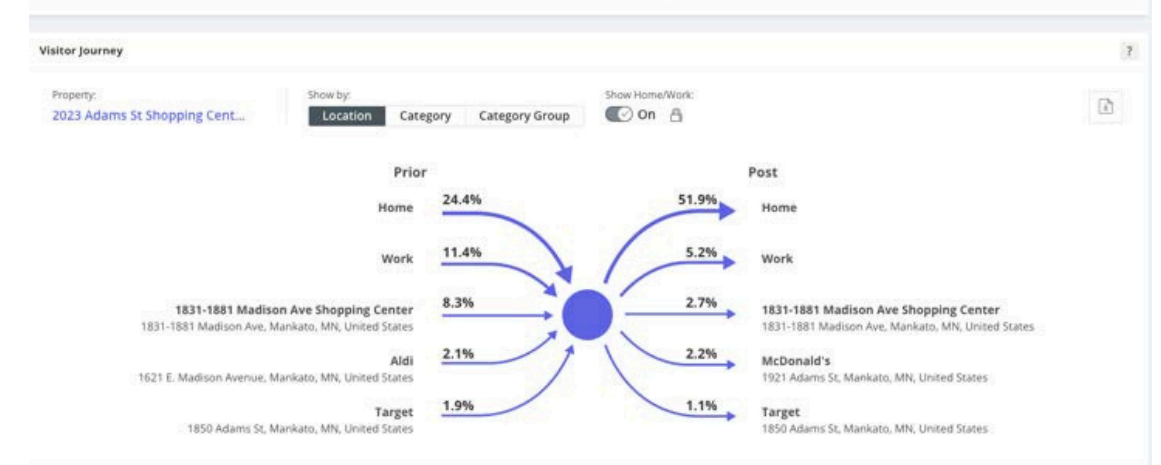
Favorite Places

Category: All Categories Min. Visits: 1

2023 Adams St Shopping Center / Adams St, Mankato, MN

| Rank | Name | Distance | Visitors |
|------|--|----------|---------------|
| 1 | 1831-1881 Madison Ave Shopping Center / 1831-1881 Madison Ave, Mankato, MN 56001 | 0.6 mi | 46.5K (66.5%) |
| 2 | River Hills Mall / 1850 Adams St, Mankato, MN 56001 | 0.4 mi | 45.9K (65.6%) |
| 3 | Mankato Heights Plaza / 1901 Madison Ave, Mankato, MN 56001 | 0.5 mi | 35.3K (50.4%) |
| 4 | Walmart / 1881 Madison Ave, Mankato, MN 56001 | 0.6 mi | 33.9K (48.5%) |
| 5 | Target / 1850 Adams St, Mankato, MN 56001 | 0.3 mi | 28.2K (40.4%) |

See 100+ additional places



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