

LAND FOR SALE

1801 LOR RAY DRIVE

North Mankato, MN 56003



PROPERTY DESCRIPTION

At the intersection of US HWy 14 and Lor Ray Dr. a prime location and expansive space, this property offers immense potential for versatile development projects. With convenient access to major transportation routes and essential utilities, it provides an ideal foundation for a diverse range of land uses. The property's favorable zoning regulations and versatile investment potential make it an enticing prospect for forward-thinking investors.

PROPERTY HIGHLIGHTS

- Prime location in North Mankato
- Ample space for versatile development
- Proximity to major transportation routes
- Potential for diverse land use
- Favorable zoning regulations
- Versatile investment potential
- Scenic surroundings for outdoor projects

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	4.73 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,928	25,715	32,638
Total Population	7,050	64,377	84,233
Average HH Income	\$118,722	\$96,829	\$100,378

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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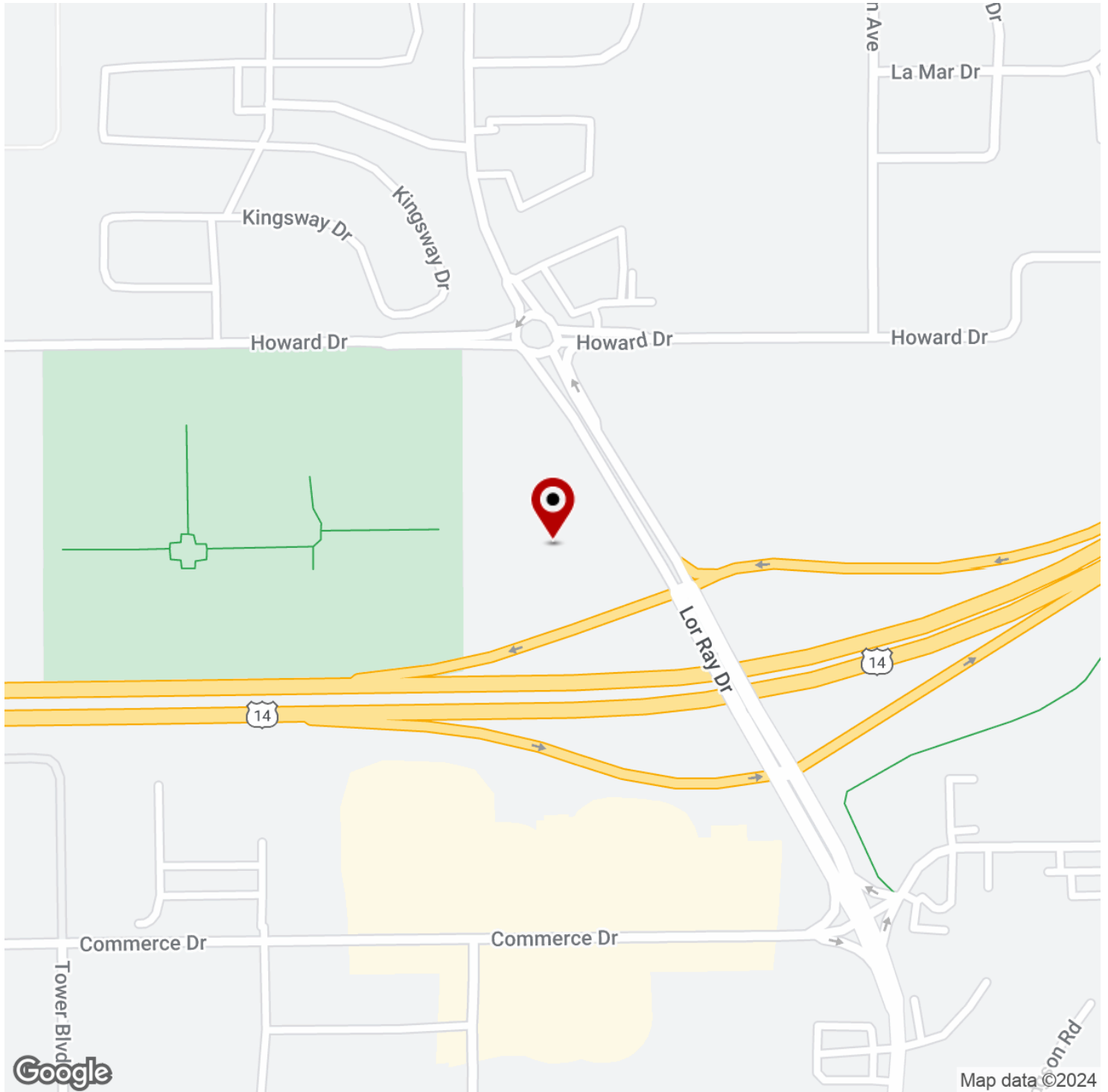
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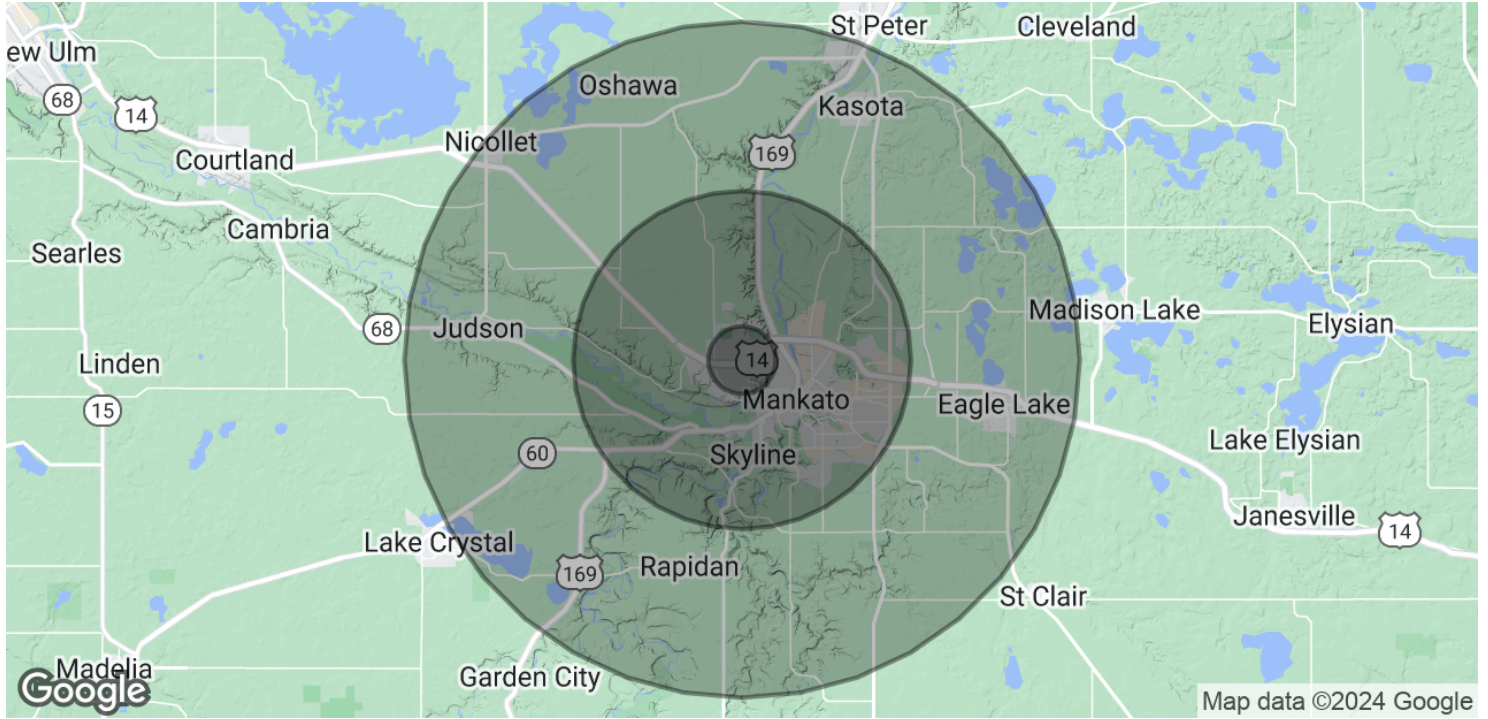
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,050	64,377	84,233
Average Age	41	37	37
Average Age (Male)	40	36	36
Average Age (Female)	42	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,928	25,715	32,638
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$118,722	\$96,829	\$100,378
Average House Value	\$307,419	\$297,597	\$302,794

Demographics data derived from AlphaMap

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