

# SALE

## HWY 22 AND AUGUSTA DRIVE

Hwy 22 and Augusta Drive Mankato, MN 56001



### PROPERTY DESCRIPTION

This 16.55+ acre property is located in a rapidly growing commercial and residential development area on Mankato's hilltop. It has excellent visibility and high regional traffic from Hwy 22 and is just north of US Hwy 14. This is a prime location for a variety of development opportunities with the ability to purchase smaller parcels within the 16.55 acres or the 18 acres as a whole.

### PROPERTY HIGHLIGHTS

- Rapidly Expanding Commercial Area
- 14,000+ VPD on MN Hwy 22
- Growing Residential Area
- Six Parcels Available

### OFFERING SUMMARY

Sale Price:	Price Available Upon Request
Lot Size:	16.55 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	73	312	1,178
Total Population	182	766	2,508
Average HH Income	\$110,963	\$109,405	\$97,034

**Dain Fisher**  
Managing Broker | Owner | CCIM  
507 625 4715  
dain.fisher@cbcfishergroup.com

**Kayla Forsythe**  
Commercial Sales & Leasing Agent  
507 625 4715  
kayla@cbcfishergroup.com



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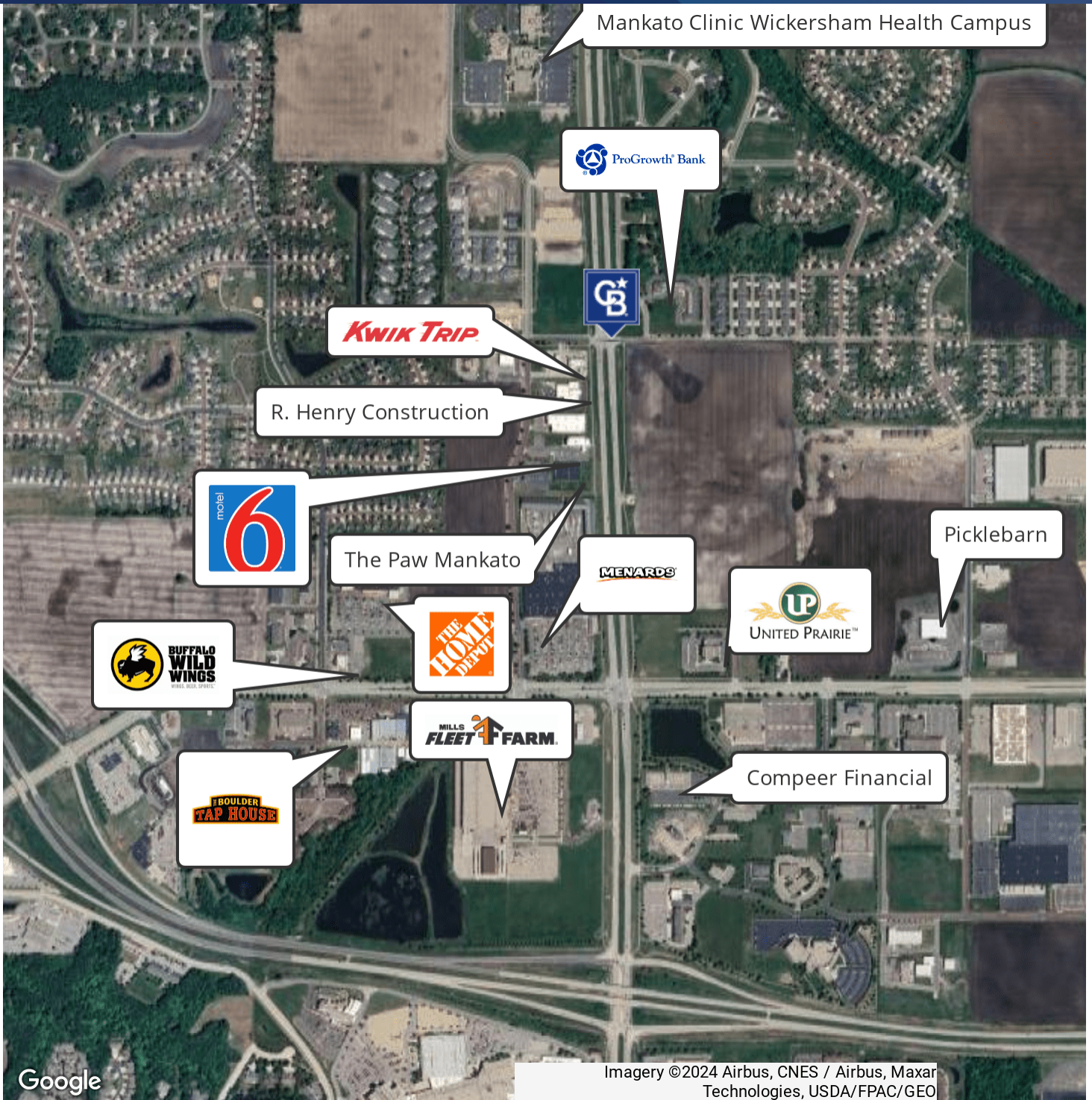
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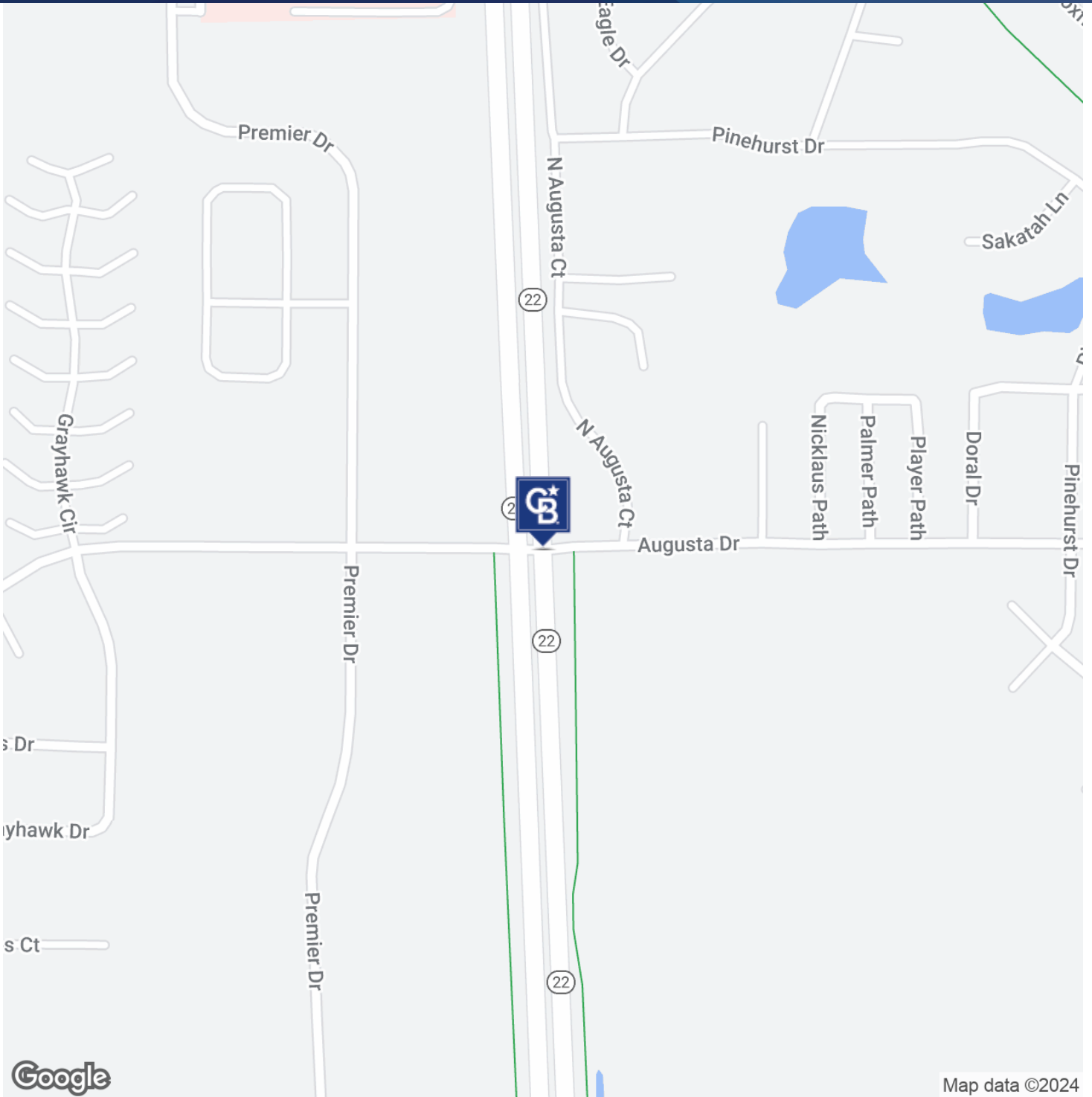


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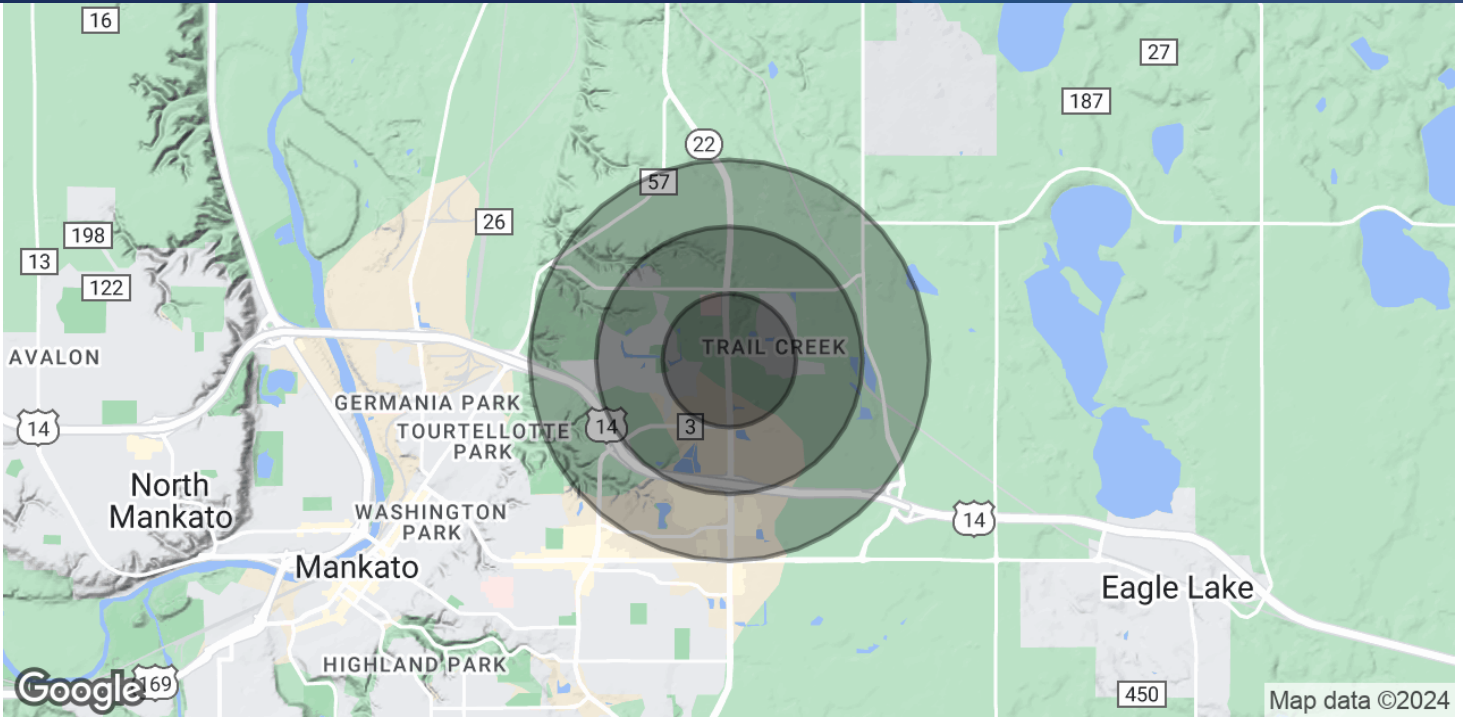
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### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	182	766	2,508
Average Age	37	38	43
Average Age (Male)	37	37	40
Average Age (Female)	37	38	44

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	73	312	1,178
# of Persons per HH	2.5	2.5	2.1
Average HH Income	\$110,963	\$109,405	\$97,034
Average House Value	\$406,453	\$399,956	\$347,046

Demographics data derived from AlphaMap

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### DAIN FISHER

Managing Broker | Owner | CCIM

dain.fisher@cbcfishergroup.com

**Direct:** 507.625.4715

### PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative — a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

#### Fisher Group

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**KAYLA FORSYTHE**

Commercial Sales & Leasing Agent

kayla@cbcfishergroup.com

Direct: **507.625.4715**

**PROFESSIONAL BACKGROUND**

Kayla Forsythe joined Coldwell Banker Commercial Fisher Group early in 2022, but has years of experience owning and operating investment properties. Kayla has an ownership mentality and can help guide clients towards finding the perfect tenant or assessing potential investment opportunities. Her thirst for knowledge keeps her evolving with the trade. She has a degree in urban and regional studies, is finishing a Masters of Education, and is currently pursuing her CCIM certification!

Kayla has been a long time resident of Mankato and has a deep knowledge of the community. Growing up "in the business," her family has investment history with Fisher Group and she is ready to help the next generation with their commercial real estate goals. When Kayla isn't in the office, she can be found putting in sweat equity on a few of her properties or spending time with her family biking, camping, or at motocross tracks around the nation.

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