

North Mankato R-1 Land

520th Street
North Mankato, Minnesota 56003

Property Highlights

- R-1 Development Opportunity
- 48 Acres Buildable - 56 Total
- Strong Accessibility
- Natural Amenities for Residential Neighborhood

Property Overview

Positioned along the south side of Highway 14, this 56-acre land offering presents a compelling opportunity for residential development in one of Southern Minnesota's most active growth corridors. With 48 acres buildable, the balance of the site provides natural topography creating a unique value proposition for R-1 or residential home builders seeking premium lot differentiation.



Offering Summary

Sale Price: Subject To Offer

Lot Size: 48 - 56 Acres

For More Information

David Schooff

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Property Description

Positioned along the south side of Highway 14, this 56-acre land offering presents a compelling opportunity for residential development in one of Southern Minnesota's most active growth corridors. With 48 acres buildable, the balance of the site provides natural topography creating a unique value proposition for R-1 or residential home builders seeking premium lot differentiation. The property benefits from excellent Highway 14 exposure, strong accessibility, and proximity to the expanding Mankato/North Mankato market, supporting sustained housing demand.

Utilities are nearby, and the site's scale supports flexible subdivision concepts, from executive residential lots to clustered neighborhood development. The surrounding area continues to see residential expansion, reinforcing the parcel's long-term upside and absorption potential.

This offering aligns well for developers and investors focused on land banking, phased residential development, or immediate subdivision, all within a proven regional growth market. Rarely does a parcel combine size, buildable acreage, highway visibility, and natural amenities in one location—making this an exceptional opportunity to capitalize on market momentum along the Highway 14 corridor.

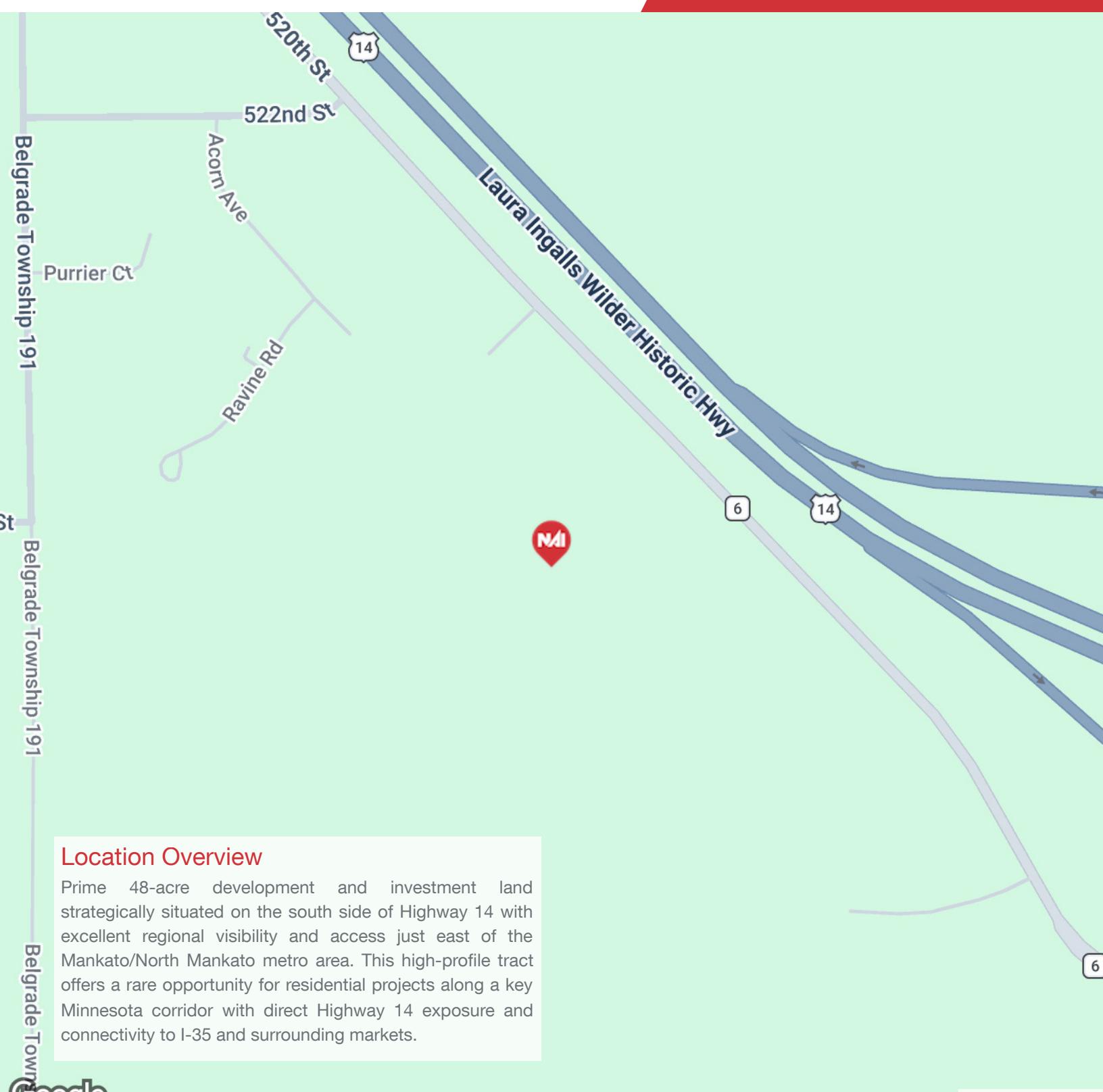
Location Description

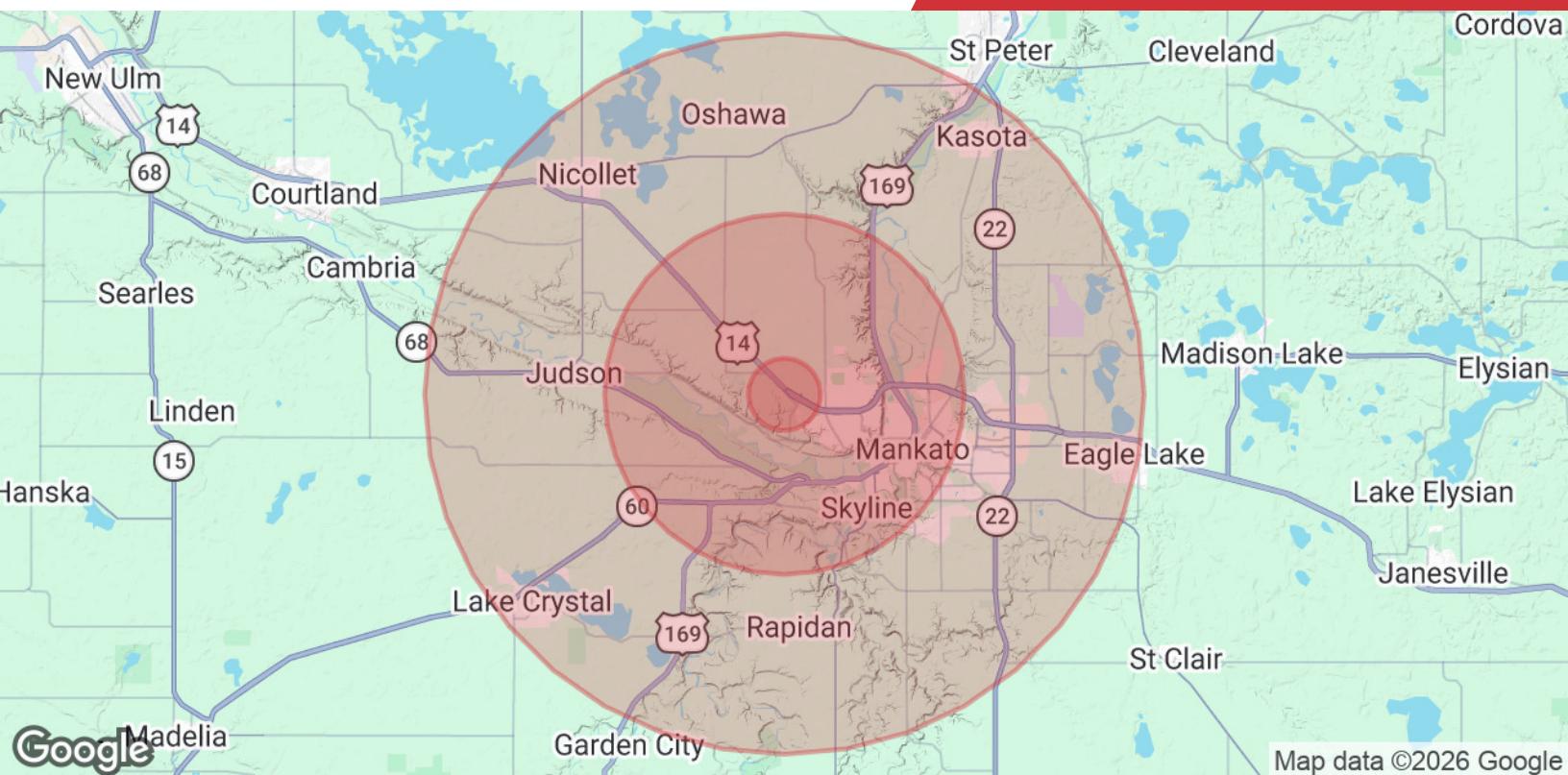
Prime 48-acre development and investment land strategically situated on the south side of Highway 14 with excellent regional visibility and access just east of the Mankato/North Mankato metro area. This high-profile tract offers a rare opportunity for residential projects along a key Minnesota corridor with direct Highway 14 exposure and connectivity to I-35 and surrounding markets.



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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,111	31,698	84,991
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	39	38

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	411	12,411	32,979
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$172,379	\$106,309	\$100,189
Average House Value	\$390,221	\$283,530	\$299,810

Demographics data derived from AlphaMap

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Professional Background

From 2006-2023 David P. Schooff SIOR/CCIM/CPM an award-winning commercial realtor was President/Broker/Owner of Fisher Group of Mankato Inc. which is the holdings company for Coldwell Banker Commercial Fisher Group Fisher Management and Fisher Development. In his role he managed the day-to-day operations of the business specifically in brokerage of commercial real estate in many sectors such as retail office industrial and multi-family housing. Schooff has an extensive real estate investment portfolio and has received several national distinctions through Coldwell Banker Commercial. In 2011 annually from 2015-2020 and again in 2022 Schooff was #1 Sales Professional in the state of Minnesota. Schooff earned Coldwell Banker Commercial Circle of Distinction honors in 2009 and annually from 2011-2021. Additionally he achieved the Top 2% (Platinum Award) of brokers in the national Coldwell Banker Commercial network in 2015 2017 2020 2021. He is the only broker in greater Mankato to hold the prestigious SIOR CPM and CCIM commercial real estate designations. Prior to his work at CBC Fisher Group he was President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created strong programming in the areas of community marketing workforce development housing development public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation and Feeding Our Communities Partners (Backpack Food Program) among others. He also serves periodically as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University Mankato teaching courses in Community Leadership Economic Development and Downtown Revitalization.

Education

B.S. Iowa State University; Journalism M.S. Iowa State University; Community and Regional Planning

Memberships

SIORCCIMCPM

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