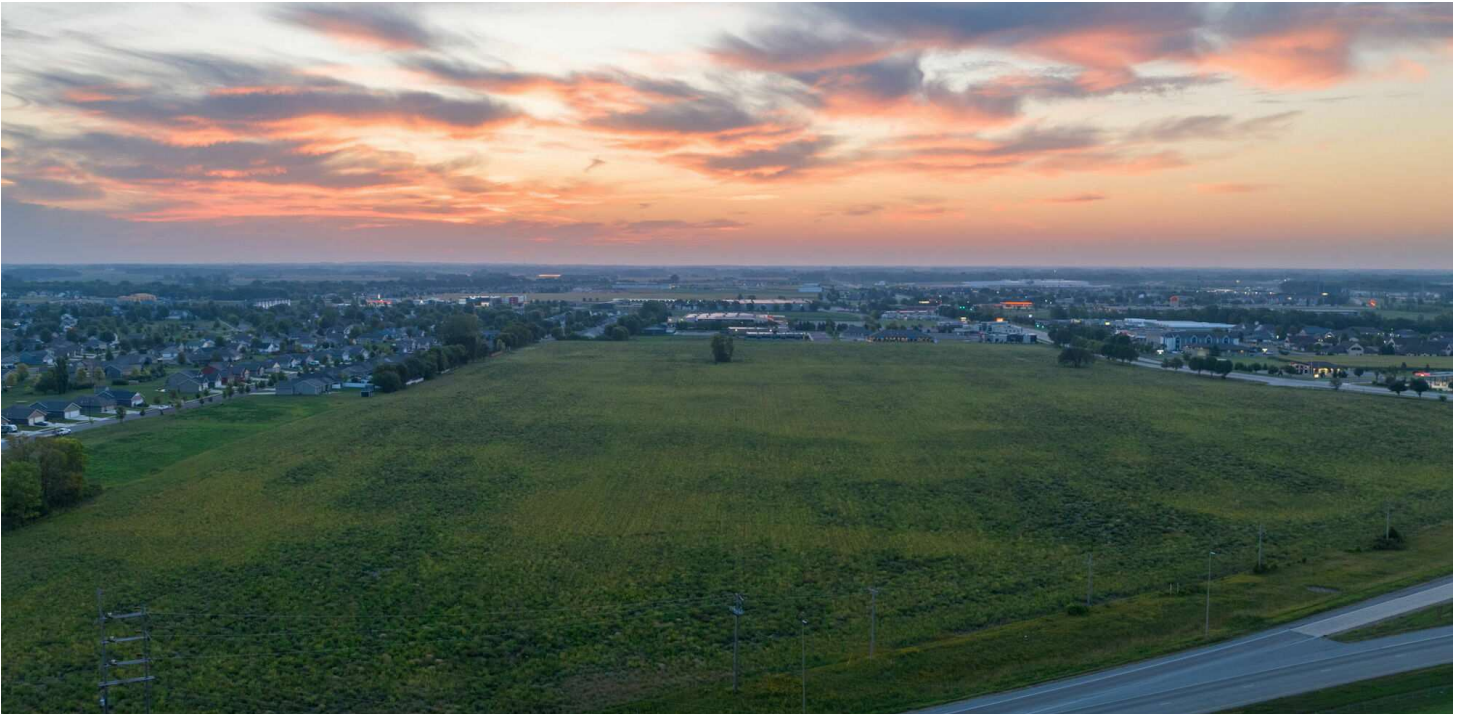


SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



PROPERTY DESCRIPTION

This site is located in a rapidly growing commercial development area on Mankato's hilltop and surrounded by many national and local retailers. With excellent visibility from all directions and high regional traffic from Hwy 14 and North Victory Drive, this land is a prime location for a wide variety of development ventures. Option to purchase smaller parcels is available.

Phase 1 of assessments complete with road ways and access.

LOCATION DESCRIPTION

Situated right off Highway 14 and major thoroughfare, Victory Drive, this property has excellent visibility and access near major multi-family, retail and commercial developments.

PROPERTY HIGHLIGHTS

- Great Visibility from U.S. Hwy 14
- High Traffic Counts
- Growing Commercial Area in Hilltop Mankato

OFFERING SUMMARY

Sale Price: Price Upon Request

Lot Size: 24.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	973	15,607	25,471
Total Population	2,107	34,971	59,458
Average HH Income	\$68,302	\$61,599	\$71,485

Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com

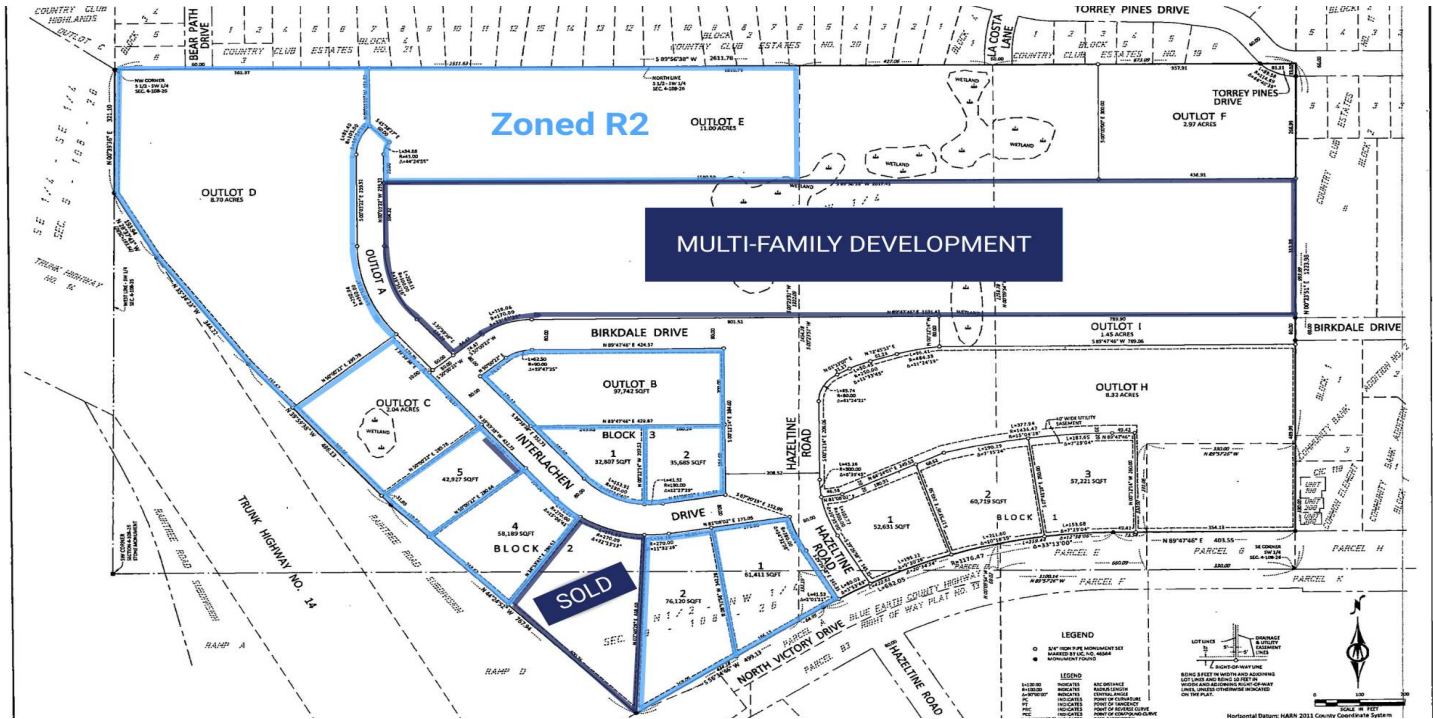


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



OF LOTS 10 | TOTAL LOT SIZE 0.75 - 11.0 ACRES | TOTAL LOT PRICE N/A | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Block 2 - Lot 1			Office	1.41 Acres	N/A	3A Commercial
Available	Block 2 - Lot 2			Retail	1.75 Acres	N/A	3A Commercial
Pending	Block 2 - Lot 3			Retail	2.02 Acres	N/A	3A - Commercial
Available	Block 2 - Lot 4			Retail	1.34 Acres	N/A	3A Commercial
Available	Block 2 - Lot 5			Office	0.99 Acres	N/A	3A Commercial
Available	Outlot C			Retail	2.04 Acres	N/A	3A Commercial
Available	Outlot D			Retail	8.7 Acres	N/A	3A Commercial
Available	Block 3 - Lot 1			Office	0.75 Acres	N/A	3A Commercial
Available	Block 3 - Lot 2			Retail	0.82 Acres	N/A	3A Commercial
Available	Outlot B			Retail	2.24 Acres	N/A	3A Commercial
Available	Outlot E			Multifamily	11 Acres	N/A	R2

Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

VICTORY PROPERTIES

ADDITIONAL PHOTO



Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com

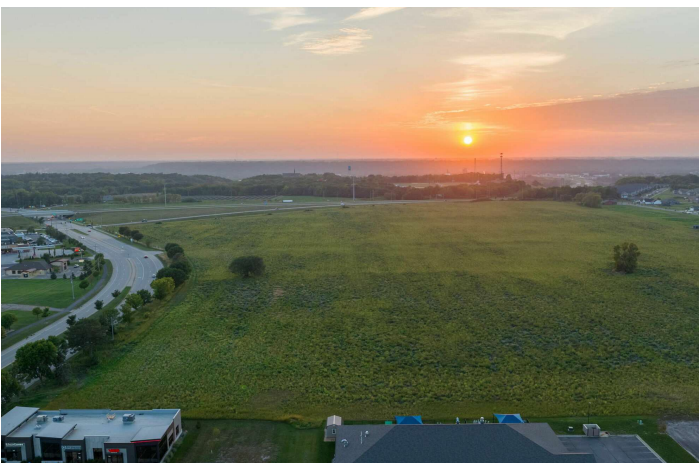
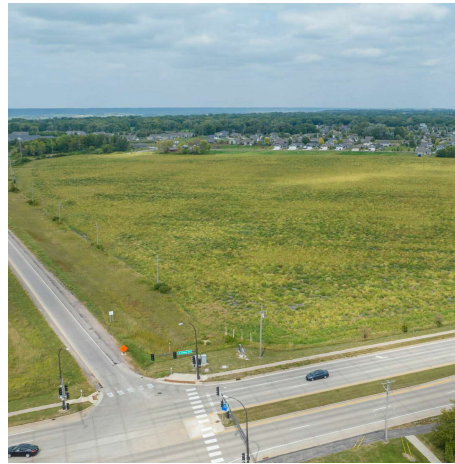
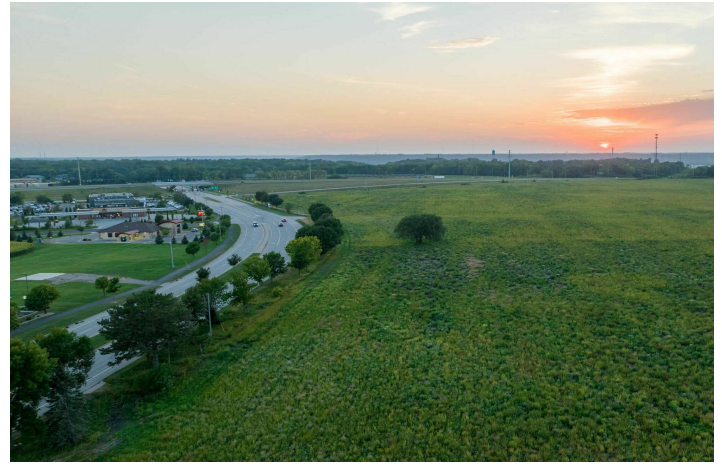
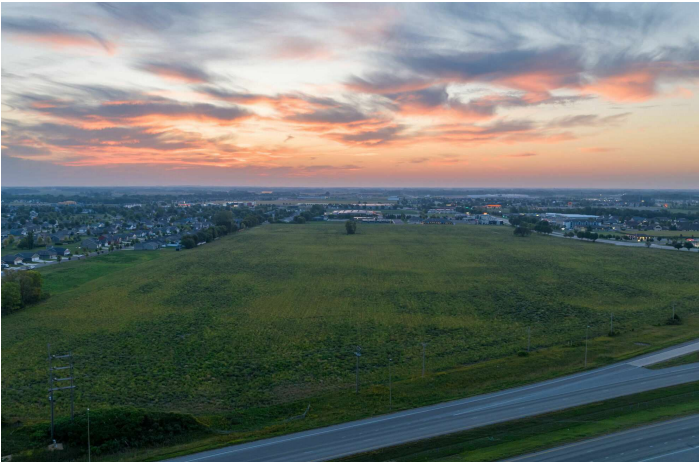


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com

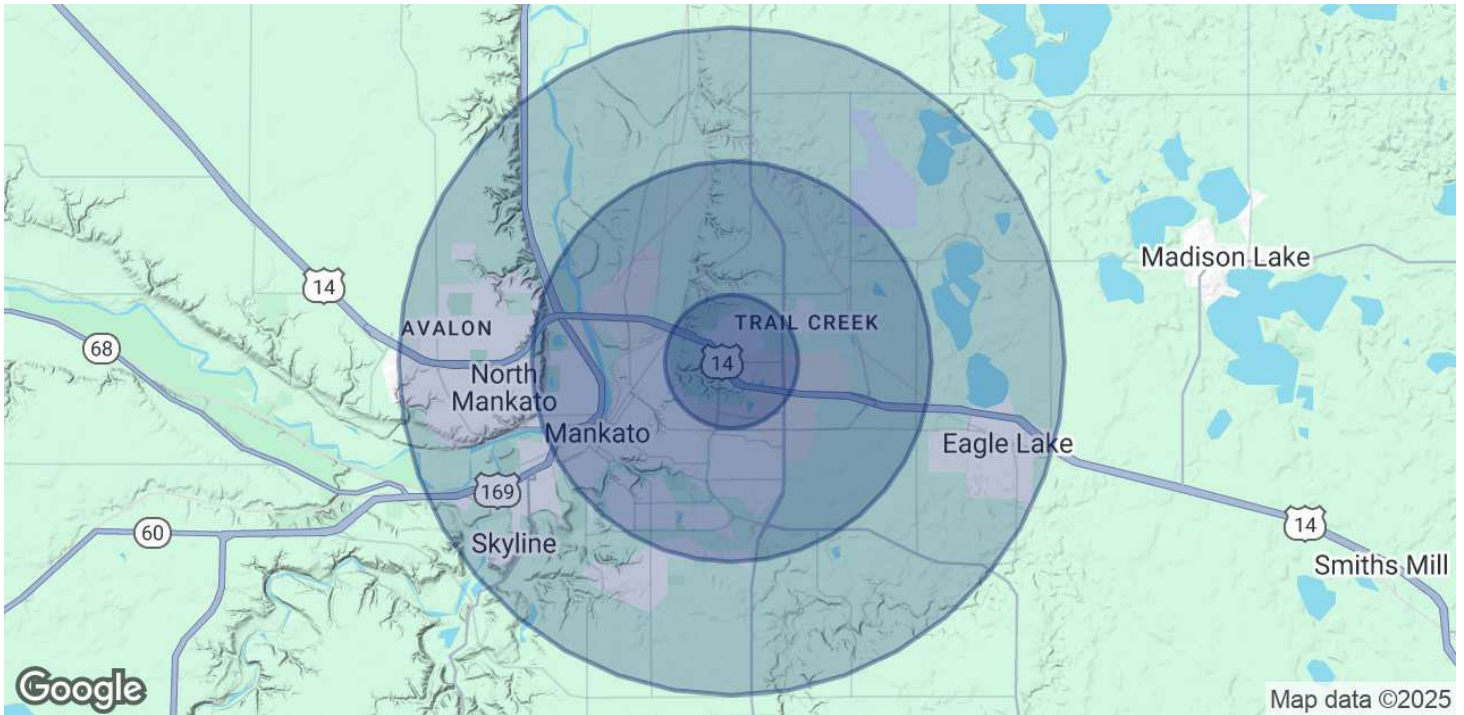


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,107	34,971	59,458
Average Age	46	30.6	32
Average Age (Male)	35.3	29.5	31.4
Average Age (Female)	50.6	32.9	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	973	15,607	25,471
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,302	\$61,599	\$71,485
Average House Value	\$204,402	\$165,687	\$193,310

* Demographic data derived from 2020 ACS - US Census

Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



DAIN FISHER

Managing Broker | Owner | CCIM

dain@cbcfishergroup.com

Direct: (507) 625-4715 | **Cell:** (507) 469-0545

MN #40722471

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which 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

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

Dain Fisher

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP