



Basset Drive Land

Mankato, Minnesota 56001

Property Overview

Rare commercial development opportunity on Basset Drive, anchored in one of Mankato's highest-volume retail and service corridors with excellent visibility and frontage exposure. The site benefits from strong regional access via Highway 22 and Madison Avenue, linking key trade generators and residential catchments. Neighbors include Wells Fargo Bank, robust retail centers, professional services, and community-oriented uses such as educational facilities — underscoring daily activity drivers and built-in traffic. Neighboring governmental and service tenants include the Blue Earth County DMV/MN DMV office, enhancing daytime foot and vehicular exposure. Ample site frontage and clear lines of sight to passing traffic make this parcel ideal for retail, medical office, financial services, mixed-use, or grocery-anchored development. Positioned to capture sustained consumer demand and investor interest in Southern Minnesota's rapidly growing Mankato market. Contact broker for current traffic counts and frontage specifics to support underwriting and proforma scenarios.

Property Highlights

- No Assessments Needed - Development Ready Site
- 490' Corner Site Line/Frontage Visibility via Hwy 22
- Near Major Retailers: Kohls', TJ Maxx, Boot Barn, Pet Smart, Wells Fargo and others
- 20,000+ VPD (Hwy 22/Basset Dr)

Offering Summary

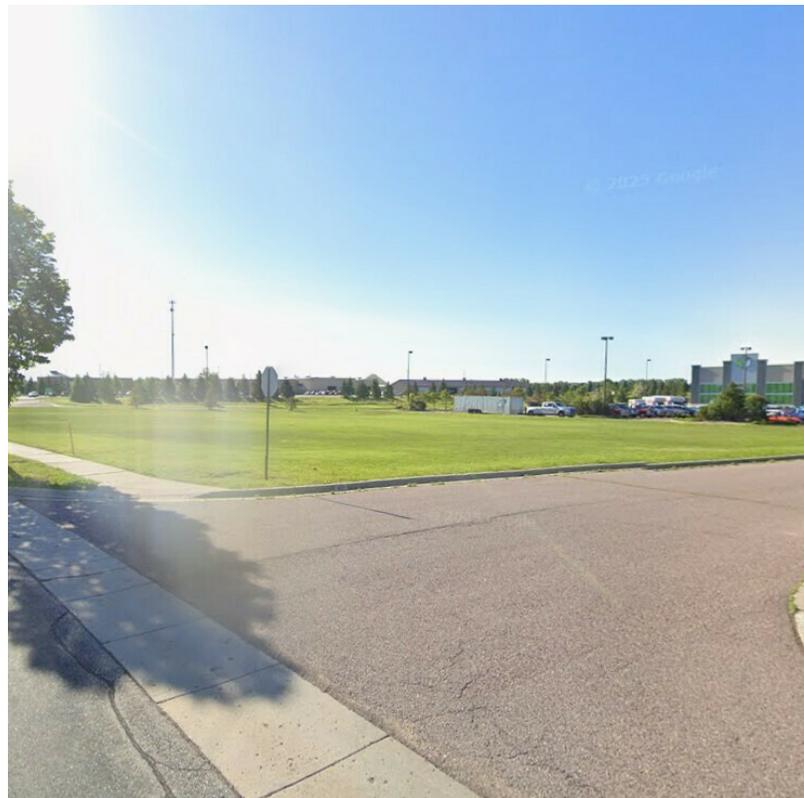
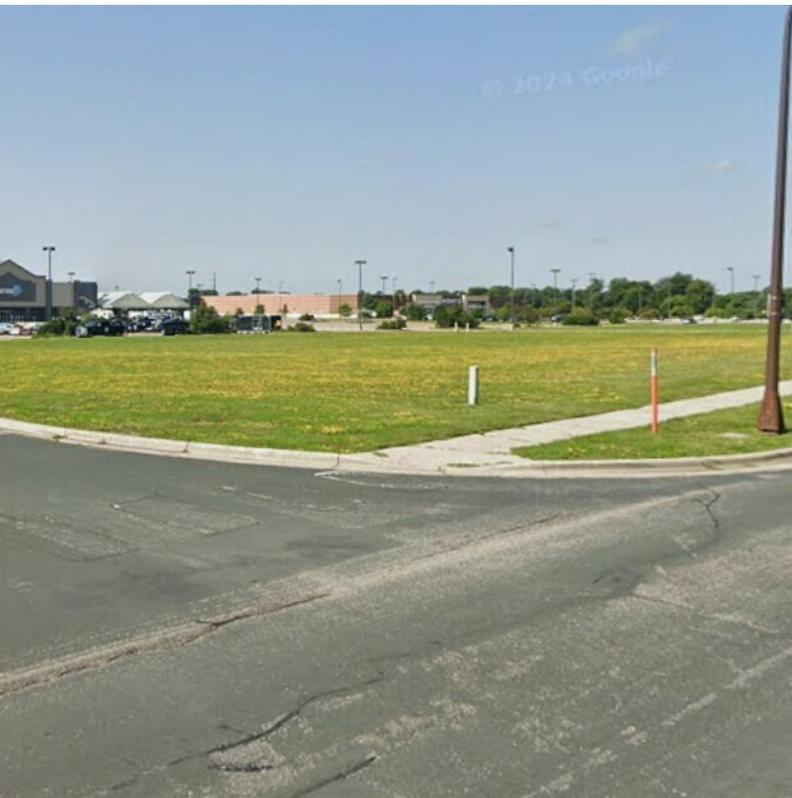
Sale Price:	\$399,000
Lot Size:	1.55 Acres
Assessments:	No Additional Assessments

For More Information

David Schooff

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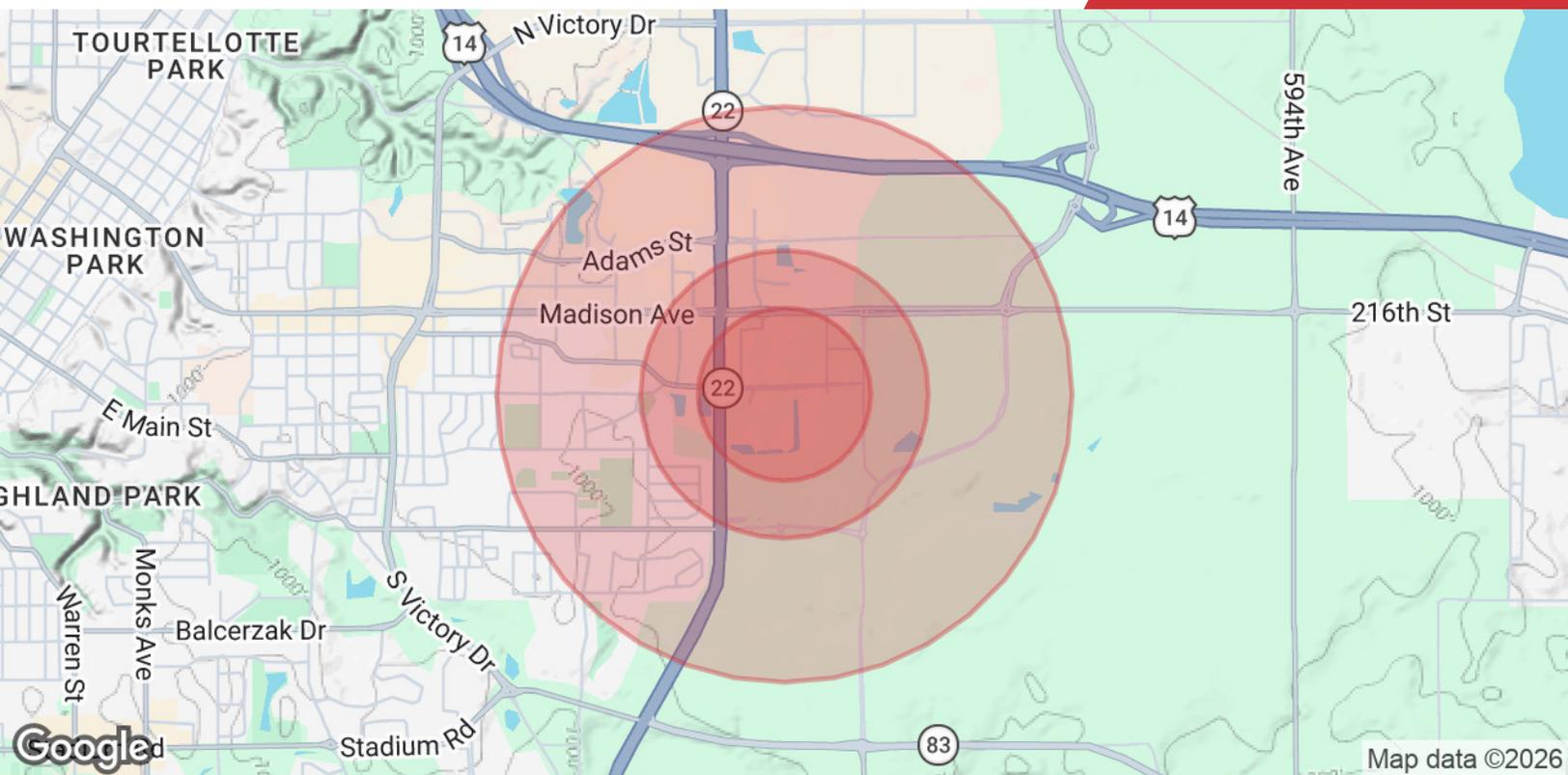
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	264	1,387	5,808
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	42	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	117	615	2,615
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$92,818	\$96,262	\$94,800
Average House Value	\$500,993	\$558,309	\$423,888

Demographics data derived from AlphaMap



David Schooff

CEO | Broker

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

Memberships

SIORCCIMCPM

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