

# LAND FOR SALE OR BUILD TO SUITE

HWY 22 MANKATO, MN

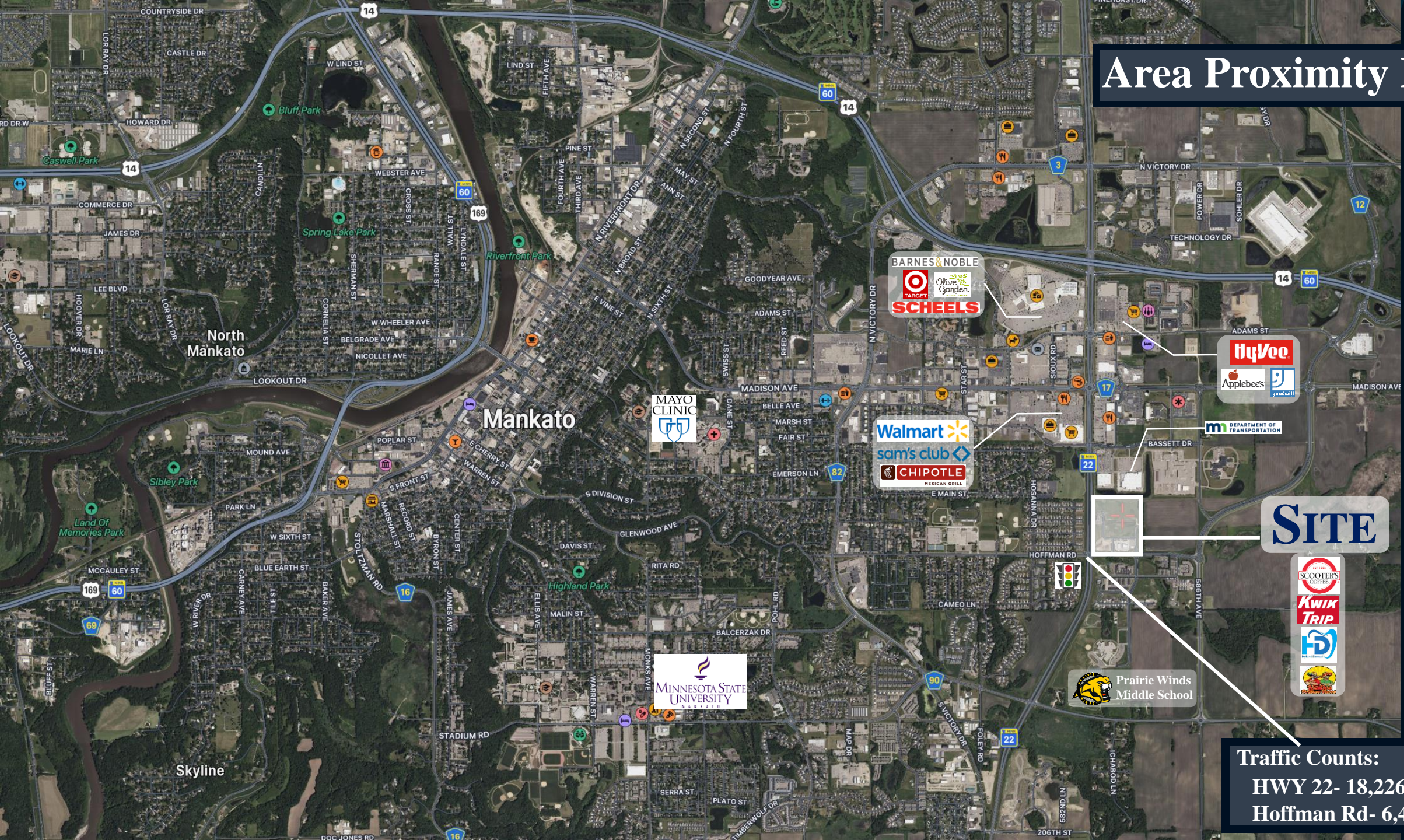


**\$10 - 12/SF**  
**1.0 – 5.8 ACRES**





# Area Proximity Map



**SITE**

**Traffic Counts:**  
HWY 22- 18,226 AADT  
Hoffman Rd- 6,475 AADT



# PLAT MAP

HWY 22 - 18,226 AADT

**\$12/SF**

Lot 3  
1.50 AC

LOT 4  
11.55 AC

BLOCK 1

**SOLD**

Construction Beginning Spring 2024

LOT 2  
0.80 AC

**SOLD**

INDEPENDENCE DRIVE

OUTLOT A

**\$12/SF**

Lot 1  
1.00 AC

**\$10/SF**

Lot 6  
2.58 AC

**\$10/SF**

Lot 5  
2.50 AC

MEADOW SAGE LANE

**\$10/SF**

Lot 1  
Block 3  
1.91 AC

**SOLD**

2.85 AC  
LOT 1  
BLOCK 1  
MANKATO HILLDALE ADD.

BLAZING STAR DRIVE

**SOLD**

**SOLD**

**SOLD**

LOT 1

LOT 2

LOT 3

CONEFLOWER LANE

PRAIRIE WINDS DRIVE

HOFFMAN RD - 6,475 AADT



Zoning: B-3 Highway Business District

Regional Retention Pond

Utilities Stubbed to Pads

Development Pylon Sign Availability



# Demographic and Income Profile

Mankato, MN Metropolitan Statistical Area  
 Mankato, MN Metropolitan Statistical Area (31860)  
 Geography: CBSA



Summary	Census 2010	2021	2026	
Population	96,740	106,598	111,443	
Households	36,646	41,200	43,294	
Families	22,090	24,312	25,388	
Average Household Size	2.44	2.42	2.42	
Owner Occupied Housing Units	24,916	27,558	29,645	
Renter Occupied Housing Units	11,730	13,642	13,649	
Median Age	31.3	34.0	35.0	
Trends: 2021-2026 Annual Rate	Area	State	National	
Population	0.89%	0.79%	0.71%	
Households	1.00%	0.78%	0.71%	
Families	0.87%	0.70%	0.64%	
Owner HHs	1.47%	1.00%	0.91%	
Median Household Income	2.19%	1.72%	2.41%	
Households by Income	Number	Percent	Number	Percent
	2021	2026		
<\$15,000	3,896	3,554	9.5%	8.2%
\$15,000 - \$24,999	3,381	3,016	8.2%	7.0%
\$25,000 - \$34,999	2,792	2,590	6.8%	6.0%
\$35,000 - \$49,999	5,816	5,783	14.1%	13.4%
\$50,000 - \$74,999	7,730	7,842	18.8%	18.1%
\$75,000 - \$99,999	6,969	7,624	16.9%	17.6%
\$100,000 - \$149,999	6,942	8,192	16.8%	18.9%
\$150,000 - \$199,999	2,163	2,857	5.2%	6.6%
\$200,000+	1,511	1,836	3.7%	4.2%















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