



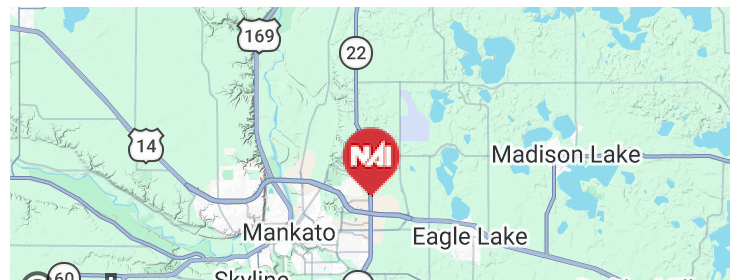
US-22 Development Site

US-22 + NORTH VICTORY DR.
Mankato, Minnesota 56001

Property Overview

Zoned for flexible use, the parcels are ideally suited for commercial development, professional office, or service-oriented retail—positioning them as a plug-and-play solution for investors, developers, or owner-occupiers seeking to capture long-term value in a market defined by stable growth and institutional investment appeal. Current lots can be divided or combined for specific use and access. All parcels are now B-3 zoning compliant for multifamily development.

With established infrastructure, access to utilities, and adjacency to national brands and regional anchors, these lots offer a shovel-ready pathway to portfolio growth in an



Property Highlights

- Demisable Lots (<5 Acres)
- Shovel Ready Sites with Established Assessments
- Surrounding R 1-3 Neighborhood
- Neighboring National Brands

For More Information

David Schooff

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BROCHURE | MN-22 / Victory - Development Site Highway 22 & Victory Dr. Land Mankato, MN 56001



For Sale
37.21 Acres
Land

Of Lots 1-7+ | Total Lot Size 2.47 - 37+ Acres | Total Lot Price \$6-8/Sf | Best Use : Development

Status	APN	Sub-Type	Size
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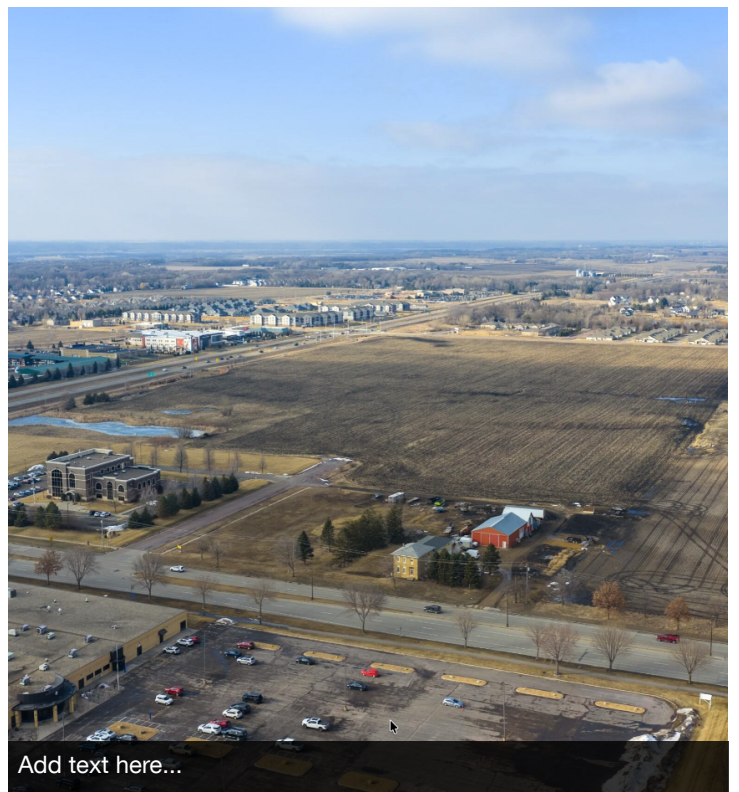
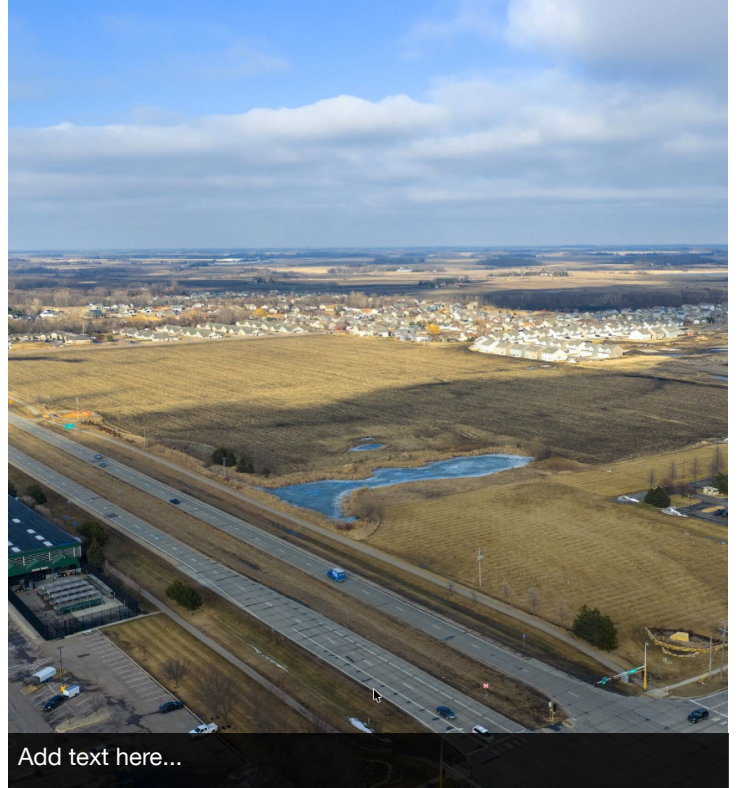


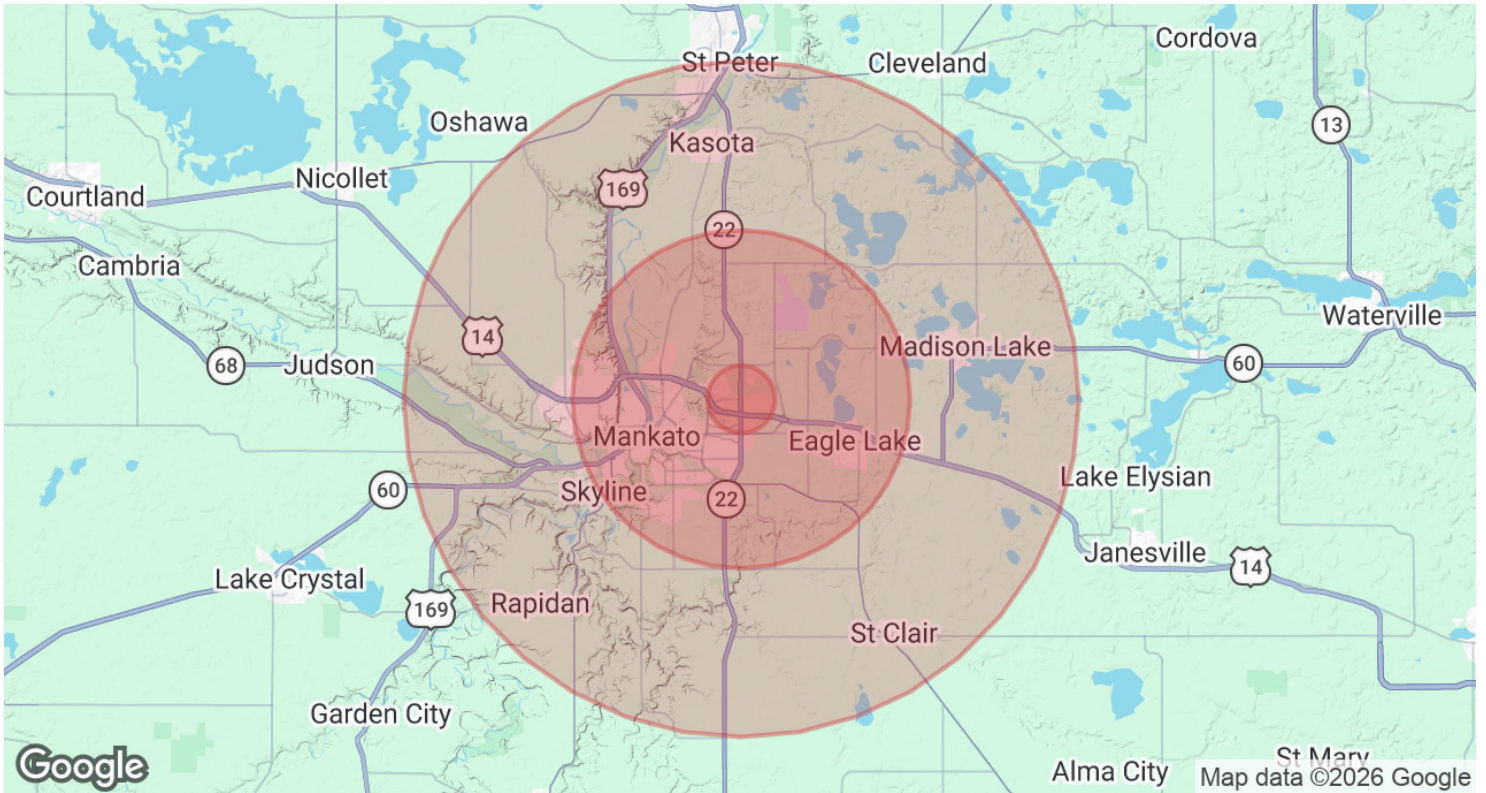
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LOT CONCEPT - FIRESTONE DRIVE FUTURE EXPANSION

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Population	1 Mile	5 Miles	10 Miles
Total Population	3,651	61,363	85,359
Average Age	38	37	37

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,587	24,475	33,108
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$101,506	\$92,010	\$101,347
Average House Value	\$384,693	\$294,278	\$308,899

Demographics data derived from AlphaMap



David Schooff

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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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