

Land For Sale

# Prairie Winds Development

HWY 22 & Hoffman Rd, Mankato, MN 56001



## PROPERTY DESCRIPTION

A prime development opportunity in the heart of Mankato, MN. is zoned B-3 Highway Business District, boasting high traffic counts of 26,719 daily. With easy access and exceptional visibility, this property is ideally situated off Hwy 22, between Mankato State and Madison Ave. Perfect for build to suit investors or owner occupiers seeking a strategic location in a busy commercial corridor. The surrounding development consists of Kwik Trip, Scooter's Coffee, Candlewood Suites Hotel, Los Dos Primos, Hyland Dental, and a 200 unit apartment complex.

## PROPERTY HIGHLIGHTS

- Great visibility to 26,719 vehicles per day
- Easy Access from a signalized intersection off HWY 22
- Located between Mankato State and Madison Avenue commercial district
- Zoned B-3 Highway Business District
- Utilities are stubbed, ready for pads, centralized regional storm water retention pond available for runoff

## CONTACT US

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## OFFERING SUMMARY

Sale Price:	\$10.00 - \$12.00 / SF
Lot Size:	1 - 2.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,779	15,772	25,238
Total Population	4,091	39,820	63,331
Average HH Income	\$97,707	\$83,746	\$92,435



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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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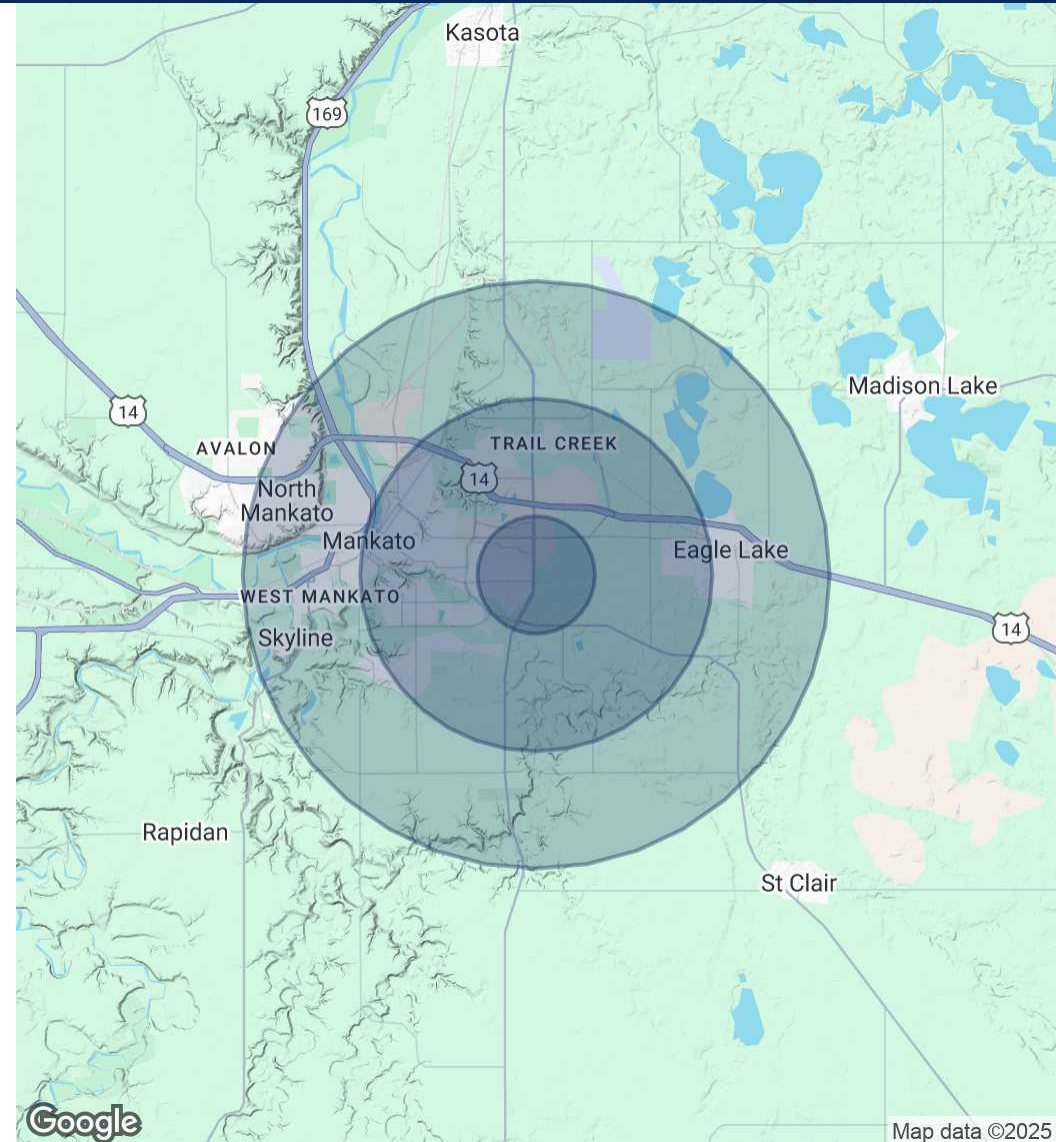
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,091	39,820	63,331
Average Age	40	35	37
Average Age (Male)	38	34	36
Average Age (Female)	41	36	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,779	15,772	25,238
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$97,707	\$83,746	\$92,435
Average House Value	\$471,609	\$292,695	\$294,782

Demographics data derived from AlphaMap



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