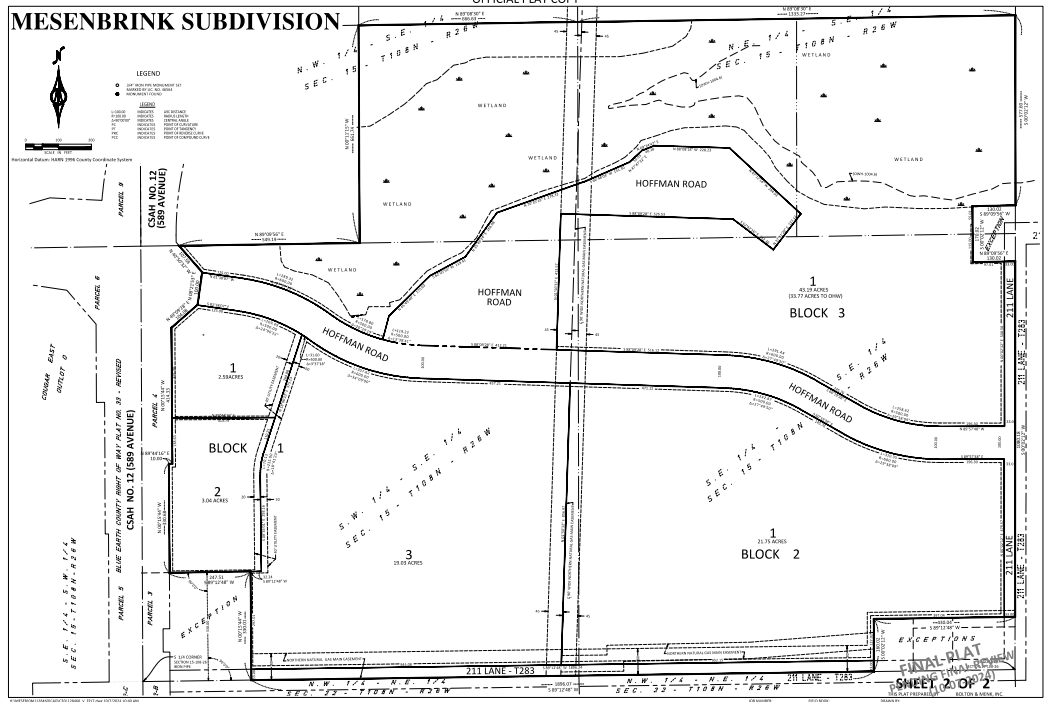
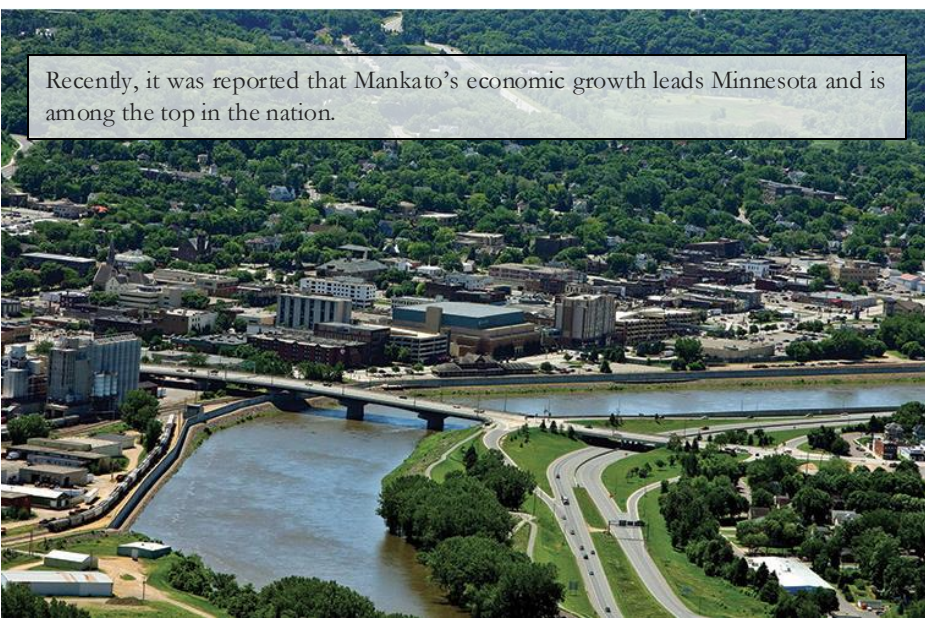


Recently, it was reported that Mankato's economic growth leads Minnesota and is among the top in the nation.



HOFFMAN ROAD & CSAH 12

Mankato and North Mankato have experienced tremendous growth over the past decade, evolving into a regional center that provides services to a population of 1.6 million within a 60-mile radius.

Greater Mankato's strong, diverse economy is built around manufacturing, health care, services, agriculture, technology, and retail. The community is known for its exceptional quality of life, educated workforce and worker productivity. It offers jobs, higher education, health care, arts, recreation, and metropolitan amenities while sidestepping the traffic jams, high crime rates and high property taxes often associated with heavily urbanized areas.



“More specifically, the Mankato area sees demand for everything from market-rate rentals (100 to 140 units per year needed) to high-end single-family homes (70 to 80 units) and attached single-family dwellings (70 to 85 units), according to the reports.

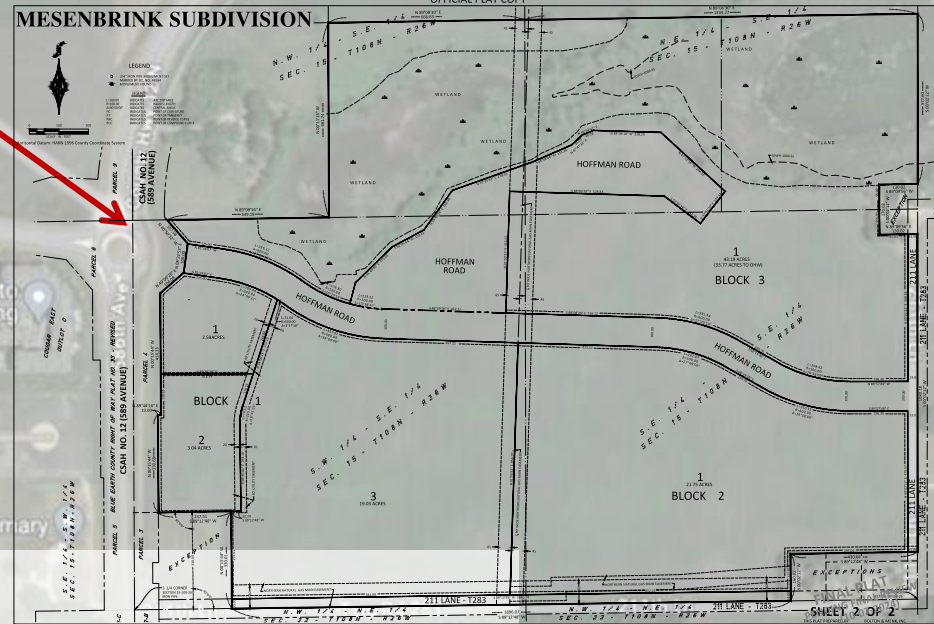
Vacancy rates have been 1% for nearly a decade.
Per the most recent housing study.





Offering Entire Subdivision or will divide.
All sites are sold as finished lots, assessments paid.

Traffic on County Road 12 is anticipated to soar from 4,000 daily vehicles now to 7880 Daily.



Location: East of Hoffman Road & CSAH 12

Land Size:

- Lot 1, Block 1 (2.59 acres) – B3 Proposed C-Store
- Lot 2, Block 1 (3.04 acres) – B3 61 Apartment units and retail space on the main floor
- Lot 3, Block 1 (19.03 acres) – OR Mixed Use | 649 apartment units
- Lot 4, Block 1 (21.75 acres) – R2 72 single family homes
- Lot 1, Block 2 (43.19 acres) – R2 34 single family homes

Traffic:

County Road 12 is anticipated to soar from 4,000 daily vehicles now to 7880 Daily

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REBECCA THATE | 507-381-9920 | rebeccathate@gmail.com

Offering Entire Subdivision or will divide. Plat Approved. Finished lots, Build Ready, Assessments Paid.

Search Google

2.59 acre C-Store Site
\$1.5 Block 1 Lot 1
\$13.30/SF
Zoned B3

3.04 acre Mixed Use
\$2.0 Block 1 Lot 2
\$15.10/SF
Zoned B3
Mixed Use
up to 61 residential units.

19.03 acre OR
\$6.2 Block 1 Lot 3
\$7.50/SF
Capable for commercial,
retail and up to 649
apartment units.

Residential Single Family
Detached Site.
Zoned R2
(no rental density rules apply)
\$3.2 Block 3 Lot 1
Approved for up to 34
Units. Water and Nature
Views
2100-4200 SF

\$5.0 Block 2 Lot 1
Approved for up to 72
Units.
(no rental density rules apply)

1730-3460 SF
Floor Plans Available.



Rebecca Thate | 507-381-9920 | rebeccathate@gmail.com

Google

Zoning

The B-3, Highway Commercial District, is designed and intended to provide for automobile oriented commercial developments within the vicinity of streets with functional classifications of either arterials or major collectors. Such commercial developments are generally characterized by large parking areas. The district also encourages a broad range of business and light industrial activities.

Permitted Uses including but not limited to:

Automobile service stations and car washes,
Convenience Stores
Hotels
Restaurants, bars
Dental, medical, and scientific clinics and laboratories.
Banks
Health Clubs
Child Day Cares

The OR, Office-Residential District, is designed and intended to provide for medium-high density development at strategic locations and encourage an optimum mix of office, institutional, and residential uses.

Permitted Uses including but not limited to:

Professional service offices.
Nursing Homes
Child Care
Congregate housing
Clubs and Lodes

Single Family R2

106 Premier Building Sites

Trade Area & Demographics

There is a **trade area population of more than 288,000 and there are 1.2 million people who live within 60 miles of Mankato.

Radius	1 mile	3 miles	5 miles	10 miles	25 miles
Population	3,925	33,596	54,388	73,074	139,046
Median Household Income (in 2022 inflation adjusted dollars)	\$80,467	\$59,875	\$64,176	\$70,481	\$74,457
Mean Household Income (in 2022 inflation adjusted dollars)	\$90,342	\$78,571	\$85,871	\$92,059	\$93,717
Households	1,491	13,110	21,766	28,983	54,455
Less than \$25,000	303	2,834	4,170	4,763	7,985
\$25,000 to \$49,999	292	3,003	4,716	5,902	10,394
\$50,000 to \$74,999	98	1,976	3,548	4,652	9,041
\$75,000 to \$99,999	240	1,955	3,356	4,492	8,192
\$100,000 to \$199,999	443	2,759	4,824	7,333	15,336
\$200,000 or more	115	582	1,153	1,840	3,506
Median Age	29	25	29	31	36
9 & under	267	2,772	5,382	7,932	15,699
10 to 19	588	5,807	8,308	10,837	19,697
20 to 29	1,145	10,786	14,260	16,523	24,548
30 to 39	488	3,517	6,530	9,268	17,582
40 to 49	409	2,766	5,081	7,335	14,625
50 to 59	376	2,536	4,479	6,761	15,623
60 to 69	376	2,745	4,998	7,076	15,968
70 & over	277	2,666	5,351	7,344	15,303

