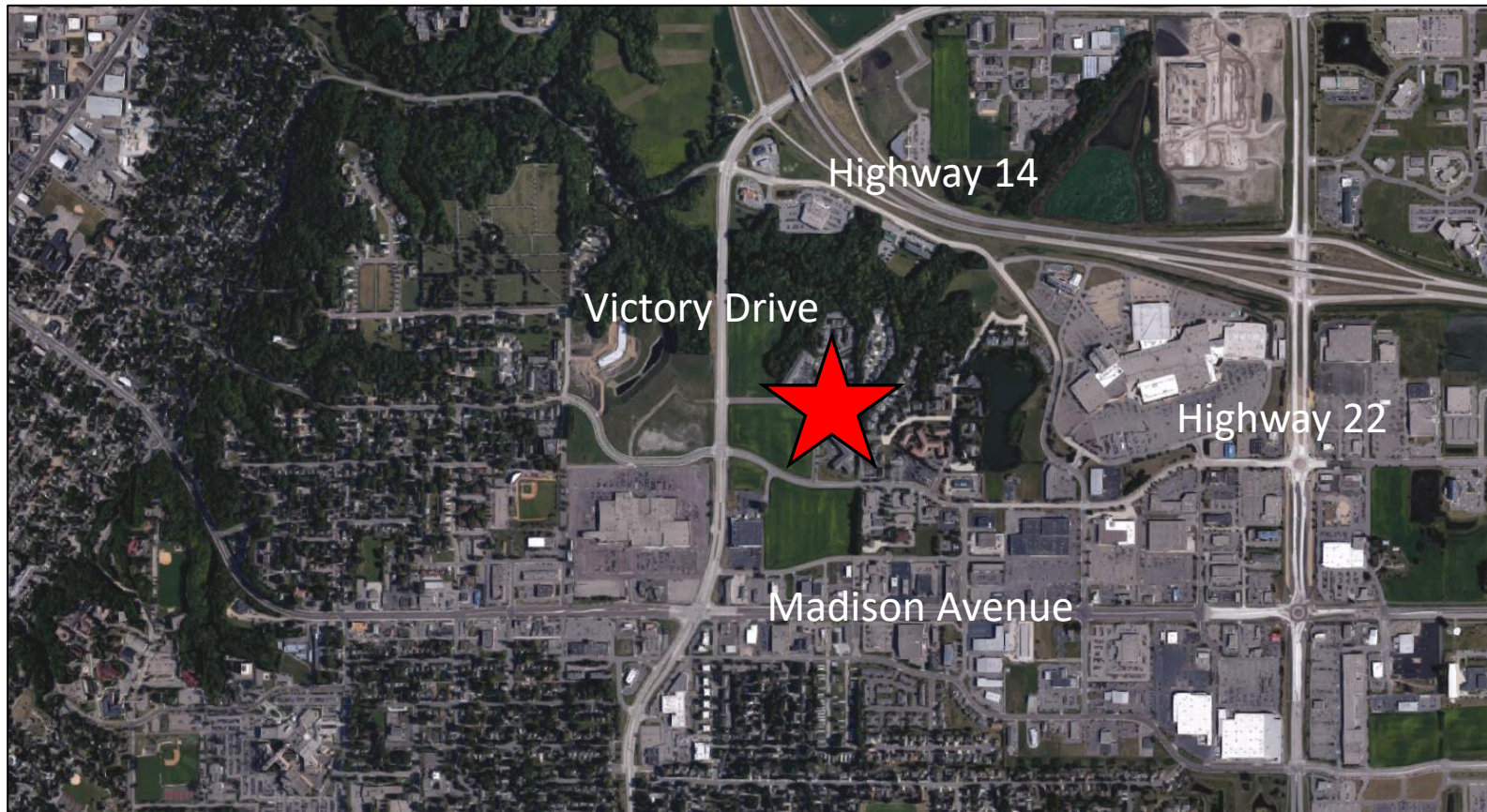


KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE



MANKATO, MN 56001

Prime development land for sale in the heart of Hilltop Mankato, Minnesota centrally positioned between Victory Drive, Hwy 14 and Madison Avenue. Located in one of Mankato's fastest growing commercial districts, these parcels are neighbored by several newer residential communities, a large mall, retail stores, restaurants, banking institutions and professional service businesses. Water and Sewer connections available at each site. Larger parcels may be available for a lot split.



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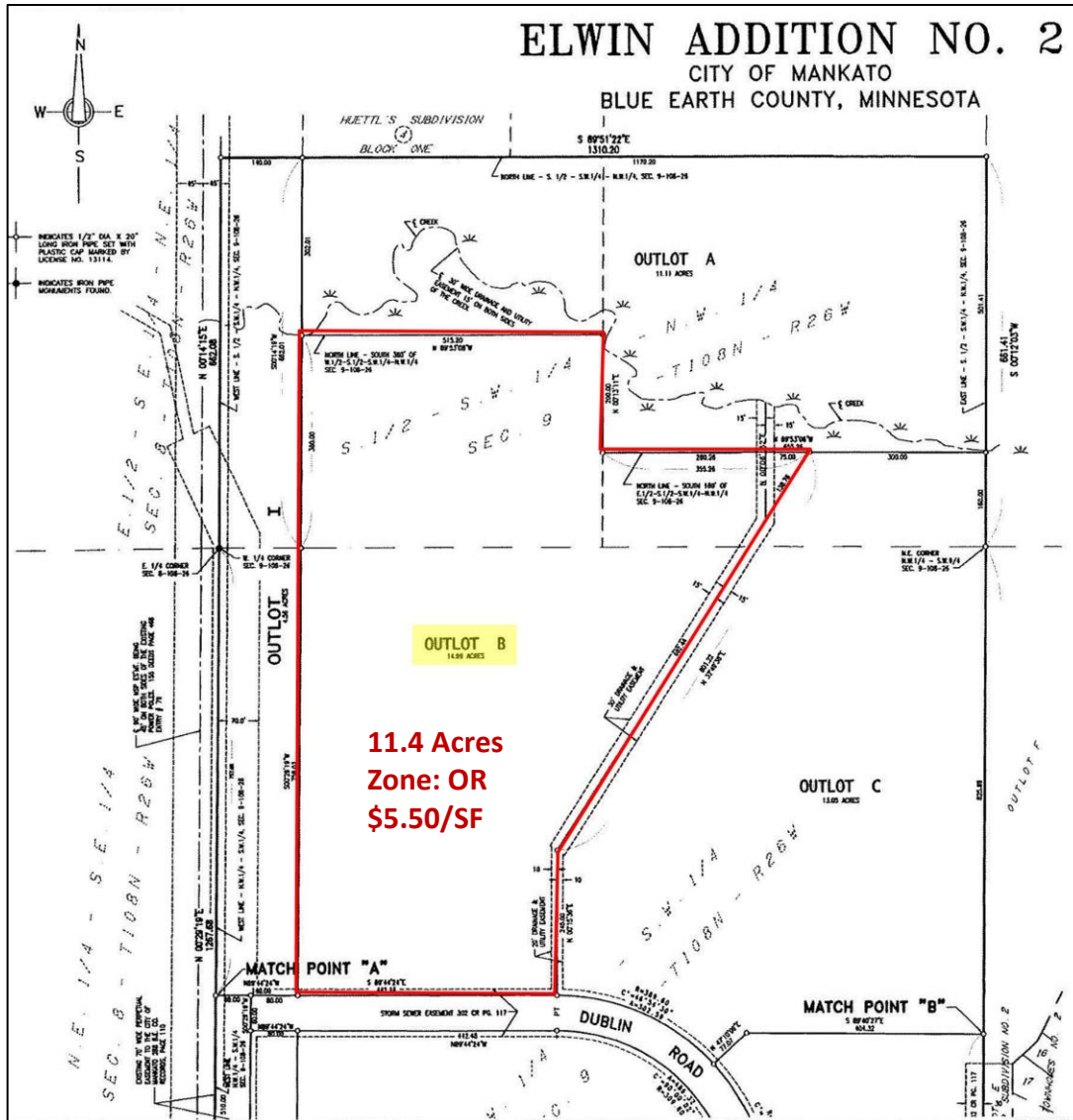


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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE



Outlot B, Elwin Addition No. 2 is zoned in the Office and Residential District which is designed to provide for medium high density mixed development. Potential uses include multi-family development, church/place of worship, child care center, nursing home, dental/medical clinic or other community, recreational or educational use.

Offering Summary

Sale Price: \$2,731,212.00

Lot Size: 11.4 buildable acres (14.83 total acres with ravine land not included in price)

Parcel ID: R01-09-09-301-015

Zoning: Office/Residential



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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE

Outlot B, Elwin Addition No. 2



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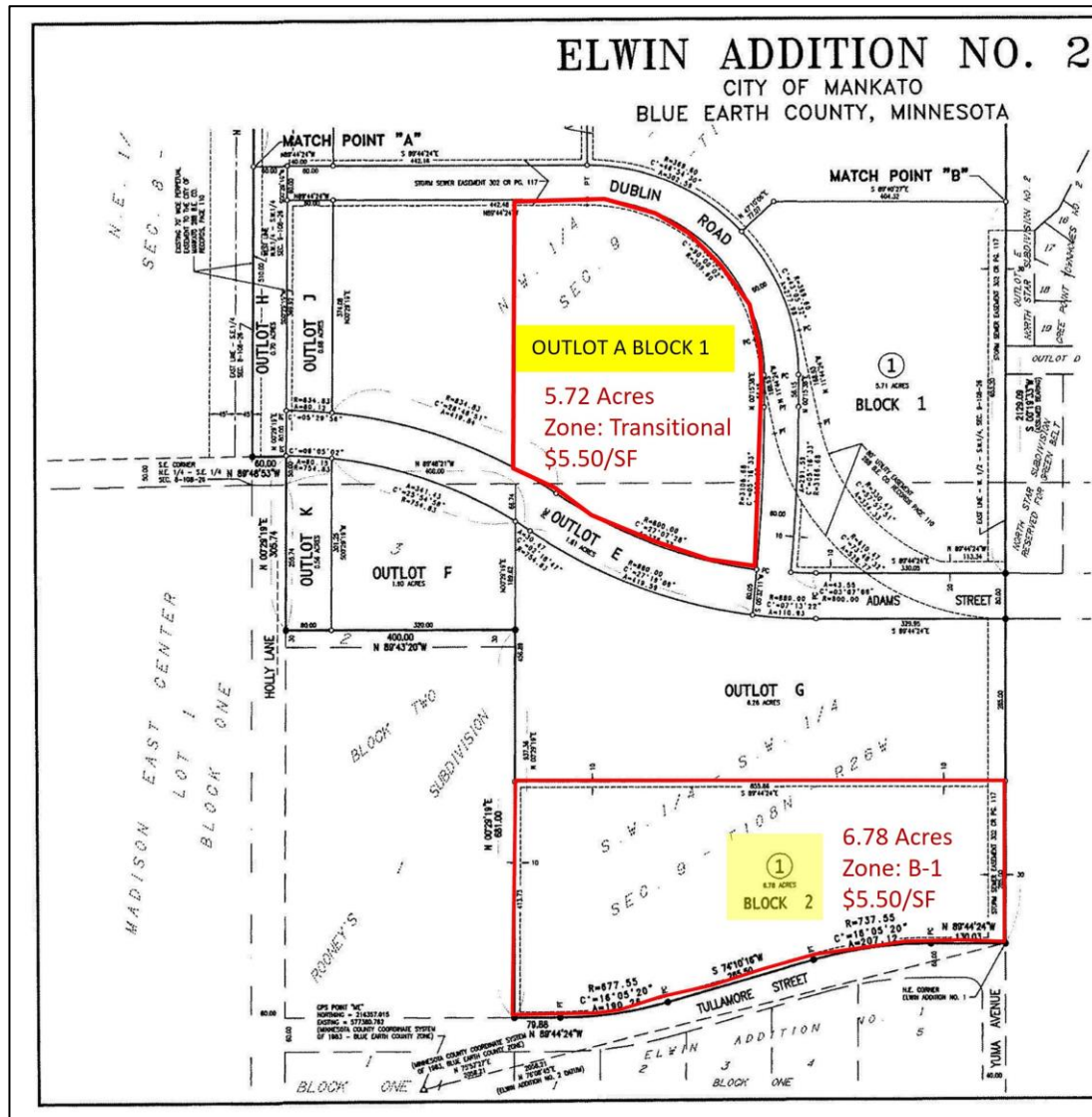


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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE



Outlot A, Holiday Stationstore is zoned in the Transitional District and developer can apply for an Office/Residential designation through the City of Mankato. This parcel is located next to the newly built Holiday Gas Station, New Perspectives Senior Living and several retail centers and banking institutions.

Offering Summary

Sale Price: \$1,370,400.00
 Lot Size: 5.72 Acres
 Parcel ID: R01-09-09-353-032
 Zoning: Transitional

Lot 1, Block 2, Elwin Addition No. 2 is zoned in the B-1, Community Business District area and is designed to provide for a broad range of retail developments which are adjacent to residential areas. The district will also accommodate office and institutional uses as well as limited light industry.

Offering Summary

Sale Price: \$1,624,350.00
 Lot Size: 6.78 acres
 Parcel ID: R01-09-09-353-018
 Zoning: B-1, Community Business



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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE

Outlot A, Holiday Stationstore



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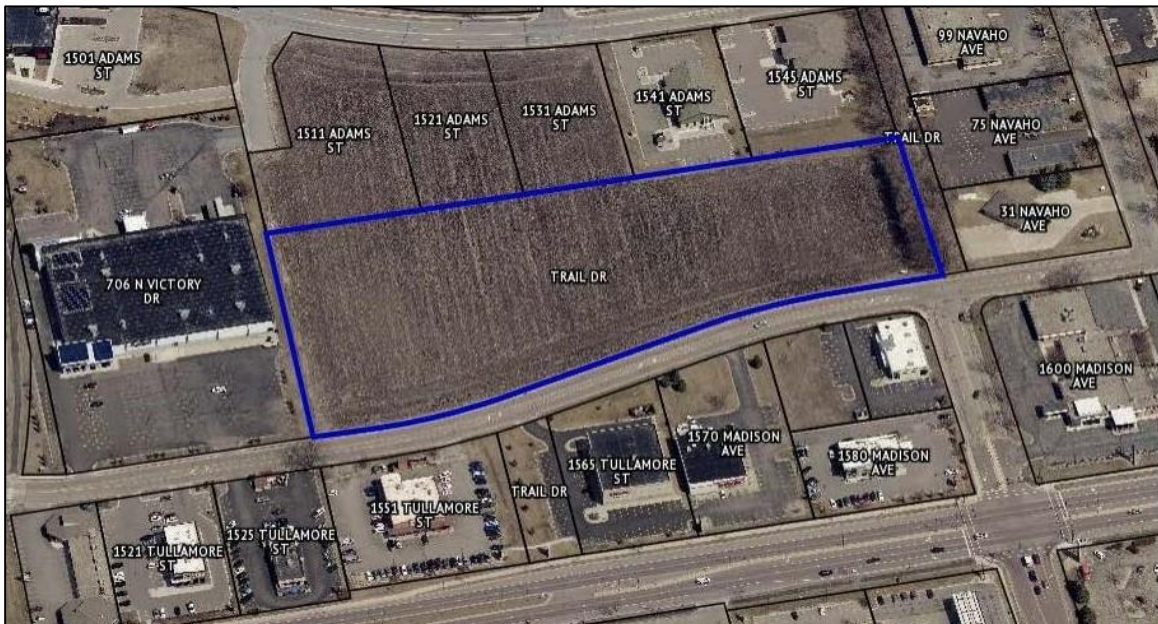
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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE

Lot 1, Block 2, Elwin Addition No. 2



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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE



Lot 2, Elwin Addition No. 4 is zoned in the B-1, Community Business District area and is designed to provide for a broad range of retail developments which are adjacent to residential areas. The district will also accommodate office and institutional uses as well as limited light industry. This parcel is located next to several retail stores and professional service businesses including a large mall, restaurants and banking institutions. Utilities can connect to public water and sewer along Adams Street.

Offering Summary – Lot 2 (1521 Adams St)

Sale Price: \$286,000

Lot Size: 1.01 acres

Parcel ID: R01-09-09-353-026

Zoning: B-1, Community Business



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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE

1511 and 1521 Adams St, Mankato



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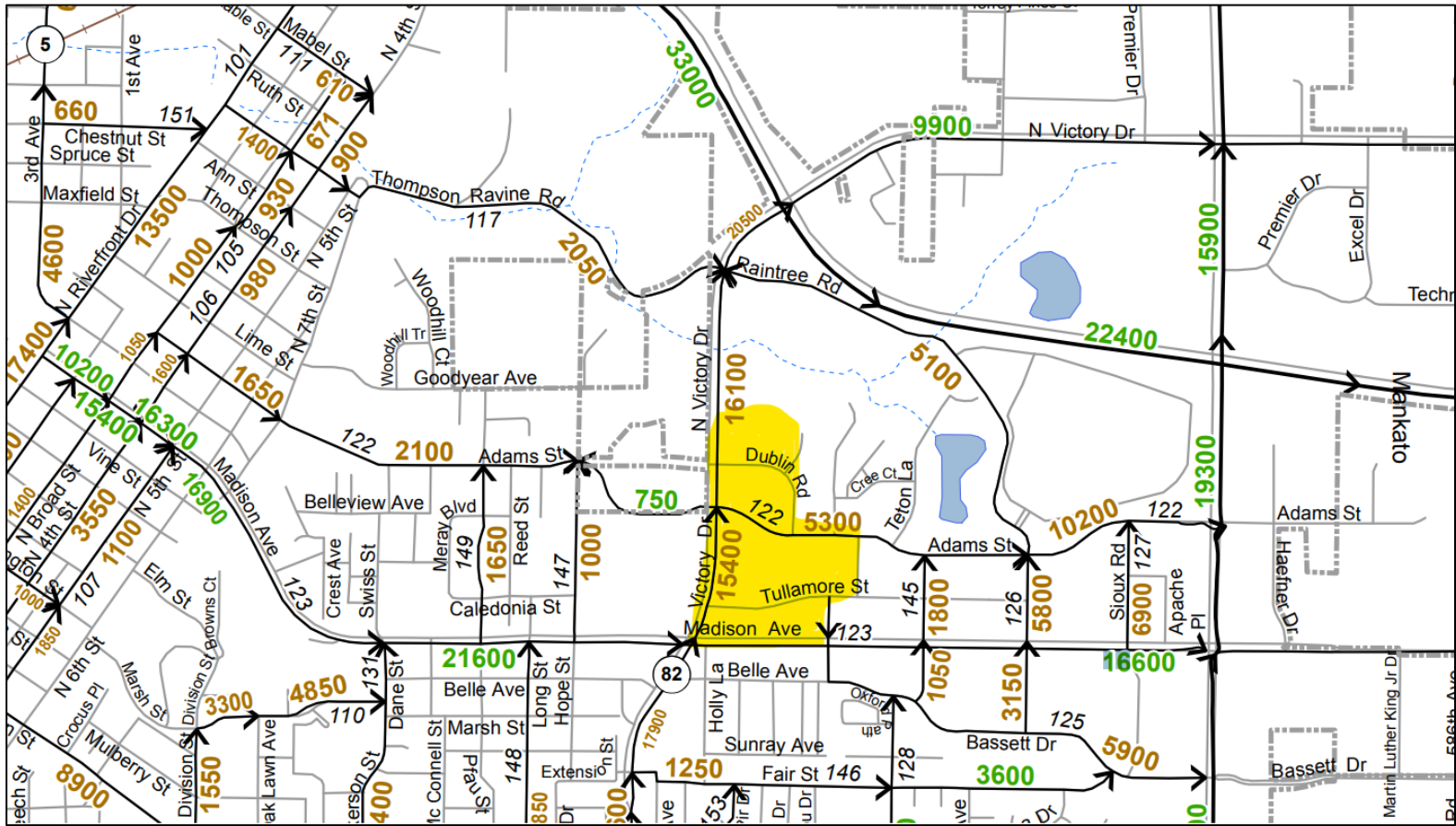
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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE

Traffic Counts – Vehicles Per Day



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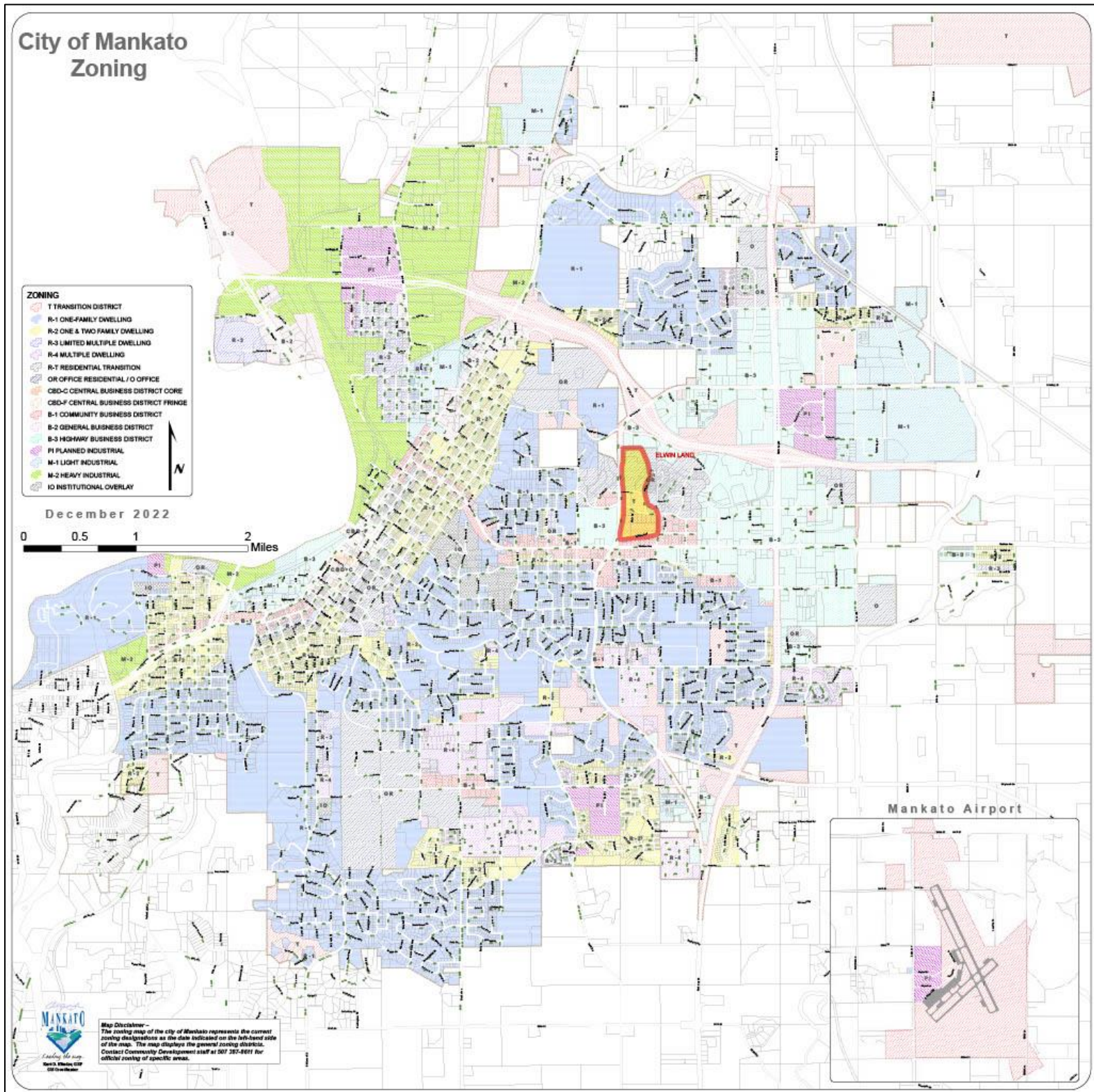


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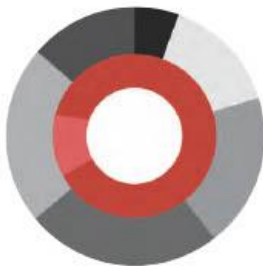
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DEMOGRAPHICS



AGE

- Under 5 — 4.6%
- 5 - 17 — 15.8%
- 18 - 24 — 18.2%
- 25 - 44 — 25.2%
- 45 - 64 — 20.4%
- 65 and over 15.8%

RACE/ETHNICITY

- Non-Hispanic White 85.7%
- Residents of Color 14.3%

The largest sector of residents of color are Hispanic or Latino (of any race) followed by Black/ African American.

75 Backgrounds

Residents hail from more than 75 different ancestral backgrounds.

2020 ACS Census

61

61 different languages are spoken here.

TRANSPORTATION

BICYCLE FRIENDLY

BRONZE

Level Bicycle Friendly

COMMUTE

16.1 Minutes

Average commute to work

AIRPORT

Mankato Regional Airport

76 Miles

Closest International Airport, MSP. There are four major airports within a 3 1/2 hour drive.

PUBLIC TRANSPORTATION

Mankato Transit System
Ruby Ride
TRUE Transit
Uber
LYFT
Land to Air Express
Landline
Minnesota River Valley Transit

SOURCES

Age, Race/Ethnicity, Commute, Real Estate: Source: U.S. Census Bureau, 2021 American Community Survey

Languages: Mankato Area Public Schools

REAL ESTATE

\$225,100

Median value of owner-occupied housing units

43,005

Number of housing units

\$1,394

Median monthly owner costs, with a mortgage



■ Owners ■ Renters

There are 40,715 occupied housing units in the Mankato, MSA. 27,828 (68.3%) are owner-occupied and 12,887 (31.7%) are occupied by renters

2.53

Average household size of owner-occupied housing units

Written, compiled and created by Greater Mankato Growth, 2021.

For more information on Greater Mankato visit: greatermankato.com.



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KEARNEY-ELWIN DEVELOPMENT LAND FOR SALE



WORKFORCE



EDUCATIONAL ATTAINMENT

- Some High School 4.6%
- High School 25.1%
- Some College 20.1%
- Associate Degree 15.4%
- Bachelor's Degree 21.9%
- Post-Graduate 13.1%

25,000+

Enrolled students in our five higher educational institutions

59,046

Total number employed

2.2%

Unemployment Rate

SOURCES

Educational Levels, Household Income: 2021 Census Bureau, ACS
Total Employed, Unemployment: MN DEED LAUS, September 2022 data
Number of Businesses: MN DEED QCEW, Q2 2018
Top Employers, Enrolled Students: Greater Mankato Growth
Retail, Hotel, Recreation and Food Sales: MN Department of Revenue, 2020

For expanded information on Greater Mankato's economy visit: greatermankato.com.

BUSINESSES

2,773

Private Sector Businesses

TOP EMPLOYERS

- 2,200 Taylor Corporation
- 1,871 Mayo Clinic Health System
- 1,600 Minnesota State University, Mankato)
- 751 Mankato Clinic
- 580 Gustavus Adolphus College
- 475 Blue Earth County
- 434 Kato Engineering; subsidiary of Nidec
- 420 Walmart Distribution Center
- 360 Johnson Outdoors
- 300 E.I. Microcircuits

TAXES

- Mankato & North Mankato
- .5% Food & Beverage Tax
- .5% City Sales & Use Tax
- .5% County Sales Tax
- 6.875% State Sales Tax

Written, compiled and created by Greater Mankato Growth, 2021.

RETAIL, TOURISM & DINING

\$1.9B

Annual Retail Sales

\$17.5M

Lodging Sales
2020 MN Dept of Revenue

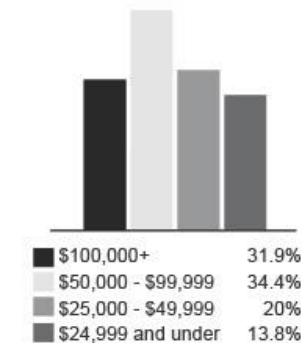
\$163M

Food Service

TRANSPORTATION ASSETS

- Mankato Regional Airport
- Direct access to U.S. Highways 169 and 14, State Highways 22 & 60 with highway connections to Interstates 35 & 90
- Access to two Class I rail lines

HOUSEHOLD INCOME



mankatofreepress.com

43



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10 REASONS

Greater
MANKATO MN

IS THE WAY TO GROW

greatermankatobusiness.com

1

TALENT PIPELINE



With five higher education institutions, the region has a combined average annual enrollment of 26,000 and graduates 5,000 students each year.

2

IDEALLY LOCATED



We are located just 60 minutes south of MSP, at the confluence of two four lane highways, 169/60 and 14. The region boasts a regional airport as well as train service. We serve as a regional hub for health care, education, retail, agriculture and industry across Southern MN.

3

LIVABLE & CULTURAL



From our vibrant cultural and arts scene to outdoor activities galore, Greater Mankato has it all. Our people are warmly welcoming, the cost of living is lower than the national average and health care providers are world renowned.

4

17.5 MINUTE COMMUTE



The average commute time is only 17.5 minutes, thanks to the ease of access from public infrastructure investments.

5

GROWING POPULATION



Greater Mankato grew 12 times faster than communities of similar size between 2010-2020.

6

HIGHLY RATED



We're #1 in manufacturing within Greater Minnesota, #13 of top small cities for business in the U.S., and the best college town to live in after graduation, just to name a few.

7

SUPPLY CHAIN



We offer abundant existing suppliers and complementary industries, with a particular strong presence in metal, power generation, and electronics manufacturing as well as printing, agriculture and food processing.

8

DIVERSIFIED ECONOMY



Our economic strength and stability stem largely from our diversification. The region is comprised of 28% primary economy, 50% professional/service economy and 21% retail/consumer economy.

9

LARGE LABOR SHED



The MSA offers a population of 103,663. Factor in our large labor shed, and we have a workforce of more than 310,000 within a 60 minute commute.

10

CURRENT INVESTMENT



Our marketplace has been noticed and continues to be seen as a solid investment, with over 1.5 billion dollars in capital investment in the last 10 years.



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