

# SALE

## HIGHWAY 14 DEVELOPMENT SITE

US Hwy 14 & CSAH 12 Mankato, MN 56001



### PROPERTY DESCRIPTION

This land is in a highly-visible area just east of Mankato's central retail district. These lots are located at the newest interchange on 4-lane MN Highway 14. A nearby roundabout connects lots to the high-traffic Adams Street and main retail thoroughfare, Madison Avenue. Located near hospitality, retail, entertainment and multi-family housing. Easy access and excellent highway visibility make this land a desirable development location.

### LOCATION DESCRIPTION

Join Mankato's newest commercial development on Mankato's County Rd 12/Highway 14 interchange. Access to this land is improved with new round-a-bouts on Cty. Rd 12 and Cty. Rd 17. A proposed extension will be part of this development.

### PROPERTY HIGHLIGHTS

- Near the new 420,000 sqft Walmart Distribution Center
- Newly extended Adams Street
- Recently expanded Madison Avenue

### OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	33.11 Acres
Number of Lots:	9
Best Use:	Highway Commercial/Industrial
Parcel IDs:	R43.09.11.300.013 R43.09.11.300.021
APN:	R43.09.11.300.013, R43.09.11.300.021

#### Dain Fisher

Managing Broker | Owner | CCIM  
507 625 4715  
dain.fisher@cbcfishergroup.com

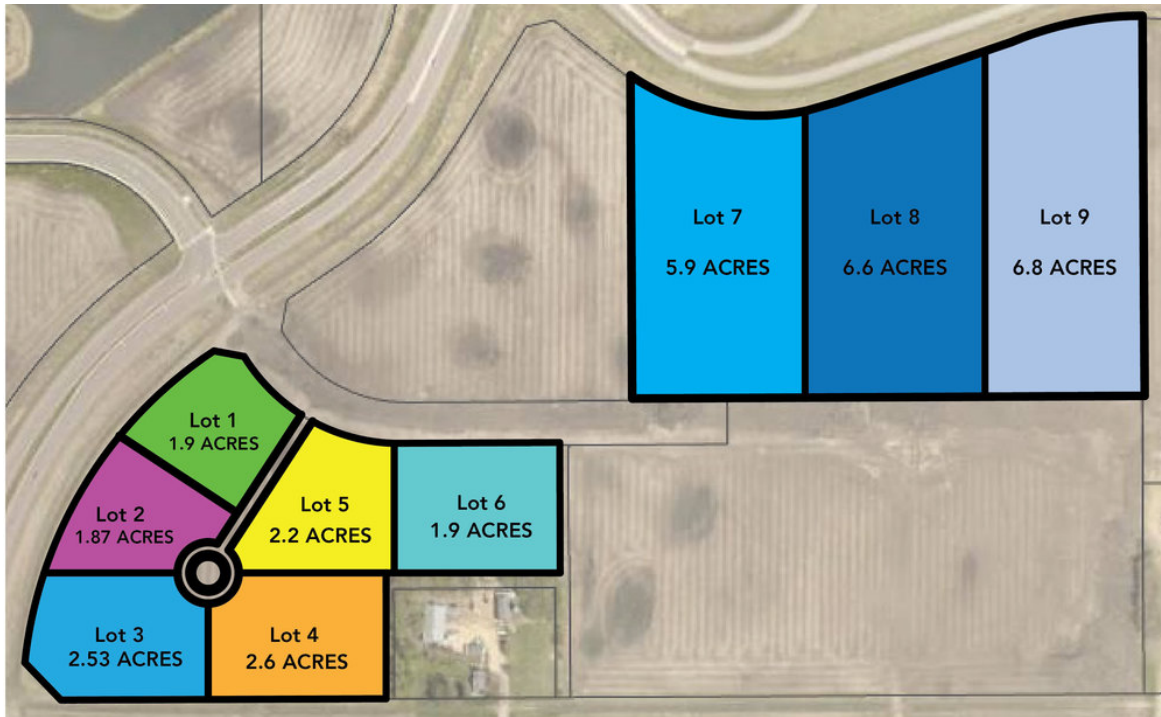


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LOTS AVAILABLE



# OF LOTS 9 | TOTAL LOT SIZE 1.87 - 6.8 ACRES | TOTAL LOT PRICE N/A | BEST USE HIGHWAY COMMERCIAL/INDUSTRIAL

STATUS	LOT #	SIZE	PRICE
Available	1	1.9 Acres	N/A
Available	2	1.87 Acres	N/A
Available	3	2.53 Acres	N/A
Available	4	2.6 Acres	N/A
Available	5	2.2 Acres	N/A
Available	6	1.9 Acres	N/A
Available	7	5.9 Acres	N/A
Available	8	6.6 Acres	N/A
Available	9	6.8 Acres	N/A

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AERIAL/RETAILER MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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### DAIN FISHER

Managing Broker | Owner | CCIM

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**Direct:** 507.625.4715

### PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative – a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

#### Fisher Group

201 North Riverfront Drive Suite 230

Mankato, MN 56001

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