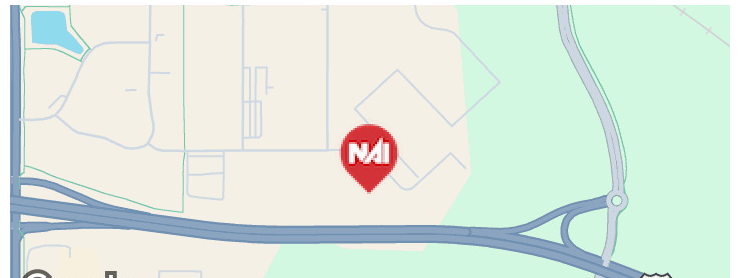




Highway 14 Eastwood Industrial Park Development Site

Highway 14 Eastwood Industrial Park Development Site
MANKATO, Minnesota 56001



Property Highlights

- 16.81 acres | M-1 Zoning | Clean development slate
- Demisable
- Premier highway visibility | High-traffic location
- Ideal for distribution, flex, or light manufacturing
- Strong regional demographics and infrastructure support

Property Overview

A rare opportunity to secure a high-performance industrial land position in the heart of Mankato's growth corridor—perfect for long-term ROI and expansion-ready

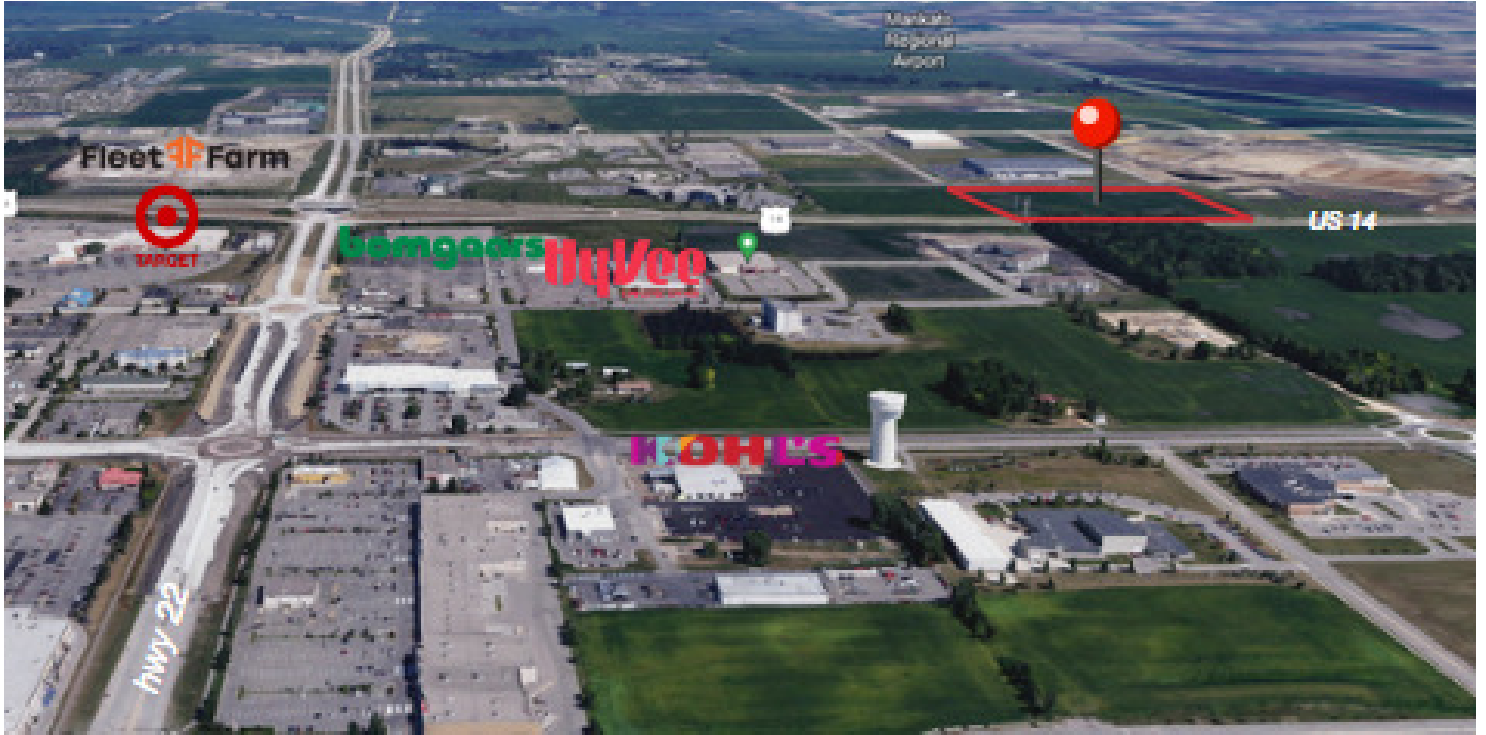
Offering Summary

Sale Price:	\$3.50 / SF
Lot Size:	16.81 Acres

For More Information

David Schooff

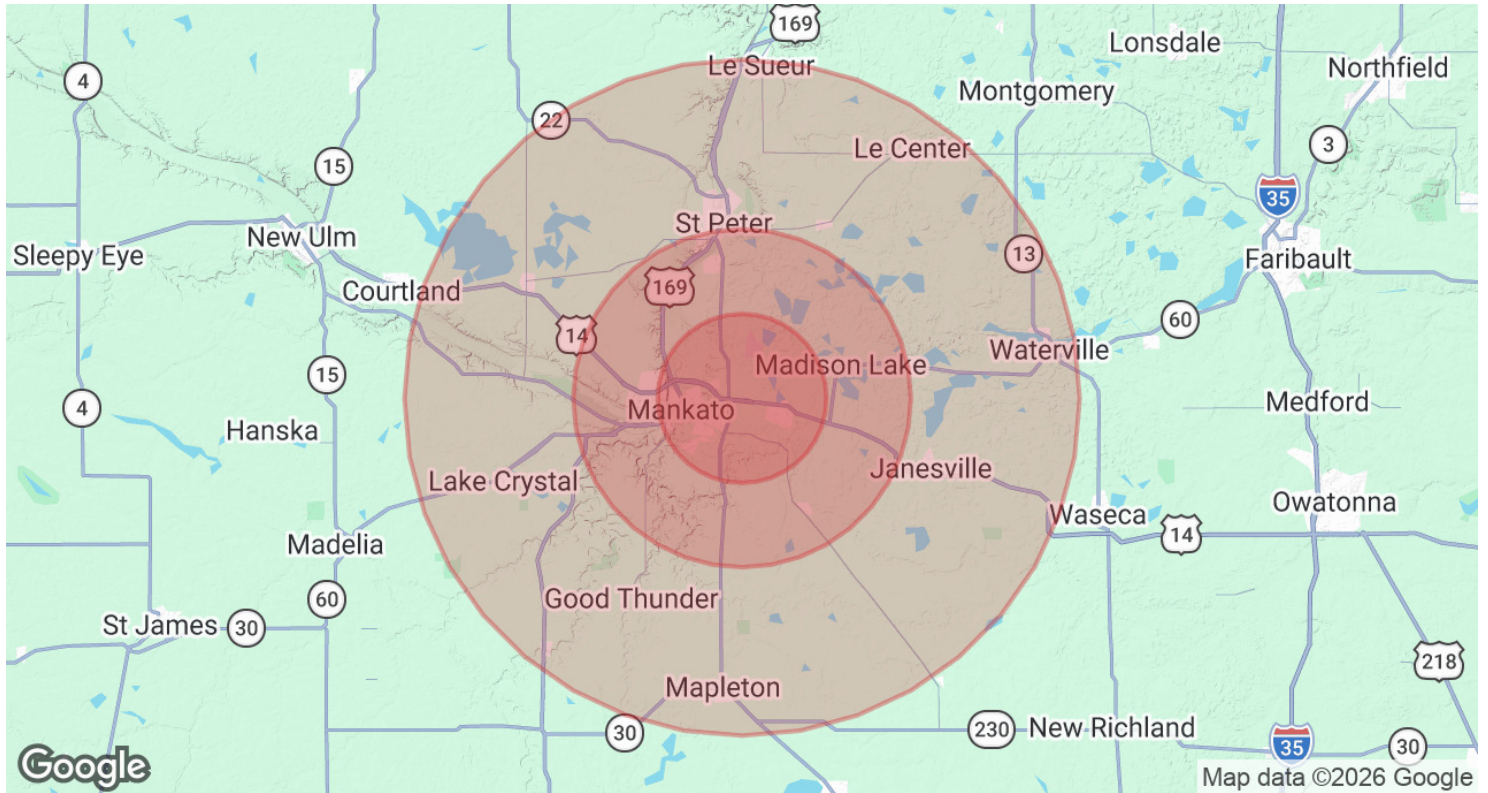
O: 507 380 7340
david@nainorthstar.com | MN #40137517



PARCEL WEST OF WALMART DISTRIBUTION EXPANSION PROJECT



BLUE EARTH COUNTY TAX PARCEL



Ethnicity (%)	5 Miles	10 Miles	20 Miles
Hispanic	2.0%	2.6%	2.6%

Race	5 Miles	10 Miles	20 Miles
% White	94.2%	92.7%	93.4%
% Black	0.8%	1.3%	0.9%
% Asian	0.2%	0.4%	0.3%
% Hawaiian	0.1%	0.1%	0.0%
% American Indian	0.3%	0.7%	0.6%
% Other	0.4%	0.8%	1.0%

Traffic Counts
20,000/day

Demographics data derived from AlphaMap



David Schooff

CEO | Broker

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Direct: 507.380.7340 | Cell: 507.380.7340

MN #40137517

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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