



Colliers

Accelerating success.

Land For Sale with BTS Opportunity

Prairie Winds Development

NEQ of Highway 22 & Hoffman Rd
Mankato, MN 56001

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Property Highlights

- Excellent visibility to 19,211 vpd
- Convenient access from a signalized intersection on Highway 22
- Ideally positioned between Minnesota State University, Mankato and the Madison Avenue commercial corridor
- Zoned B-3 (Highway Business District)
- Utilities stubbed and ready for building pads
- Centralized regional stormwater retention pond available for runoff
- With easy access and strong surrounding demographics, this site is an excellent opportunity for investors, build-to-suit or owner-users looking for a strategic location.
- Nearby businesses include Kwik Trip, Scooter's Coffee, Candlewood Suites, Los Dos Primos, Hyland Dental, and a 200-unit apartment community.

Land For Sale



City of Mankato

Mankato, situated 80 miles southwest of the Twin Cities, has emerged as a major healthcare and education hub in southwestern Minnesota.

Mankato is renowned for the colleges in its vicinity, particularly Minnesota State University, Mankato, which has been named the Star Tribune's best college in Minnesota for three consecutive years. Just 10 miles north of Mankato is the small town of Saint Peter, home to Gustavus Adolphus College, founded in 1862.

Mankato's economy is driven by healthcare, manufacturing, and education. With 16.70% of its workforce employed in healthcare and 10.30% in health services, Mankato has rapidly become the healthcare hub of southwestern Minnesota, thanks in large part to Mayo Clinic's significant investment in the city. Recently, Mayo Clinic completed a \$155 million expansion and update, reinforcing their commitment to the Mankato market. The success of the university has also made an impact, with 11.70% of Mankato's workforce employed in education. The city boasts a robust education system, including 8 high schools.

TOP EMPLOYERS

TAYLOR



105,323
RESIDENTS



\$95,724
AVERAGE
HOUSEHOLD
INCOME



2.00%
UNEMPLOYMENT
RATE

SWIM MANKATO



MINNEOPA FALLS



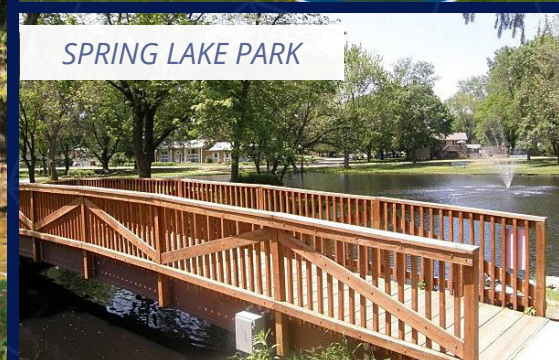
SILO ART PROJECT



FALLENSTEIN PARK



SPRING LAKE PARK



Key Institutions in Mankato

MAYO CLINIC: WORLD-RENOWNED HEALTHCARE HUB

Rochester-based Mayo Clinic is top-ranked for quality more often than any other health care organization. The U.S. News and World Report has ranked Mayo Clinic as the best in the country eight years in a row. The hospital invests over \$625M into research annually and serves patients from 140 different countries. The hospital is ranked #1 in five different specialties, including diabetes & endocrinology, gastroenterology (GI), gynecology, pulmonology & lung surgery, and urology.

Mankato is a vital healthcare and business hub for southwest Minnesota, with 16.7% of the MSA's workforce employed in the healthcare sector. The world-renowned Mayo Clinic has demonstrated its commitment to the community through substantial investments in the area. Most notably, Mayo Clinic recently completed a \$155 million hospital expansion, reinforcing its strong presence and confidence in Mankato's future as a leading healthcare center for years to come.

#1

HOSPITAL IN
THE WORLD

#1

BEST US HOSPITAL
2015-2021

1M

VISITORS
ANNUALLY



MINNESOTA STATE UNIVERSITY - MANKATO

Minnesota State University, Mankato is a public university in Mankato, Minnesota, known for its strong emphasis on research, innovation, and comprehensive educational programs. It offers over 130 undergraduate and 75 graduate programs.

1868

YEAR
FOUNDED

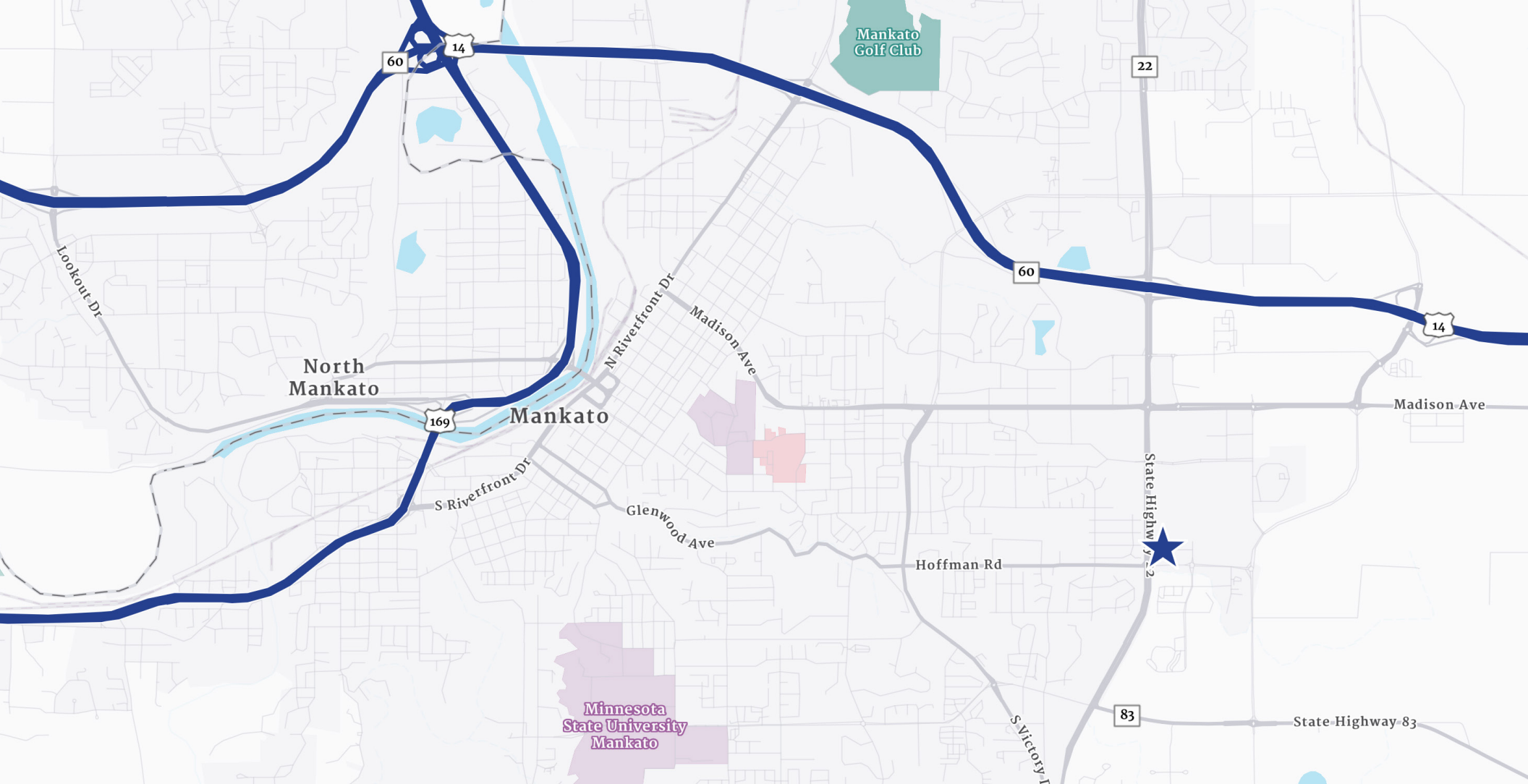
14,000

STUDENT
POPULATION

\$827M

ADDED TO MANKATO
ECONOMY ANNUALLY





Demographics (5 mile radius)



2025
Population
1 mi: 4,411
3 mi: 41,254
5 mi: 62,413



2025 Daytime
Population
1 mi: 2,201
3 mi: 18,560
5 mi: 28,088



2025 Average
Household Income
1 mi: \$95,319
3 mi: \$83,086
5 mi: \$90,158



2025
Households
1 mi: 1,779
3 mi: 16,346
5 mi: 25,017

Location Overview

Highway 22
19,211 vpd

Hoffman Rd
7,545 vpd



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