



Mankato East Highway Land - 3010 Adams St.

3010 Adams St
Mankato, Minnesota 56001

Property Overview

Exceptional investment opportunity available for purchase—this asset presents a high-quality, multi-tenant commercial/industrial property positioned for long-term cash flow and growth. Featuring flex space with strategic zoning, contemporary build-outs, and the operational infrastructure required for light manufacturing, assembly or distribution. The building benefits from ample parking, truck access, high-visibility frontage, and a property management framework supported by a seasoned brokerage team. This offering is ideal for owner-users seeking control of occupancy, or investors looking to acquire a turnkey

Property Highlights

- Assessments In Place
- Demising Lots 2-5Acres in Size
- Highway Access and Frontage
- Retail/Light Industrial/Office-Showroom Use
- Conceptual Design/Lot Plan Upon Request

Offering Summary

Sale Price:	\$2.95 / SF
Lot Size:	32 Acres

For More Information

David Schooff

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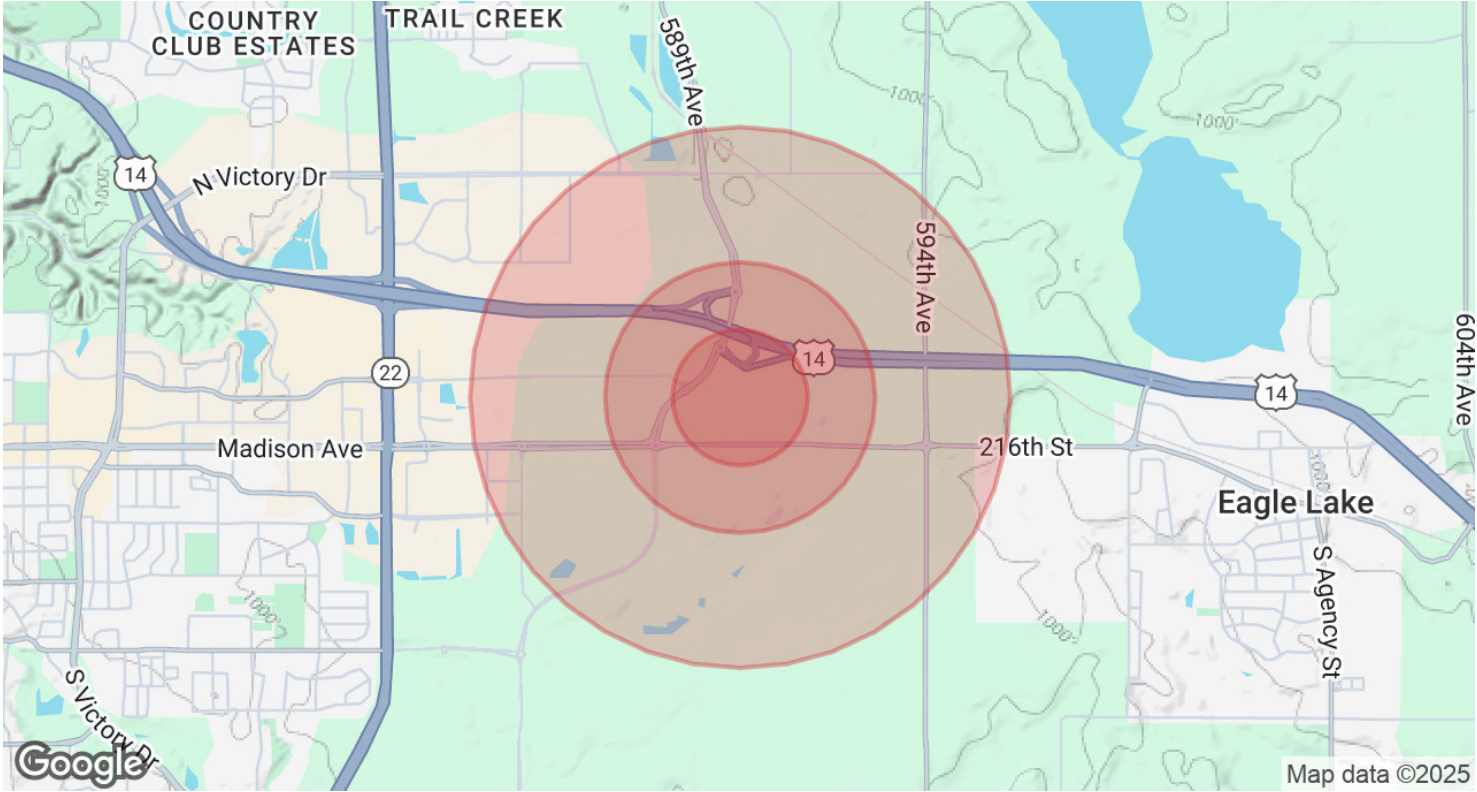


For Sale

32 Acres | \$128,502 / AC
Land Space

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	0	2	9
Average Age		51.9	46.1
Average Age (Male)		59.0	52.4
Average Age (Female)		48.8	43.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	0	1	5
# of Persons per HH		2.0	1.8
Average HH Income		\$67,671	\$54,136
Average House Value		\$166,193	\$166,193

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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David Schooff

CEO | Broker

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Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

Memberships

SIOR CCIM CPM

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