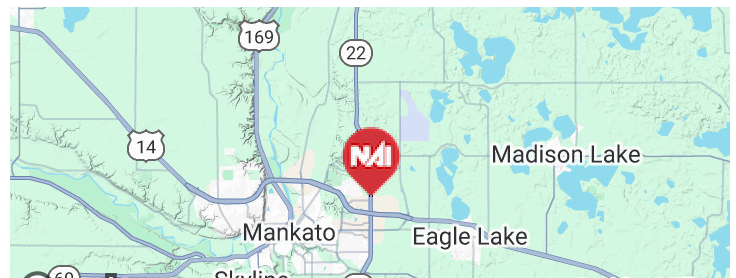




## US-22 Development Site

US-22 + NORTH VICTORY DR.  
Mankato, Minnesota 56001



### Property Overview

Zoned for flexible use, the parcels are ideally suited for commercial development, professional office, or service-oriented retail—positioning them as a plug-and-play solution for investors, developers, or owner-occupiers seeking to capture long-term value in a market defined by stable growth and institutional investment appeal. Current lots can be divided or combined for specific use and access. All parcels are now B-3 zoning compliant for multifamily development.

With established infrastructure, access to utilities, and adjacency to national brands and regional anchors, these lots offer a shovel-ready pathway to portfolio growth in an

### Property Highlights

- Demisable Lots (<5 Acres)
- Shovel Ready Sites with Established Assessments
- Surrounding R 1-3 Neighborhood
- Neighboring National Brands

### For More Information

**David Schooff**

O: 507 380 7340

david@nainorthstar.com | MN #40137517



For Sale

22 Acres

Land

# Of Lots 1-7+ | Total Lot Size 2.47 - 37+ Acres | Total Lot Price \$6-8/Sf | Best Use : Development

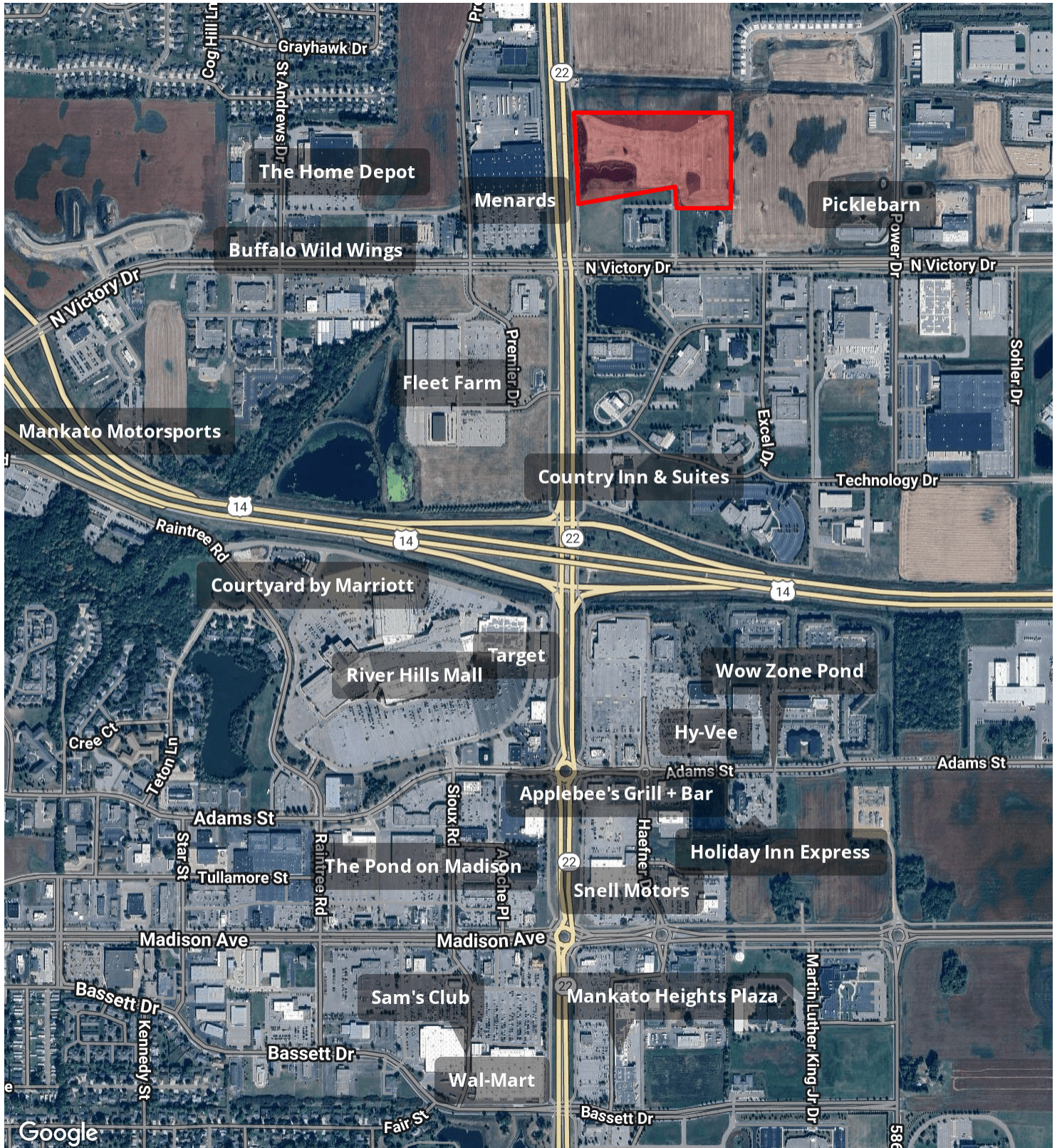
Status

APN

Sub-Type

Size









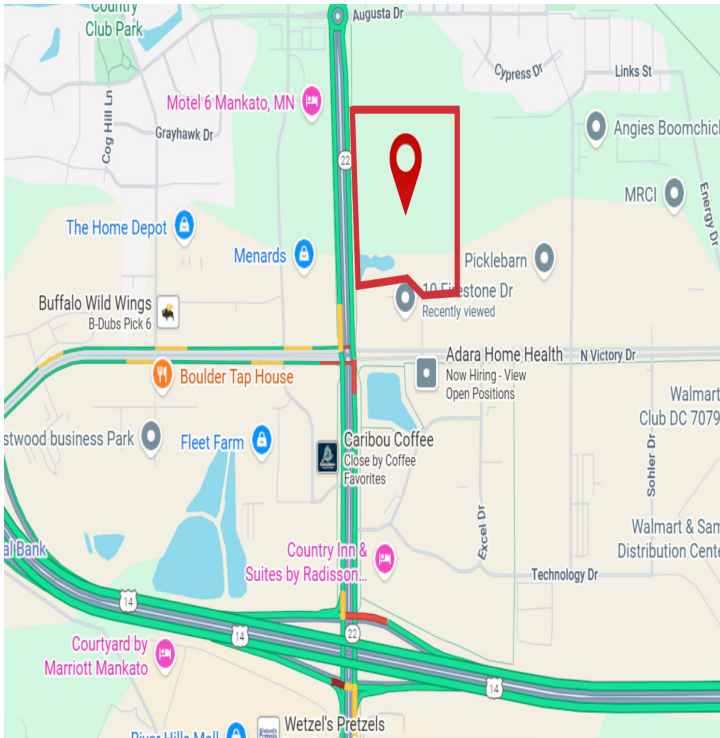
For Sale

22 Acres  
Land

LOT CONCEPT - FIRESTONE DRIVE FUTURE EXPANSION

**BROCHURE** | MN-22 / Victory - Development Site Highway 22 & Victory Dr. Land Mankato, MN 56001

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.

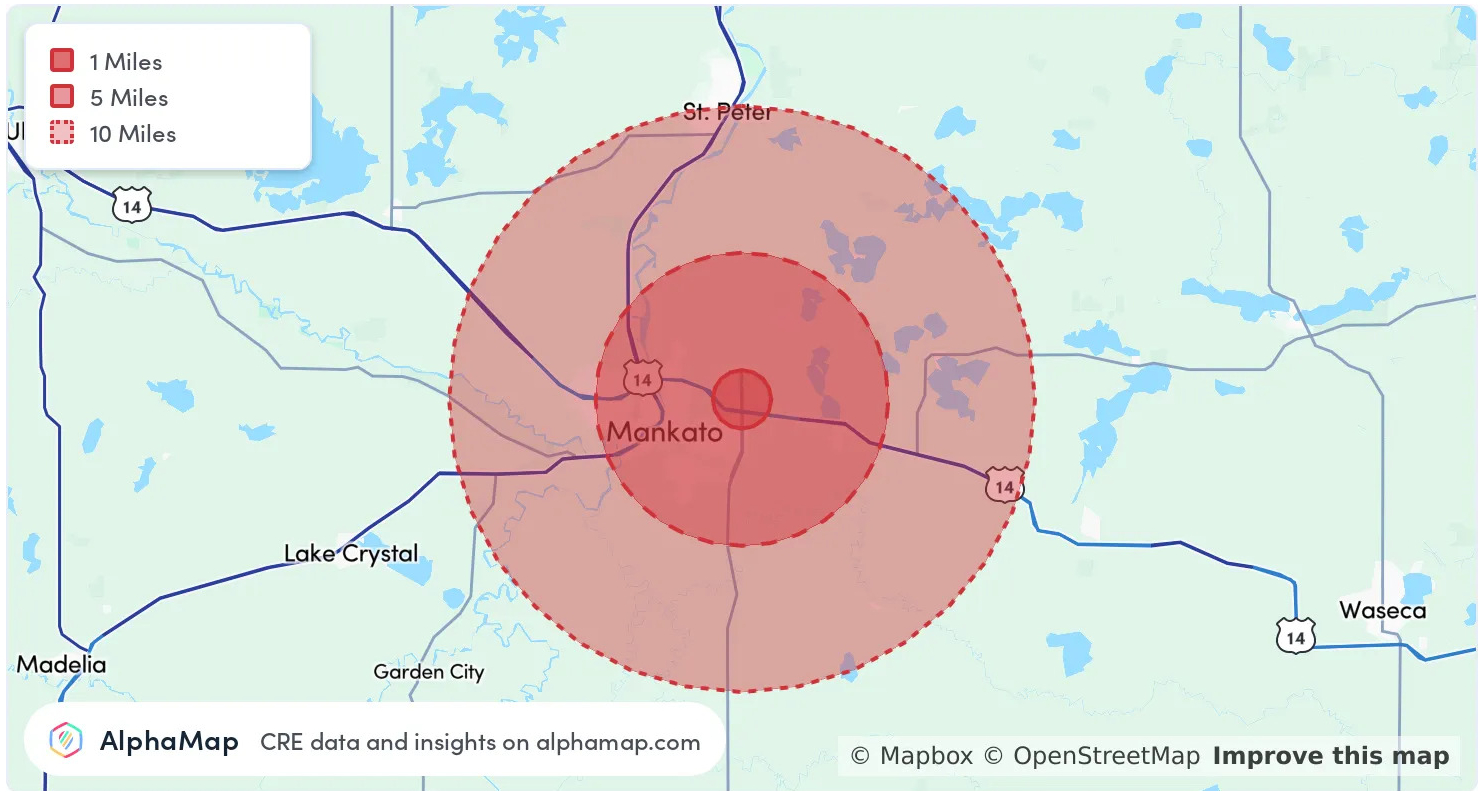


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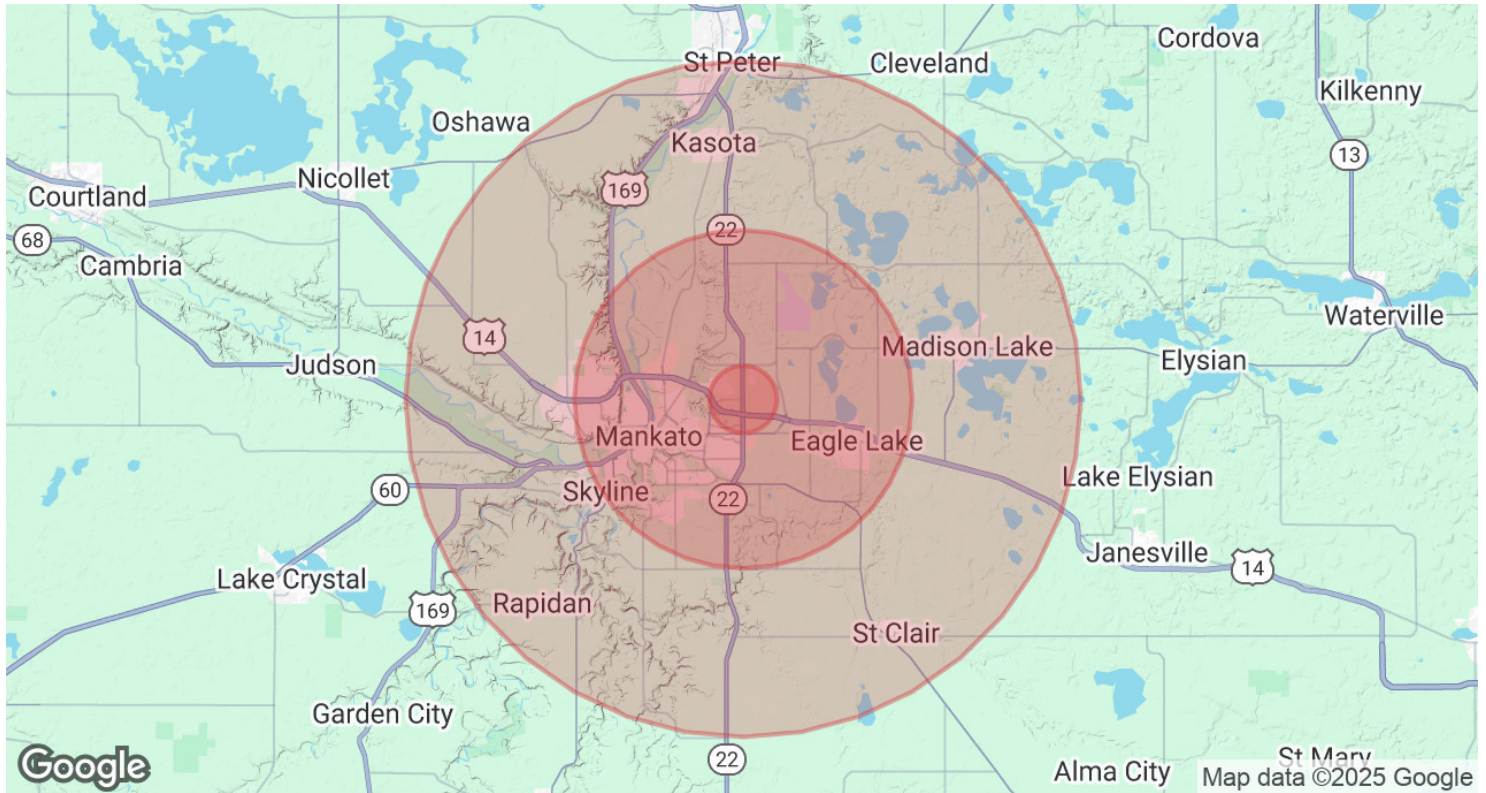
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Population	1 Mile	5 Miles	10 Miles
Total Population	3,651	61,363	85,359
Average Age	38	37	37
Average Age (Male)	37	35	36
Average Age (Female)	38	38	38

Household & Income	1 Mile	5 Miles	10 Miles
Total Households	1,587	24,475	33,108
Persons per HH	2.3	2.5	2.6
Average HH Income	\$101,506	\$92,010	\$101,347
Average House Value	\$384,693	\$294,278	\$308,899
Per Capita Income	\$44,133	\$36,804	\$38,979

Map and demographics data derived from AlphaMap



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### David Schooff

CEO | Broker

david@nainorthstar.com

Direct: 507.380.7340 | Cell: 507.380.7340

MN #40137517

### 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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