



PROPERTY DESCRIPTION

This prime highway commercial land offers an exceptional development opportunity with 9 lots available along Highway 14 and North Victory Drive in Mankato, MN. Situated in a rapidly growing commercial district on Mankato's hilltop, the site is surrounded by a strong mix of national and local retailers, creating a vibrant environment for business success.

With excellent visibility from multiple directions and exposure to high regional traffic from both Highway 14 and Victory Drive, this land is ideally positioned for retail, service, hospitality, or mixed-use ventures. Phase I environmental assessments are complete, and roadways and access are already in place, ensuring a streamlined path for development.

LOCATION DESCRIPTION

Situated right off Highway 14 and major thoroughfare, Victory Drive, this property has excellent visibility and access near major multi-family, retail and commercial developments.

PROPERTY HIGHLIGHTS

- Great Visibility from U.S. Hwy 14
- High Traffic Counts
- Growing Commercial Area in Hilltop Mankato

OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	24.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,774	17,717	26,128
Total Population	3,886	43,288	65,412
Average HH Income	\$101,903	\$83,781	\$94,593

Dain Fisher

Managing Broker | Owner | CCIM
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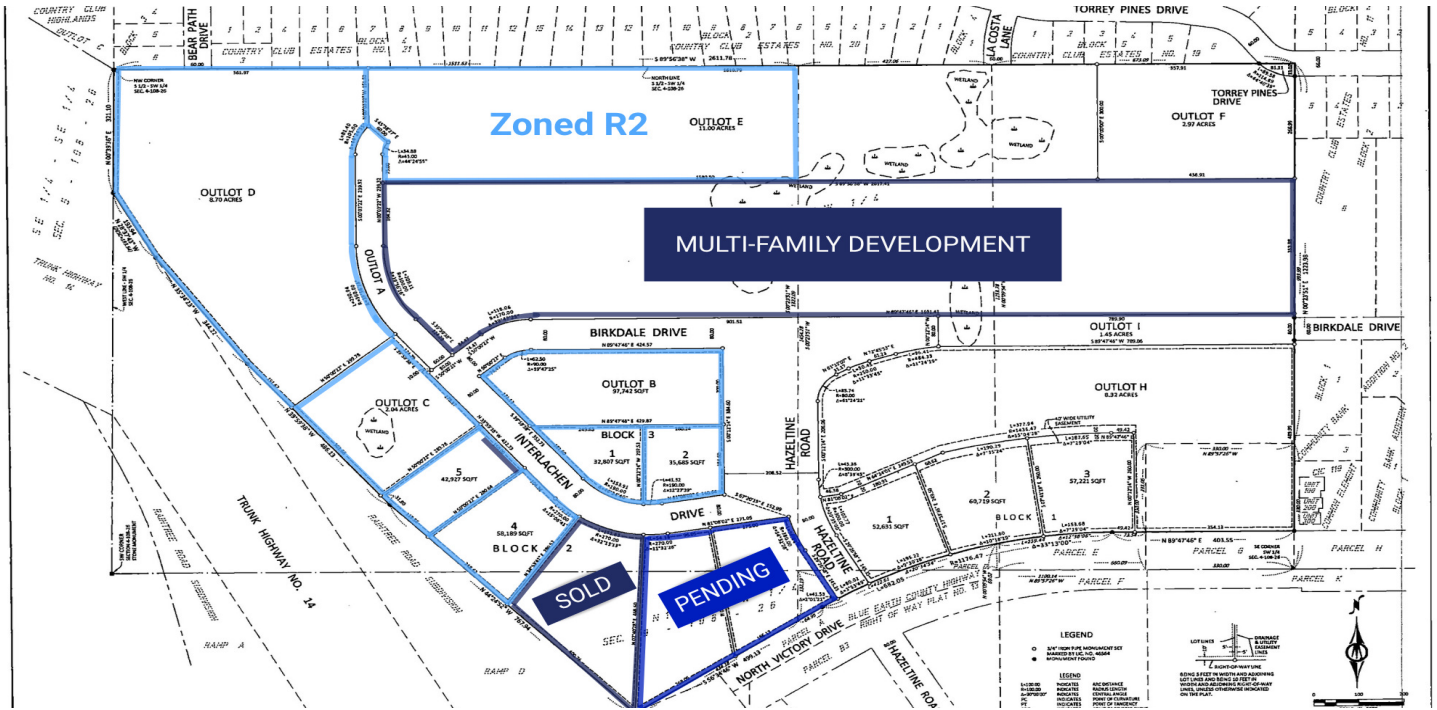


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SALE

VICTORY PROPERTIES

Hwy 14 and Victory Drive Mankato, MN 56001



OF LOTS 10 | TOTAL LOT SIZE 0.75 - 11.0 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Pending	Block 2 - Lot 1			Office	1.41 Acres	N/A	3A Commercial
Pending	Block 2 - Lot 2			Retail	1.75 Acres	N/A	3A Commercial
Sold	Block 2 - Lot 3			Retail	2.02 Acres	N/A	3A - Commercial
Available	Block 2 - Lot 4			Retail	1.34 Acres	N/A	3A Commercial
Available	Block 2 - Lot 5			Office	0.99 Acres	N/A	3A Commercial
Available	Outlot C			Retail	2.04 Acres	N/A	3A Commercial
Available	Outlot D			Retail	8.7 Acres	N/A	3A Commercial
Available	Block 3 - Lot 1			Office	0.75 Acres	N/A	3A Commercial
Available	Block 3 - Lot 2			Retail	0.82 Acres	N/A	3A Commercial
Available	Outlot B			Retail	2.24 Acres	N/A	3A Commercial
Available	Outlot E			Multifamily	11 Acres	N/A	R2

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ADDITIONAL PHOTO



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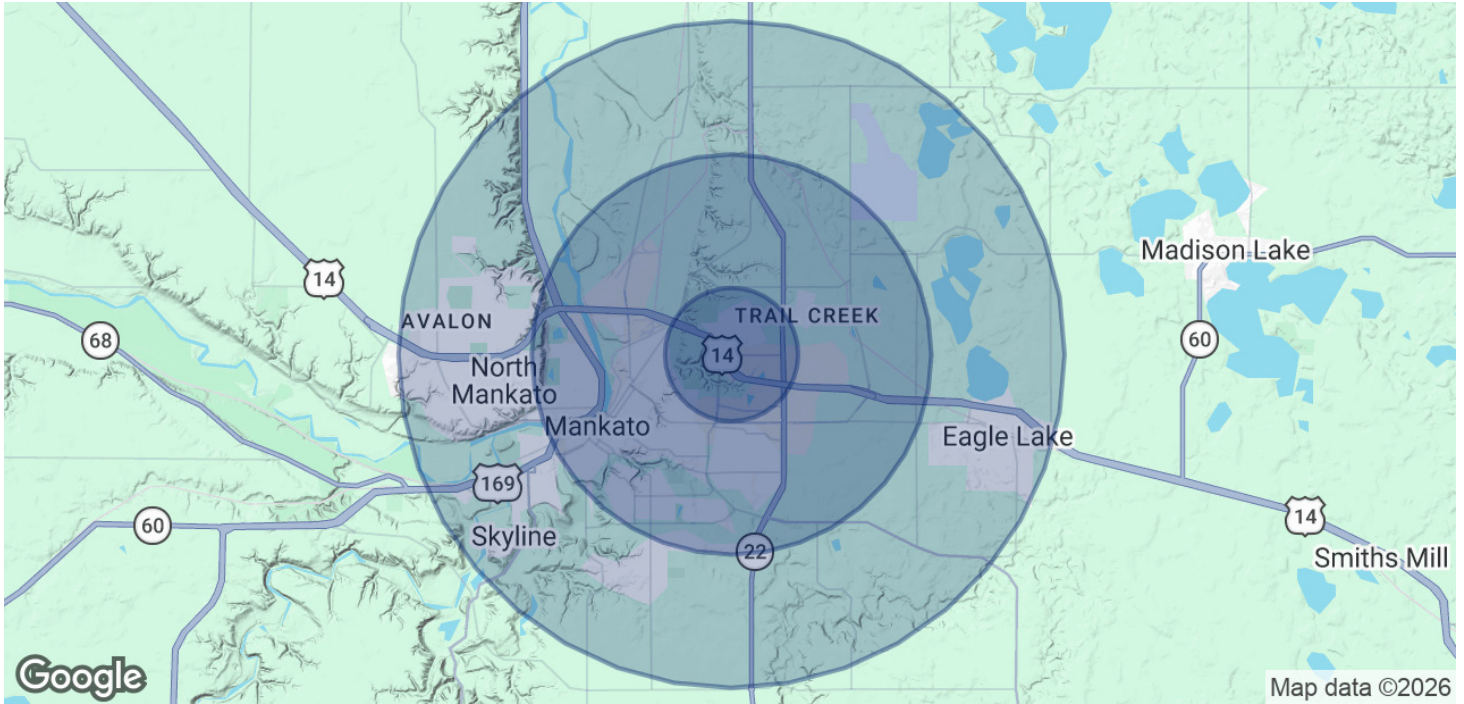


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,886	43,288	65,412
Average Age	44	36	37
Average Age (Male)	41	35	36
Average Age (Female)	46	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,774	17,717	26,128
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$101,903	\$83,781	\$94,593
Average House Value	\$342,837	\$283,157	\$295,609

* Demographic data derived from 2020 ACS - US Census

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Hwy 14 and Victory Drive Mankato, MN 56001



DAIN FISHER

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MN #40722471

PROFESSIONAL BACKGROUND

Dain Fisher, CCIM, is an Owner, Managing Broker, and Executive Managing Director with Coldwell Banker Commercial Fisher Group, focused on brokerage, investment, and development across Southern Minnesota. Recognized early in his career as a Coldwell Banker Commercial Emerging Broker in 2014, Dain was appointed Executive Managing Director in 2023 as part of the firm's leadership transition, during which CBC Fisher Group has continued to hold the distinction of the number-one Coldwell Banker Commercial firm in the state of Minnesota.

Central to Dain's leadership is building a shared, collaborative culture where opportunity is created and distributed across the entire team. He is committed to empowering agents and fostering long-term success by prioritizing collective growth over individual gain. Holding the CCIM designation and a Coldwell Banker Commercial Circle of Distinction (Silver Level, 2024) honor, Dain brings an investment-minded, people-first approach to advancing clients, agents, and the broader community.

Fisher Group

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