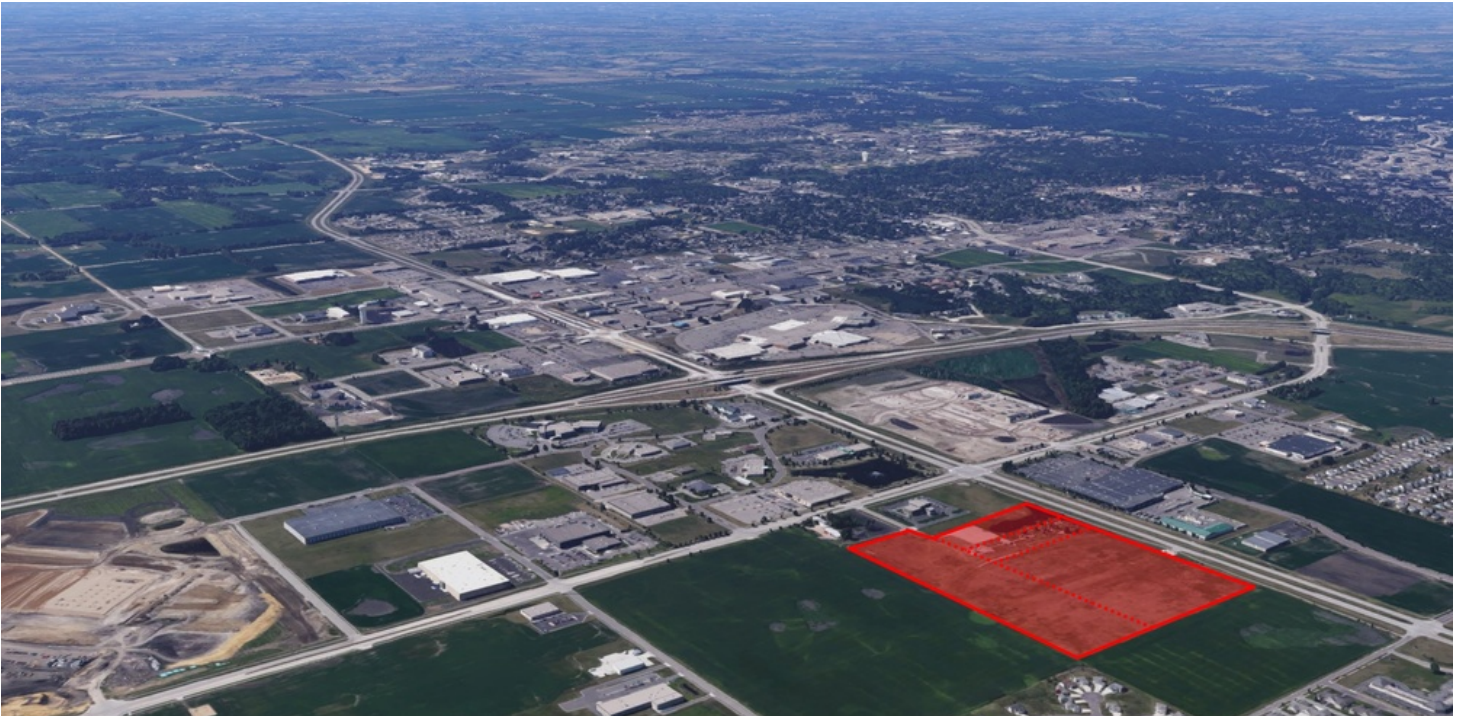


# SALE

## HIGHWAY 22 DEVELOPMENT SITE

Hwy 22 & Co Rd 3 Mankato, MN 56001



### PROPERTY DESCRIPTION

Highly visibility land for development along US Highway 22 at County Road 3.

Will sell as a single large parcel or divide/combine the sub-lots beyond what is shown. For more information please contact agent. Prices shown do not include pro-rata share of new street (Firestone Dr) assessments and utilities. Sizes are approximates.

### LOCATION DESCRIPTION

Highly visibility land for development along US Highway 22 at County Road 3.

### PROPERTY HIGHLIGHTS

- High Traffic Counts
- Direct Route to St Peter & Hwy 169
- Growing Commercial and Industrial District
- Near New Wal-Mart Distribution Ctr and New Fleet Farm

### OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	37.21 Acres
Traffic Count:	15,900
Add Pro-Rata Share:	Street & Utilities Assessments

**David Schooff CCIM SIOR CPM**  
507 382 2403  
david@cbcfishergroup.com



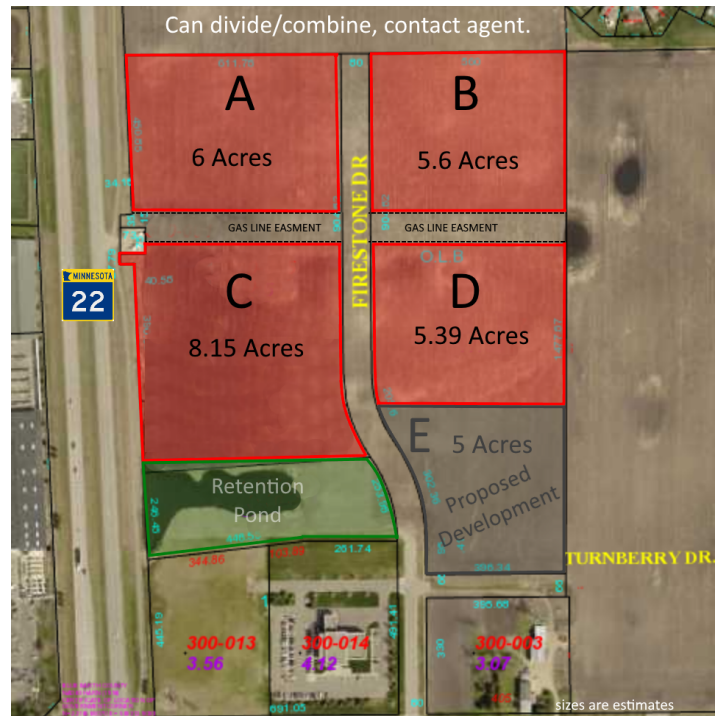
**COLDWELL BANKER**  
**COMMERCIAL**  
**FISHER GROUP**



# SALE

## HIGHWAY 22 DEVELOPMENT SITE

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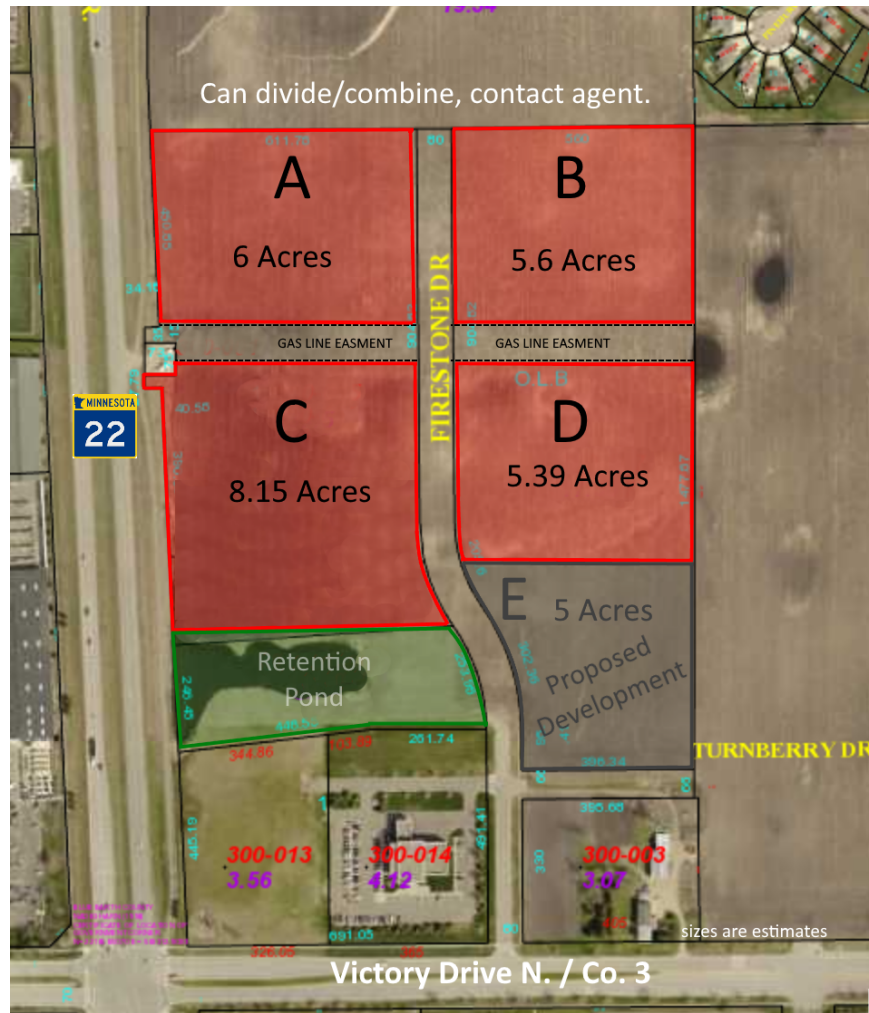
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# SALE

## HIGHWAY 22 DEVELOPMENT SITE

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# OF LOTS 4 | TOTAL LOT SIZE 5.39 - 8.15 ACRES | TOTAL LOT PRICE N/A | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	A (will subdivide/combine)		R010903300007	Other	6 Acres	N/A	B3 - Highway Business District
Available	B (will subdivide/combine)		R010903300015	Other	5.6 Acres	N/A	B3 - Highway Business District
Available	C (will subdivide/combine)		R010903300016	Other	8.15 Acres	N/A	B3 - Highway Business District
Available	D (will subdivide/combine)		R010903300017	Other	5.39 Acres	N/A	B3 - Highway Business District
Pending	Lot E (will subdivide/combine)			Other	5 Acres	N/A	

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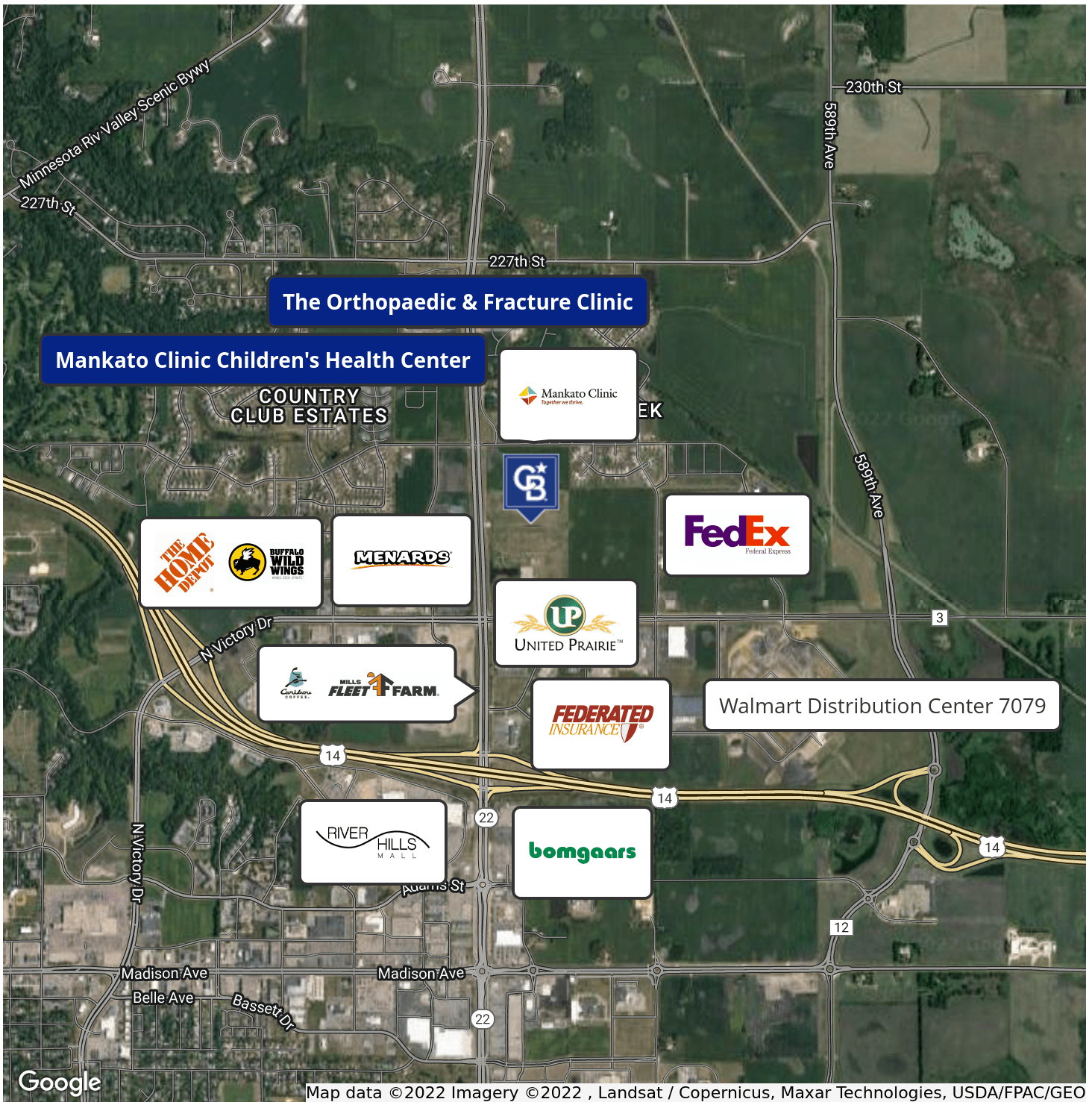




# SALE

## HIGHWAY 22 DEVELOPMENT SITE

AERIAL MAP



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COMMERCIAL  
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# SALE

## HIGHWAY 22 DEVELOPMENT SITE

Hwy 22 & Co Rd 3 Mankato, MN 56001



### DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

**Direct:** 507.382.2403

### PROFESSIONAL BACKGROUND

David Schooff, SIOR/CCIM has been President and Managing Broker of Fisher Group of Mankato, Inc. since 2006. Fisher Group, is the holdings company for Coldwell Banker Commercial Fisher Group, Fisher Management and Fisher Development. In his role, he manages the day-to-day operations of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial and multi-family.

Schooff has formed an extensive real estate investment portfolio throughout Minnesota. He is one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network nationwide and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than three times during his real estate career. He is the only Broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations.

Prior to his work at CBC Fisher Group, he was the President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created 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, Minnesota State University Hoops Club and is the Board Chair for Feeding Our Communities Partners (Backpack Food Program) among others. Periodically, he serves 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. Schooff also plays an integral role in growing businesses in the Greater Mankato area by investing in, and revitalizing properties in downtown Mankato and St. Peter. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. A Chicago native and avid sports fan, he enjoys rooting for the Bears on Sundays and has been a Brewers fan since childhood. When they aren't jet-setting across the globe, Schooff lives in Mankato with his wife, Michelle. They are members of Hosanna Lutheran Church and have been married almost 20 years.

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