



# Highway 14 Land

Highway 14

MANKATO, Minnesota 56001

## Property Highlights

- 4-Lane Access
- 1 Mile from US-169 Metro Connection
- Industrial Park Location with Prime Highway Visibility

## Property Overview

Prime Highway Commercial/Industrial frontage off 4-lane MN-14. This parcel is adjacent the WalMart Distribution expansion (2024) and located in a Mankato hilltop industrial park.

## Offering Summary

Sale Price:	Price upon Request
Lot Size:	16.81 Acres

Demographics	5 Miles	10 Miles	20 Miles
Total Households	704	4,556	11,430
Total Population	1,714	11,170	28,247
Average HH Income	\$84,243	\$77,965	\$79,991

## For More Information

**David Schooff**

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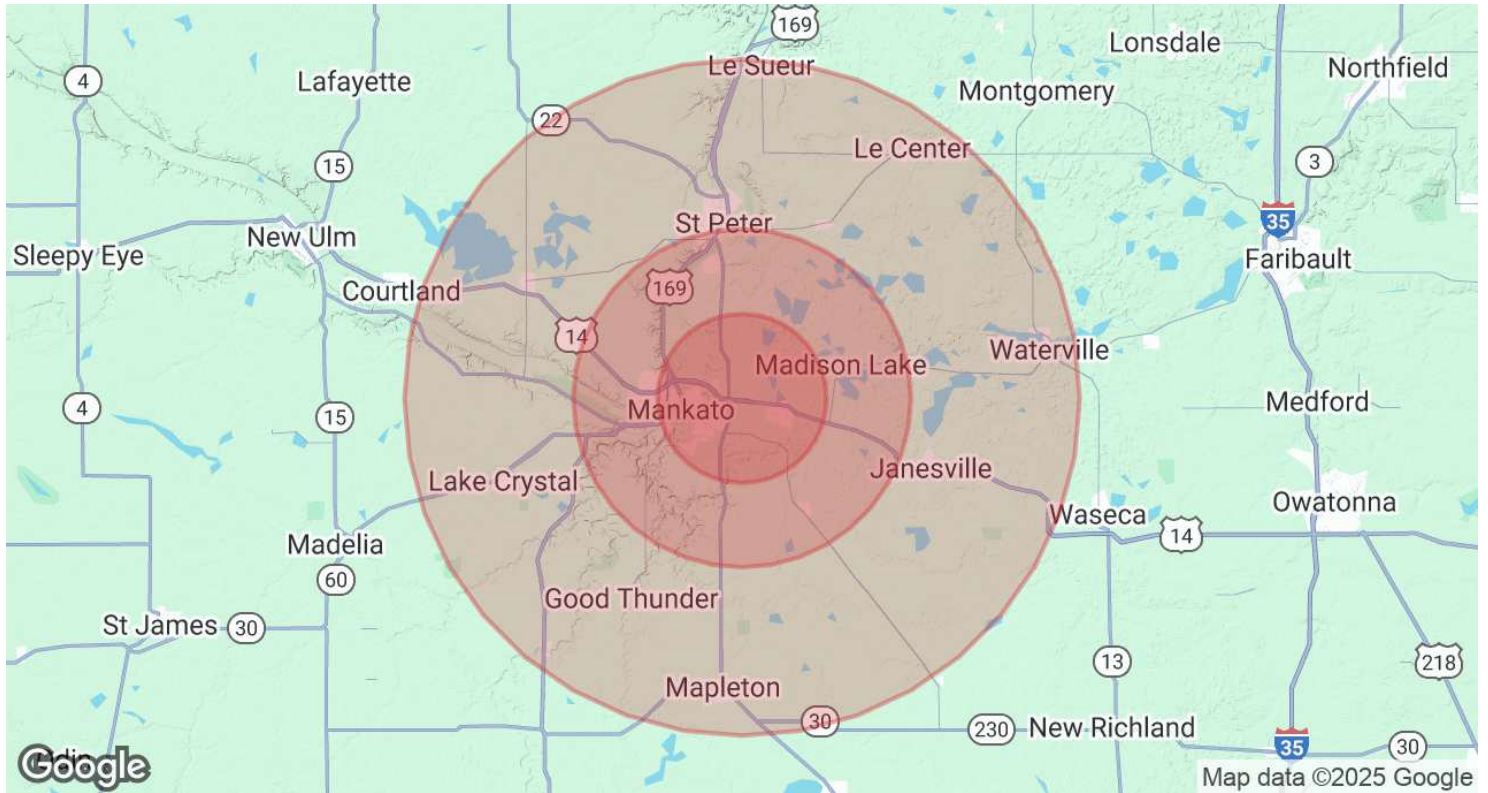
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PARCEL WEST OF WALMART DISTRIBUTION EXPANSION PROJECT



BLUE EARTH COUNTY TAX PARCEL



Population	5 Miles	10 Miles	20 Miles
Total Population	1,714	11,170	28,247
Average Age	41	41	42

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	704	4,556	11,430
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,243	\$77,965	\$79,991
Average House Value	\$219,338	\$198,829	\$220,415

Demographics data derived from AlphaMap



### 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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